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W14a & W15a

DATE: September 15, 2011

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Deputy Director
Steve Hudson, District Manager
Kanani Brown, Coastal Program Analyst

SUBJECT: **Proposed Major Amendment 2-10 to the University of California Santa Barbara** Certified Long Range Development Plan (LRDP) and **Notice of Impending Development (NOID) 2-11** for the Bioengineering Building project, for Public Hearing and Commission Action at the October 5, 2011, Commission Meeting in Huntington Beach

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, ***approve***, as submitted, Long Range Development Plan (LRDP) Amendment 2-10 to the certified LRDP and ***approve*** Notice of Impending Development (NOID) 2-11, as conditioned. Staff is recommending five (5) special conditions for NOID 2-11 regarding: 1) Consistency with the LRDP, 2) Revised Landscaping Plan, 3) Interim Erosion Control Plans, 4) Plans Conforming to Geological Recommendations, and 5) Sensitive Bird Species Surveys. ***The appropriate motions and resolutions are located on pages 5 and 6.***

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) to allow for construction of the new Bioengineering Building by revising Figure 12 (Potential Building Locations), Figure 13 (Potential Non-Residential Building Development), Figure 17 (Major Open Spaces), Figure 18 (Vehicular Circulation), Figure 19 (Potential Parking), Figure 20 (Bicycle Route Network), Figure 21 (Schematic Pedestrian Circulation Network), and Figure 22 (Service Vehicular Routes). In addition, the University has submitted the accompanying Notice of Impending Development (NOID) 2-11 for implementation of the proposed project to construct the new Bioengineering Building, upon certification of the LRDP Amendment. The LRDP Amendment (the Amendment) was filed as complete pursuant to Section 13549 of the California Code of Regulations on August 16, 2011. The NOID shall not be deemed filed as complete until the Commission has acted on the subject

LRDP Amendment. According to Section 13530 of the California Code of Regulations, the Commission has 90 days from the date of filing to act on the LRDP Amendment.

The Bioengineering Building project (LRDPA 2-10 and NOID 2-11) consists of the construction of a 59-ft. high, three-story, LEED certified, 89,744 gross sq. ft. (48,690 assignable sq. ft.) building with vivarium facilities in basement and mechanical area on roof; removal/relocation of two existing structures; removal of 65 trees; relocation of 3 trees; removal of 22 parking spaces in Parking Lot No. 7; relocation of existing bicycle path; and construction of pedestrian walkways, service access road, landscaping, bicycle parking, and 39,000 cu. yds. of grading (20,350 cu. yds. cut, 19,550 cu. yds. fill) at the University of California Santa Barbara (UCSB). The project is located in a heavily developed portion of Main Campus and would not result in a net increase in enrollment or building area on Main Campus.

The standard of review for the proposed LRDP amendment is the Chapter 3 policies of the Coastal Act. The standard of review for the related NOID is the policies of the certified LRDP. The LRDP Amendment is consistent with the Chapter 3 policies of the Coastal Act as proposed. The related NOID, subject to five (5) special conditions, is consistent with the policies of the certified LRDP.

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Substantive File Documents: Geotechnical Report for Bioengineering Building, prepared by Fugro West, Inc., dated July 2010; UCSB Bioengineering Building Drainage Study, prepared by Penfield and Smith, dated April 9, 2010; UC Regents Meeting Minutes, dated July 15, 2010; Final Mitigated Negative Declaration, prepared by Rodriguez Consulting, Inc., dated June 2010; Traffic Impact Assessment for the Bioengineering Building, prepared by Fehr and Peers, dated March 2, 2010; Nesting Bird Survey Results for the Bioengineering Building Project, prepared by Tetra Tech, dated January 11, 2011; The Birds of Prey using the East Storke Campus Eucalyptus Row, prepared by Mark Holmgren and Stephen Rothstein, dated June 20, 2005; University of California, Santa Barbara, 1990 Long Range Development Plan; Vision 2025 UCSB LRDP EIR; Long Range Development Plan 2-10, Bioengineering Building; Notice of Impending Development 2-11, Bioengineering Building.

EXHIBITS

Exhibit 1. Vicinity Map

Exhibit 2. Aerial Map
Exhibit 3. Site Plan
Exhibit 4. Elevations
Exhibit 5. Proposed Figure 12: Potential Building Locations
Exhibit 6. Proposed Figure 17: Major Open Spaces
Exhibit 7. Proposed Figure 18: Vehicular Circulation
Exhibit 8. Proposed Figure 19: Potential Parking
Exhibit 9. Proposed Figure 20: Bicycle Route Network
Exhibit 10. Proposed Figure 21: Schematic Pedestrian Circulation
Exhibit 11. Proposed Figure 22: Service
Exhibit 12. Proposed Table 13: Potential Non-Residential Building Development

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I. PROCEDURAL REQUIREMENTS

A. STANDARD OF REVIEW

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.

Pursuant to Section 13551(b) of the California Code of Regulations, the University resolution for submittal must indicate whether the LRDP amendment will require formal adoption by the Board of Regents after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Coastal Act Sections 30512, 30513 and 30519. Because this approval is subject to suggested modifications by the Commission, the University must act to accept the adopted suggested modifications and the requirements of Section 13547, which provides for the Executive Director's determination that the University's action is legally adequate, within six months from the date of Commission action on this application before the LRDPA shall be effective.

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.

Pursuant to CCR Section 13550(b)-(d), 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.

B. 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. Notice of the subject amendment has been distributed to all known interested parties.

II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS

A. LRDP AMENDMENT 2-10: APPROVAL AS SUBMITTED

MOTION I: ***I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 2-10 (Bioengineering Building) as submitted.***

STAFF RECOMMENDATION FOR CERTIFICATION OF LRDP AMENDMENT:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Long Range Development Plan Amendment 2-10 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 2-10 and adopts the findings stated below on the grounds that the amendment as submitted 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.

B. NOID 2-11: APPROVAL WITH CONDITIONS

MOTION II: ***I move that the Commission determine that the development described in the Notice of Impending Development 2-11 (Bioengineering Building), 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 2-11, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan as amended pursuant to LRDP Amendment 2-10, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION II: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 2-11, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, as amended pursuant to LRDP Amendment 2-10 for the reasons discussed in the findings herein.

III. NOID 2-11 SPECIAL CONDITIONS

1. Consistency with LRDP

Prior to the commencement of any development, certification of the Long Range Development Plan Amendment 2-10 by the Coastal Commission must be final and effective in accordance with the procedures identified in California Code of Regulations, Title 14, Division 5.5, Section 13547.

2. Revised Landscaping Plan

Prior to the commencement of development of the Bioengineering Building project, the University shall submit a revised landscaping plan, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The revised plan shall incorporate the criteria set forth below:

(a) All disturbed areas on the project site shall be planted and maintained for erosion control purposes within sixty (60) days after construction of the Bioengineering Building is completed. All landscaping shall consist primarily of native plants. All

native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.

(b) All replacement tree plantings shall consist of native tree species, with the exception of the 34 non-invasive, lemon-scented gum eucalyptus trees.

(c) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.

(d) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

3. <u>Interim Erosion Control Plans</u>

Prior to commencement of development of the Bioengineering Building project, the University shall submit two (2) final sets of interim erosion control plans, prepared by a qualified engineer, for review and approval by the Executive Director. The plans shall incorporate the following criteria:

(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. Any natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.

(2) The final erosion control plans shall specify the location and design of erosion control measures to be implemented during the rainy season (November 1 – May 1) if construction during this time is approved by the Executive Director. The University shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. Straw bales shall not be approved. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment shall be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

(3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These

temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

(4) Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.

4. Plans Conforming to Geologic Recommendation

The University shall comply with the recommendations contained in the "Geotechnical Report for Bioengineering Building, University of California, Santa Barbara" prepared by Fugro West, Inc. in July 2010. These recommendations, including recommendations concerning foundations, grading, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require a new notice of impending development.

5. Sensitive Bird Species Surveys

The University shall retain the services of a qualified biologist or environmental resource specialist (hereinafter referred to as "specialist"), with experience in conducting bird surveys, to conduct raptor and other sensitive bird species surveys and monitor project activities associated with the removal of any vegetation/trees. Prior to commencement of sensitive bird species surveys, the applicant shall submit the name and qualifications of the biologist or specialist, for the review and approval of the Executive Director. The biologist or specialist shall ensure that all project activities be carried out consistent with the following:

A. The biologist or specialist shall conduct bird surveys 30 calendar days prior to commencement of project activities to detect any active bird nests and any other such habitat within 500 feet of the project site. A follow-up survey shall be conducted 3 calendar days prior to the initiation of project activities and nest surveys shall continue on a monthly basis throughout the nesting season (February 15 through August 31) or until the project is completed, whichever comes first.

B. If an active raptor, rare, threatened, endangered, or species of concern nest is found, the biologist or specialist shall require the University to cease tree removal work, and shall immediately notify the Executive Director and the appropriate State and Federal agencies within 24 hours. Tree removal activities shall resume only upon written approval of the Executive Director. (Do we want them

to stop all work if a bird is found in the area or just in one of the trees to be removed)?

C. The biologist or specialist shall be present during all vegetation/tree eradication and removal activities. He/she shall require the University to cease work and immediately notify the Executive Director should any unforeseen sensitive habitat issues arise. The biologist or specialist shall immediately notify the Executive Director if any unforeseen sensitive habitat issues arise. (does this last sentence regarding activities outside the scope of the NOID mean the same thing as "unforeseen habitat issues arise"?

IV. FINDINGS FOR THE APPROVAL OF THE LONG RANGE DEVELOPMENT AMENDMENT AND THE NOTICE OF IMPENDING DEVELOPMENT, AS CONDITIONED

The following findings support the Commission's approval of LRDP Amendment 2-10 in Section II above, and approval of the Notice of Impending Development 2-11, pursuant to the Special Conditions set forth in Section III above. The Commission hereby finds and declares as follows:

A. AMENDMENT (LRDPA 2-10) DESCRIPTION

The University of California at Santa Barbara (UCSB or University) is requesting an amendment to its certified 1990 Long Range Development Plan (LRDP) to allow for an additional 7,700 sq. ft. of allocated potential building area for Potential Building Site No. 16 (allowable building size increased from 41,000 assignable sq. ft. to 48,700 sq. ft.) and a 7,700 sq. ft. reduction of allocated potential building area for Potential Building Site No. 7 (allowable building size decreased from 259,000 assignable sq. ft. to 251,300 assignable sq. ft.), to allow for construction of a Bioengineering Building on Main Campus. The proposed changes to the LRDP involve textual changes to Table 13 (included as Exhibit 12 with deletions shown as strike-out and additions shown as underline) to show the transfer of assignable square feet and seven figurative changes (included as Exhibits 5-11).

The proposed amendment would result in the southern expansion of the footprint of Potential Building Site No. 16 (Site 16) to allow the University to construct a larger building on that site than previously allowed for by the LRDP. The expanded footprint of 19,880 sq. ft would include the area currently occupied by Building 346 and Building 582, and previously occupied by Building 407 which was demolished pursuant to NOID 2-10. Figure 12 (Potential Building Locations) from the LRDP would be amended to expand the Potential Building Location development footprint for Site 16 (Exhibit 5). Figure 17 (Major Open Spaces), Figure 18 (Vehicular Circulation), Figure 19 (Potential Parking), Figure 20 (Bicycle Route Network), Figure 21 (Schematic Pedestrian Circulation Network), and Figure 22 (Service Vehicular Routes) would also be amended

to depict the expanded development footprint for Site 16, the elimination of 22 vehicle parking spaces in Parking Lot 22, the relocation of the bicycle path, and construction of new bicycle parking lots (Exhibits 5-11)

B. IMPENDING DEVELOPMENT (NOID 2-11) DESCRIPTION

The proposed amendment is project driven and has been submitted in conjunction with a related Notice of Impending Development (NOID 2-11) for the removal/relocation of Building 346; demolition of Building 582; removal of 64 trees; relocation of 3 trees; removal of 22 parking spaces from Parking Lot No. 7; construction of a 59-ft. high, three-story, LEED certified, 48,690 assignable sq. ft. (89,744 gross sq. ft.) Bioengineering Building with approximately 20,000 sq. ft. building footprint, vivarium facilities in basement, and mechanical area on roof; relocation of existing bicycle path; and construction of pedestrian walkways, service access road, landscaping, bicycle parking, and 39,900 cu. yds. of grading (20,350 cu. yds. cut, 19,550 cu. yds. fill) on Potential Building Site No. 16. The site will support the Institute for Collaborative Biotechnologies, a unit of the Center for Stem Cell Biology and Engineering, and the Center for Biological Engineering and Science.

The approximately 1.8 acre project site is located in the central portion of Main Campus, bordered to the south by Pardall Mall, to the west by Davidson Library, to the east by Science Walk, and to the north by a paved service area lined by mature non-native blue gum eucalyptus trees (Exhibit 2). The proposed building site is presently occupied by a small manufactured office building (Building 346), storage structure (Building 582), pedestrian and bicycle pathways, a driveway that connects to Parking Lot No. 7, Parking Lot No. 7 with 59 staff and faculty parking spaces, a line of mature blue gum eucalyptus trees extending from north to south along the entire length of Parking Lot No. 7, a service area for the adjacent Davidson Library, eight (8) service vehicle parking spaces, and native and non-native landscaping. Although the project site is located within an existing developed area in the center of Main Campus that does not contain any sensitive habitat areas, some native trees have been previously planted on site for landscaping purposes and which will be removed or relocated as part of this project including one western sycamore tree, three Monterey pine trees (although these pine trees are native to California, they are not locally endemic), and one island oak.

C. CONSISTENCY ANALYSIS

The standard of review for the proposed LRDP amendment is the Chapter 3 policies of the Coastal Act. The standard of review for the related NOID is the policies of the certified LRDP. NOID 2-11 is not consistent with the certified LRDP unless the proposed LRDP Amendment 2-10 is approved and certified. **Special Condition One (1)** of NOID 2-10, therefore, stipulates that prior to the commencement of any development, certification of the Long Range Development Plan Amendment 2-10 by the Coastal Commission must be final and effective in accordance with the procedures identified in California Code of Regulations, Title 14, Division 5.5, Section 13547.

Campus Development, Cumulative Impacts, and Access

On March 17, 1981, the University's Long Range Development Plan (LRDP) was effectively certified by the Commission. The LRDP has been subject to several 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.

Section 30250 of the Coastal Act states that the construction of new residential, commercial, or industrial development shall be located in close proximity to existing developed areas able to accommodate it and where the developments will not have a significant adverse impact, either individually or cumulatively, on coastal resources. The 1990 LRDP was approved with several policies to prevent cumulative impacts of new development including Policy 30250(a).1, which prevents the University from developing more than 830,000 square feet of site area on Main Campus. The LRDP was also approved with a maximum total "assignable square footage" for the University as a means of controlling the cumulative impacts of increased enrollment and development on the area. 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.

Section 30251 of the Coastal Act, incorporated by reference into the LRDP, and policies 30251.5 and 30251.6 of the LRDP also protect visual and scenic coastal resources from cumulative impacts by providing that new development be in general conformance with the scale and character of surrounding development and by providing maximum building heights for various portions of campus.

Finally, Section 30252 of the Coastal Act, incorporated by reference into the LRDP, states in part that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities or providing substitute means of serving the development with public transportation.

As part of the Bioengineering Building project, the University is proposing to construct a three-story, 59 ft. high, 48,690 assignable sq. ft. Bioengineering Building that would require the transfer of 7,700 assignable sq. ft. from Potential Building Location 7 to Potential Building Location 16 and amendments to several 1990 LRDP Figures to reflect the expansion of Potential Building Location 16, elimination of 22 vehicle parking spaces in Parking Lot 7, the relocation of a bicycle path, and construction of new bicycle parking lots (Exhibits 5-11). The project would not increase the overall development area (site area and assignable square feet for structures) approved by the Commission for the University's Main Campus in the 1990 LRDP. Additionally, the proposed

development height of 59 ft. is consistent with 1990 LRDP Figure 16, which specifies a height limit of 65 ft. for the site and surrounding area.

The proposed project is consistent with the LRDP land use designation of "Academic Uses" for the subject site (Site 16) and LRDP Policy 30250(a).1 which limits development on Main Campus to 830,000 sq. ft. of building footprint site area. Currently, the total developed or approved to be developed area on Main Campus is 719,359 sq. ft. The proposed project footprint of approximately 20,000 sq. ft. for Site 16 would result in a 739,359 sq. ft. total developed area, with 90,641 sq. ft. of developable area remaining for future projects on Main Campus. Additionally, the LRDP limits the total development potential for Site 16 to no more than 41,000 assignable sq. ft. The development proposed as part of NOID 2-11 (construction of a 48,690 assignable sq. ft. structure) would be approximately 7,700 assignable sq. ft. greater in size than would otherwise be allowed without the proposed amendment to the LRDP. Therefore, the proposed amendment to the LRDP to increase the assignable development area of Site 16 is necessary in order for the related NOID 2-11 to be found consist with the certified LRDP.

The site will support the Institute for Collaborative Biotechnologies, a unit of the Center for Stem Cell Biology and Engineering, and the Center for Biological Engineering and Science. The projected occupants (11-16 faculty, scientists, researchers; 75-120 graduate students and post-doctoral researchers; and 25-30 staff) of the Bioengineering Building will all consist of existing faculty, students, and staff. Thus, the project will not result in any increase in either the number of students or faculty on campus and will not serve to increase enrollment at the University.

The southern edge of the proposed Bioengineering Building would align with the southern edge of the Davidson Library and would be consistent with the proposed eastward extension of the "Pardall Corridor", a long pedestrian thoroughfare running west to east across the Main Campus. Pedestrian access to, and around, the building would be provided by new walkways located along the south side of the building and a new shared pedestrian walkway/service driveway adjacent to the east side of the building. The walkway to the east of the building site would be an extension of "Science Walk," which is a north-south walkway that extends from the southern to the central portion of the Main Campus (Exhibit 2). Bicycle access would be provided by relocating an onsite east-west pathway southward of the Bioengineering Building. A new bicycle pathway would also be provided east of and adjacent to the proposed shared pedestrian walkway/service driveway. A new service area would be provided along the north side of the Bioengineering Building which would connect with the existing service area that serves the Davidson Library to create a combined service area.

Implementation of the proposed project would require the removal of two (2) service vehicle parking spaces located on the project site and six (6) service parking spaces provided in the library area. However, the eight service vehicle parking spaces that will be removed would be partially replaced by seven (7) new on-site parking spaces in the new combined service area. The loss of one service parking space will not result in any significant adverse impact to the campus parking supply or to public access on campus.

The construction of the new bicycle path and walkway on the east side of the project site would require the removal of 22 unpaved parking spaces from the northern portion of Parking Lot No. 7, a staff and faculty-only parking area. However, according to the parking analysis submitted by the University, adequate staff and faculty parking is currently available in adjacent surface lots on the east side of Main Campus, such as in Lots No. 1, 3, and 9. Based on an analysis of the current parking supply on campus, Commission staff concurs with the University that the current parking supply on campus is adequate and that the loss of 20 vehicle parking spaces will not result in any significant adverse impact to parking supplies or parking for public access on campus.

The project would also require the removal of an existing 45-space bicycle parking area for students located near the northern end of Parking Lot No. 7. Three replacement bicycle parking areas would be provided on the building site near the northeast and southwest corners and south of the Bioengineering Building which would provide a combined total of 222 new bicycle parking spaces in the project area. Thus, there would be a net increase of 177 bicycle parking spaces on campus.

For the above reasons, the Commission finds that LRDP Amendment 2-10, as submitted, is consistent with the applicable Chapter 3 policies with regard to development, cumulative impacts, and public access. Additionally, NOID 2-11, as conditioned, is consistent with the applicable policies of the LRDP with regard to campus development, cumulative impacts, and access.

Environmentally Sensitive Habitat, Water Quality, and Geologic Stability

The LRDP contains several policies regarding the protection and management of coastal waters and sensitive habitat areas. Sections 30230 and 30231 of the Coastal Act, which have been included in the certified LRDP, require that marine resources and the biological productivity of coastal waters, including wetlands, shall be maintained and, where feasible, enhanced. Section 30240 of the Coastal Act, which has been included in the certified LRDP, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development in areas adjacent to such areas shall be sited and designed to prevent impacts which would significantly degrade such areas. In addition, the LRDP contains several other policies which also require the protection of sensitive habitat and wetland areas. For instance, Policy 30231.1 requires that wetlands and coastal waters be protected from increased sedimentation or contamination from new development. Policy 30231.2 requires that new development be designed to minimize soil erosion and to direct runoff away from coastal waters and wetlands. Finally, Section 30253 of the Coastal Act, which has been included in the certified LRDP, mandates that new development be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard.

In this case, the project site is located within an existing developed area in the center of Main Campus that does not contain any sensitive habitat areas; however, some native trees have been previously planted on site for landscaping purposes which will be

removed or relocated as part of this project including one western sycamore tree, three Monterey pine trees (although these pine trees are native to California, they are not locally endemic), and one island oak.

Specifically, the project would involve the relocation of three trees (including a native island oak, forest sheoak, and desert bottlebrush), removal of four native trees (one sycamore and three Monterey pines), and the removal of 61 non-native and/or invasive trees. Due to the native island oak's small size (less than 6 ft. high), the University has agreed to relocate it to another area on the project site in order to minimize the loss of native vegetation. In addition, the University proposes to replace the existing native trees to be removed with new native tree plantings on site as part of the proposed landscaping plan. Of the 61 non-native and/or invasive trees to be removed, 34 are mature blue gum eucalyptus trees that extend from north to south along the entire length of Parking Lot No. 7 and a pedestrian corridor known as "Science Walk" (Exhibit 2). The University proposes to remove the non-native and invasive eucalyptus trees to facilitate the installation of new building infrastructure (i.e., storm water drain and potable water lines) and improved vehicle, pedestrian, and bicycle circulation, including a shared pedestrian/service vehicle driveway and a new bicycle path that would be located east of and adjacent to the proposed building site. The University also indicates that the existing eucalyptus trees have created safety concerns due to the poor health of several of the trees adjacent to the parking lot and that removal of these non-native and invasive trees is necessary for public safety reasons. A study of the health of the eucalyptus trees was conducted by a certified arborist in June 2010. According to this report, four trees (ranging from 34-36 inches in diameter at 4.5 ft.) were sampled at random to determine if rot was present. All four trees have moderate levels of decay. Many of the buttress support roots have damage due to cars parking on them. The trees also pose a certain degree of risk from breakage, failure, or other causes.

The University submitted a raptor and nesting bird survey that was conducted in January 2011 which found that there were no raptor or other sensitive bird nests found within the project area. Specifically, the survey found two small nests within the building site and project area; however, there was no evidence that the nests were active and, according to the survey, the nests were not believed to belong to raptors or other sensitive bird species. Additional bird surveys were conducted over a two-week period within a 500-ft. radius of the project area by biologists from Tetra Tech, Inc. in June 2011. No sensitive bird species, raptors, or active nests were observed during the survey. Additionally, the Final Initial Study and Mitigated Negative Declaration (EA/IS/MND) prepared by Rodriguez Consultants, Inc., indicates that raptors or other sensitive bird species, are not expected to occur on the project site due to the lack of suitable habitat, including foraging areas. The University's biological consultants have found that the disturbed nature of the existing habitat on site and on-going disturbance from nearby human activity significantly reduces the opportunity for special-status species to occupy the site. Therefore, based on the information submitted by the University, there are no identified active nesting areas for raptors or other sensitive bird species on the proposed project site.

However, in past actions, the Commission has found that trees in developed areas on campus, such as the project site, still have the potential to provide habitat for nesting, roosting, and foraging for raptors and other sensitive bird species. Further, the EA/IS/MND concluded that although no active nests were found in any of the trees on site, the site still has the potential to serve as nesting or roosting habitat for raptors or migratory birds. Additionally, nesting activity by red-shouldered hawks, red-tailed hawks, white-tailed kites, and Cooper's hawks have been previously documented in eucalyptus trees on the Storke, West, and North Campuses. Due to the fact that the trees proposed for removal have the potential to provide habitat for sensitive bird species, it is necessary to ensure that nesting bird species are protected during construction activities. In this case, the University is proposing to implement a nesting bird survey prior to the removal of any trees on site. Therefore, to ensure that that University's proposal to implement biological monitoring is adequately addressed and to avoid any potential adverse impacts to raptors and/or other sensitive bird species, **Special Condition Five (5)** requires a qualified biologist to conduct pre-construction bird surveys to determine whether nesting or breeding behavior is occurring and prohibit any construction activities within 500 feet of any nesting or breeding birds.

The 1990 LRDP identifies several sensitive habitat areas that are located on or adjacent to the Main Campus: the Goleta Slough and the adjacent bluffs; the Campus Lagoon and the Lagoon Island; and Goleta Point, including tide pools, the ocean bluffs and the adjacent beaches. Each of these sensitive habitat areas is located at least 1,000 feet from the project site and the proposed project will not result in any loss or impacts to any sensitive habitat areas. However, if revegetation of disturbed areas onsite is not successful, the project may result in potential adverse effects to the existing bluff and beach habitat located downslope of the project site from increased erosion and sedimentation. Erosion can best be minimized by landscaping all disturbed and graded areas of the site. In addition, the Commission also finds that the use of non-native and/or invasive plant species for landscaping results in both direct and indirect adverse effects to native plant species and increased erosion from the site. Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their surface/foliage weight. The Commission notes that non-native and invasive plant species with high surface/foliage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the stability of the project site and erosion of the site. Native species, alternatively, tend to have a deeper root structure than non-native and invasive species, and once established aid in preventing erosion. Additionally, the planting of invasive or exotic plants at the subject site could lead to the direct occupation or displacement of native plant communities' at open space and bluff areas close by to the project area.

In the case of the proposed development, the University has submitted a preliminary landscaping plan for the project site. However, this plan proposes the use of primarily non-native plant species. The University proposes to replace the 34 eucalyptus trees at a 1:1 ratio with 34 non-invasive, lemon-scented gum eucalyptus trees along the new bicycle path. In addition, the University would replace the remaining 31 trees at a 1:1 ratio, including 16 trees that are native to California (five incense cedars, five Monterey cypresses, one Torrey pine, and five coast redwoods) and 15 non-native trees. Of the

total 65 trees to be replaced, the University proposes to plant 10 outside the project area. Although the proposed Planting Plan includes some native plants (Mendocino reed grass, California gray rush, spreading rush, Berkeley sedge, native blue rye, blue grama) and trees that are native to California (California incense cedars, Monterey cypresses, Torrey pine, Coast redwoods), it is primarily composed of non-native plants and trees.

Staff requested the University to examine the feasibility of revising the planting palette to use locally endemic plant and tree species rather than non-natives. In a response letter, dated August 3, 2011, the UCSB Landscape Committee determined that it would be feasible to increase the ratio of natives to non-natives in the project area. The University is working with the landscape architect to make substitutions/additions which would include locally native trees (e.g. island live oak, island oak, abies) and plants (Manzanita, toyon, southern snowdrop bush, lemonade berry, sugar bush, gooseberry, pacific wax myrtle); however, the University has not yet submitted a revised planting plan to incorporate these changes. Due to the proximity of the site to sensitive coastal bluffs and beach areas, and to ensure that all areas impacted by the impending development are landscaped in accordance with the LRDP provision to minimize erosion, the Commission finds it necessary to require **Special Condition Two (2)** to NOID 2-11**.** Special Condition Two requires the submission of a revised landscaping plan for, review and approval by the Executive Director, to revegetate all disturbed areas on site with predominantly native tree and plant species endemic to the surrounding area. As proposed, the landscape plan would allow for the replacement of the 34 invasive blue gum eucalyptus with the new non-invasive lemon-scented gum eucalyptus in order to maintain the current character on site and potential roosting/nesting opportunities within the area. However, Special Condition Two requires that the landscaping plan be revised to ensure that the other 31 trees that are proposed to be removed be replaced with native tree species and that all other landscaping shall consist primarily of native plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property. As part of the revised landscaping plan, the University shall replace the proposed non-native trees with locally native trees that are endemic to the area and utilize primarily native plants for the understory.

The proposed project would also result in the addition of new impermeable surfaces on Main Campus which could result in a potential increase in polluted runoff to nearby coastal waters. 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 submitted UCSB Bioengineering Building Drainage Study concludes that the drainage design for the proposed project will increase the rainfall runoff and volume of runoff from the site, compared to pre-project conditions for the 2-year, 5-year, 10-year, and 25-year events. Drainage facilities at UCSB are currently designed to accommodate a 25-year peak flow rate. A storm drain in the Science Walk area has been designed and is ready to be constructed to meet this criterion. The Science Walk storm drain will discharge to the UCSB Lagoon and ultimately, the Pacific Ocean. The University proposes to include filtration of all storm water emanating from or passing through the project site using the following methods: bioretention or vegetated treatment swale, green wall, raised planter filter boxes with underdrains, grass filter strip, and bio-swale. The reduction of site runoff and increased infiltration will reduce the potential for entrainment of pollutants. Filtration then further reduces the amount of pollutants in the remaining site runoff. Thus, the Commission finds that he project, as proposed, is designed in a manner that will ensure adverse impacts to coastal resources are minimized, in a manner consistent with the water and marine policies of the LRDP.

Furthermore, interim erosion control measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. To ensure that proposed erosion control measures are properly implemented and in order to ensure that adverse effects to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the University, as required by **Special Condition Three (3)** of NOID 2-11, 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 Three 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 Three 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.

Finally, the University is required pursuant to Section 30253 of the Coastal Act, which is incorporated by reference into the LRDP, to assure that the design and siting of any new buildings assure stability and structural integrity and do not create erosion, instability, or destruction of the site or surrounding areas. The University has submitted the following geological and geotechnical report for the proposed Bioengineering Building: "Geotechnical Report, Bioengineering Building, University of California, Santa Barbara," prepared by Fugro West, Inc. in July 2010. This report addresses the geologic conditions on the site, including drainage, subsurface condition, groundwater, landslides, faulting, and seismicity. The geologic consultants have found the geology of the proposed project site to be suitable for the construction of the proposed building addition. The report, however, contains several recommendations to be incorporated into project construction, design, drainage, and foundations to ensure the stability and geologic safety for the proposed project site and adjacent properties. To ensure that the recommendations of the consultant have been incorporated into all proposed development, the Commission, as specified in **Special Condition Four (4)** of NOID 2-11, requires the University to comply with and incorporate the recommendations contained in the submitted geologic reports into all final design and construction, and to obtain the approval for the geotechnical consultants prior to commencement of construction.

For the above reasons, the Commission finds that the LRDP Amendment 2-10, as submitted, is consistent with the applicable Chapter 3 policies with regard to ESHA, water quality, and geologic stability. Additionally, NOID 2-11, as conditioned, is consistent with the applicable policies of the LRDP with regard to ESHA, water quality, and geologic stability.

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 and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be

consistent with any applicable requirements of the California Environmental Quality Act (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.

Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Section 21080.5(d)(I) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LRDP, "…if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment." For the reasons discussed in this report, the proposed LRDP amendment is consistent with the Chapter 3 policies of the Coastal Act policies and no feasible alternatives or mitigation measures are available which would substantially lessen any significant adverse effect which the approval would have on the environment.

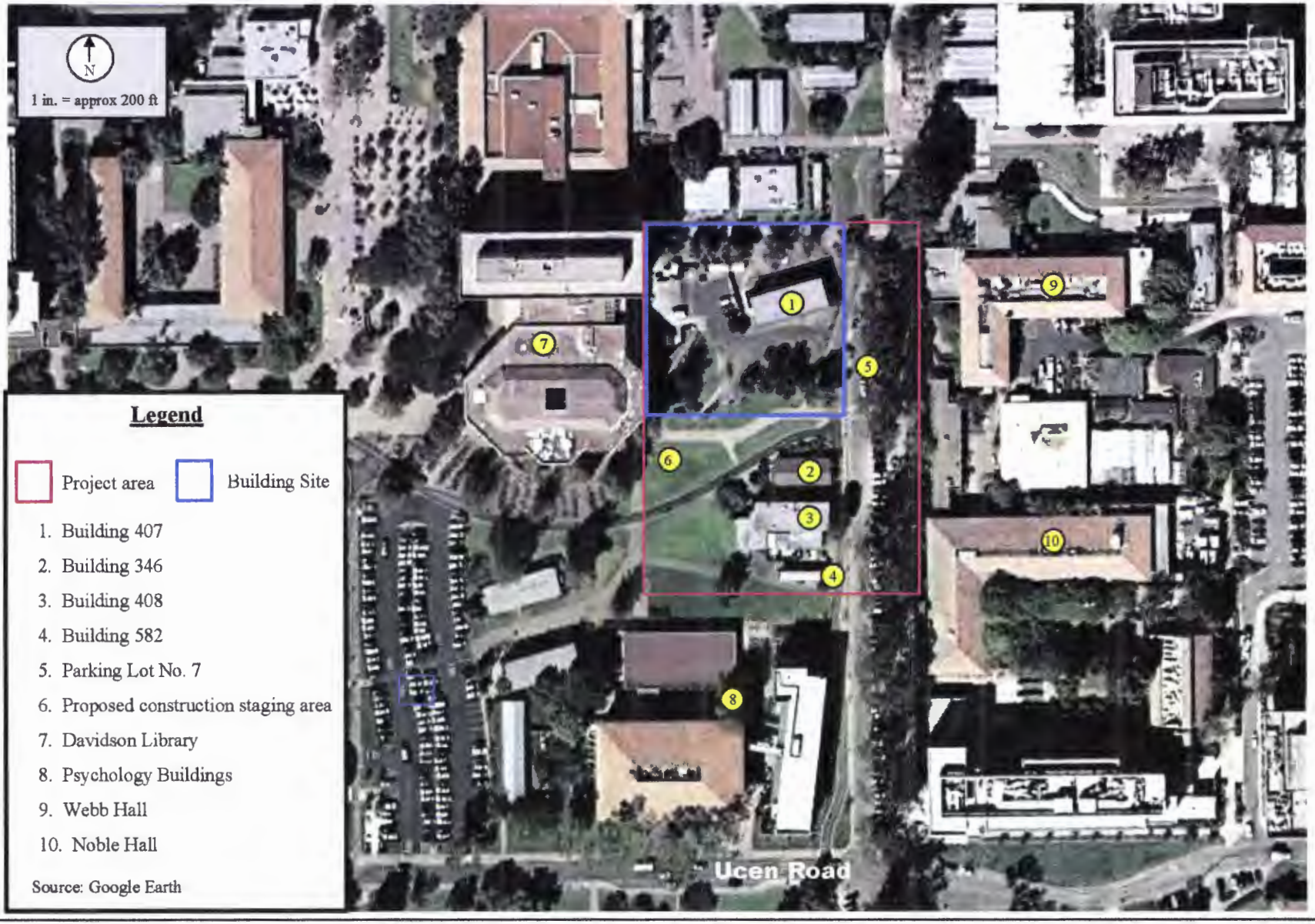
The Commission has imposed conditions upon the Notice of Impending Development to include such feasible measures as will reduce environmental impacts of new development. Feasible mitigation measures which will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activities may have on the environment. Therefore, the Commission finds that the Notice of Impending Development, as conditioned herein, is consistent with CEQA, the Coastal Act, and the applicable provisions of the Long Range Development Plan.

University of California, Santa Barbara

Bioengineering Building

Project Area Location

EXHIBIT 1
UCSB LRDPA 2-10 & NOID 2-11
Vicinity Map



University of California, Santa Barbara

Bioengineering Building

Building Site and Project Area

EXHIBIT 2
UCSB LRDPA 2-10 & NOID 2-11
Aerial Map

SUDING DESIGN
Landscape Architects

10 East Islay Street
Santa Barbara, CA 93101
Telephone (805) 687-9456
Facsimile (805) 687-9433

Date
11-08-10

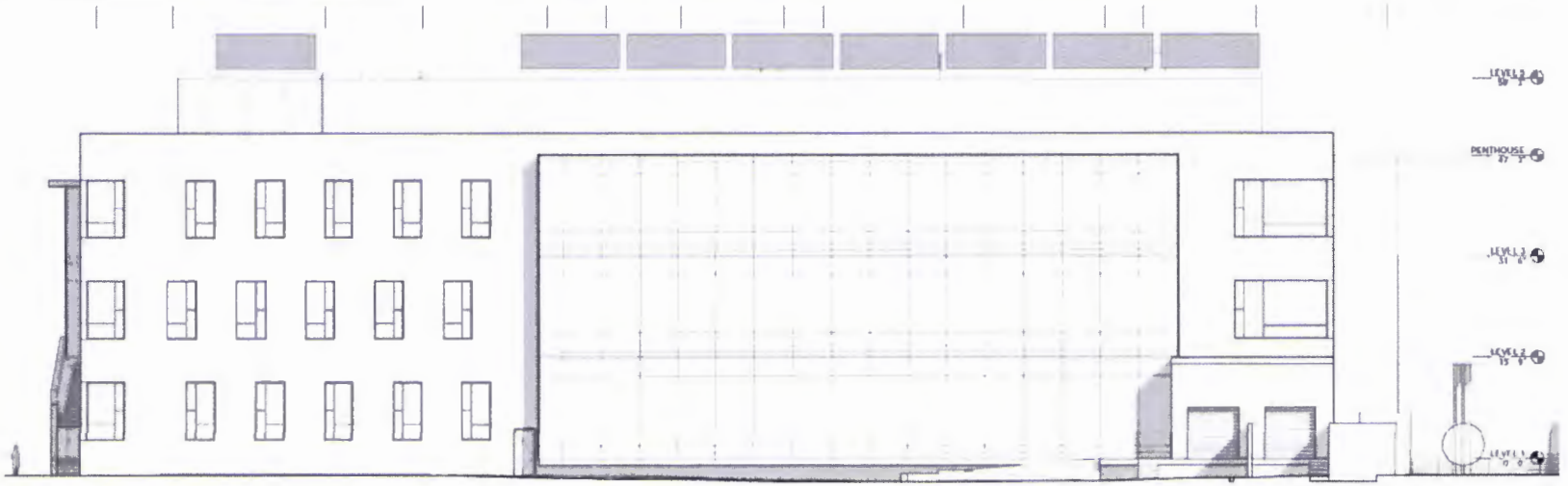
BIOENGINEERING BUILDING & HOT WATER LOOP BUILDING SITE IMPROVEMENTS
UNIVERSITY OF CALIFORNIA
SANTA BARBARA, CALIFORNIA

Drawn By KJT
Sheet L-0
Of X
Job No. 0922CC

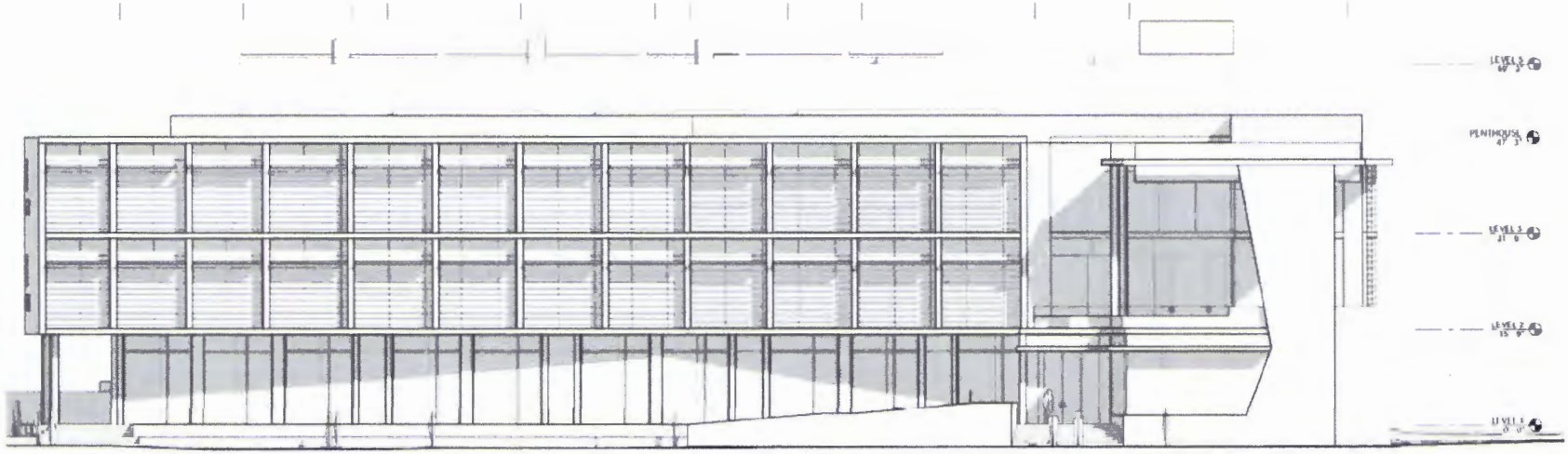
SCALE 1" = 20'-0"
0 10 20 40

SITE PLAN

EXHIBIT 3
UCSB LRDPA 2-10 & NOID 2-11
Site Plan



North Elevation



South Elevation

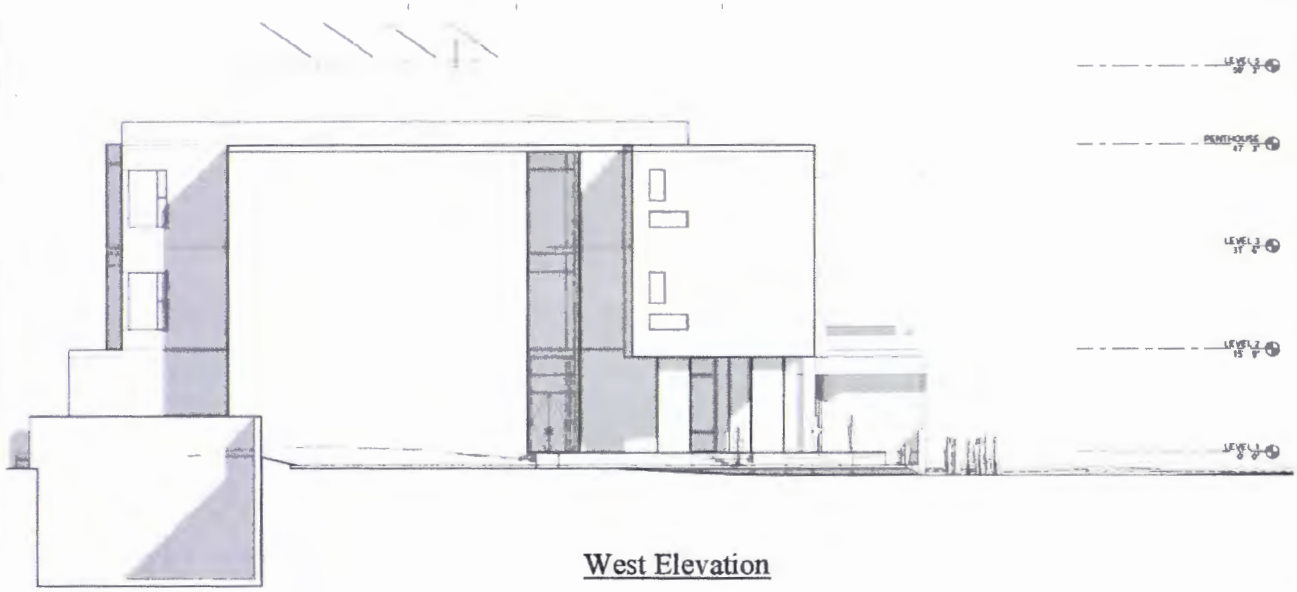
Source: UCSB, 2010
Not to Scale

University of California, Santa Barbara
Bioengineering Building

Bioengineering Building – North and South Elevations

EXHIBIT 4
UCSB LRDPA 2-10 & NOID 2-11
Elevations (Pg 1 of 2)

East Elevation



West Elevation

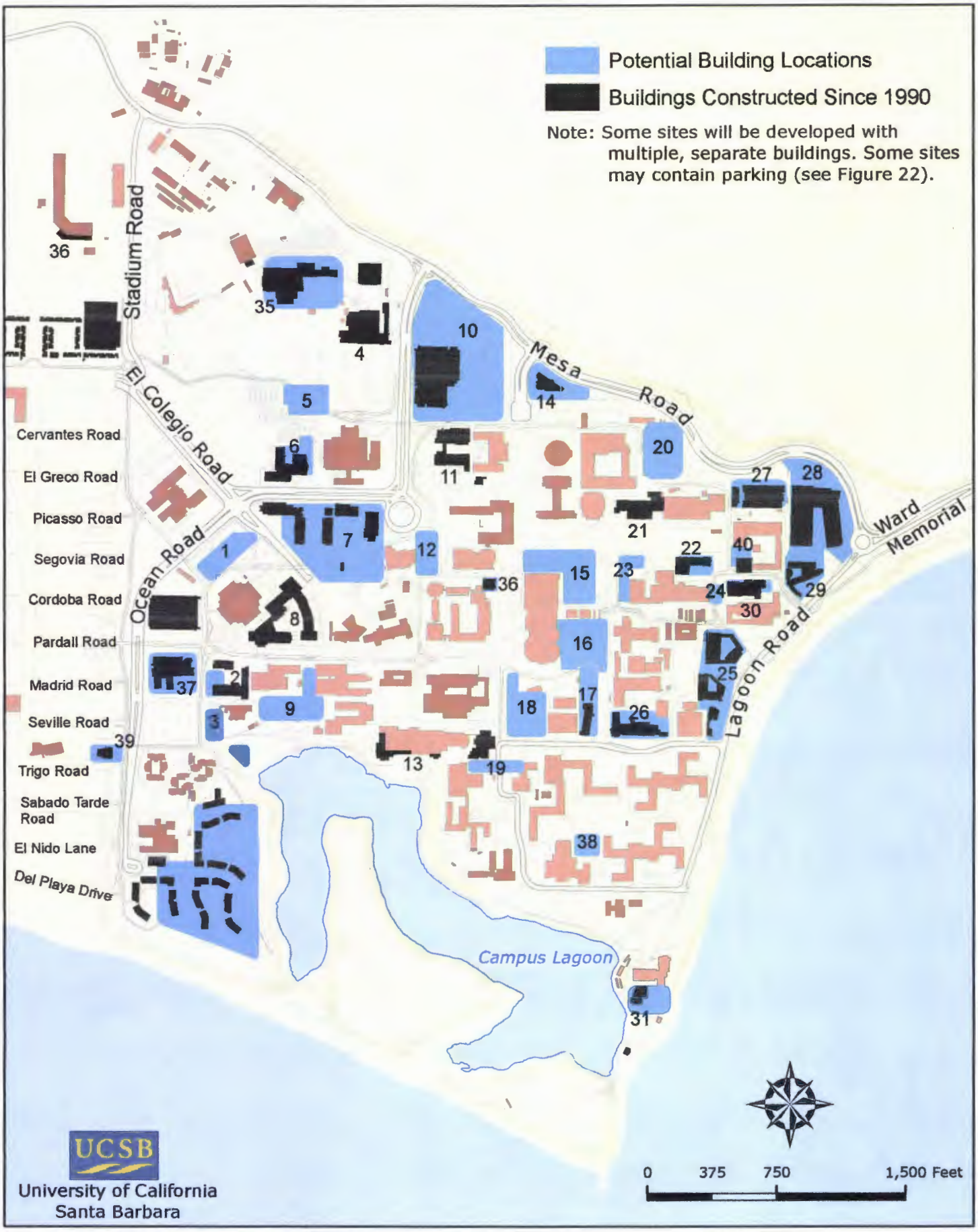
Source: UCSB, 2010
Not to Scale

University of California, Santa Barbara

Bioengineering Building

Bioengineering Building - East and West Elevations

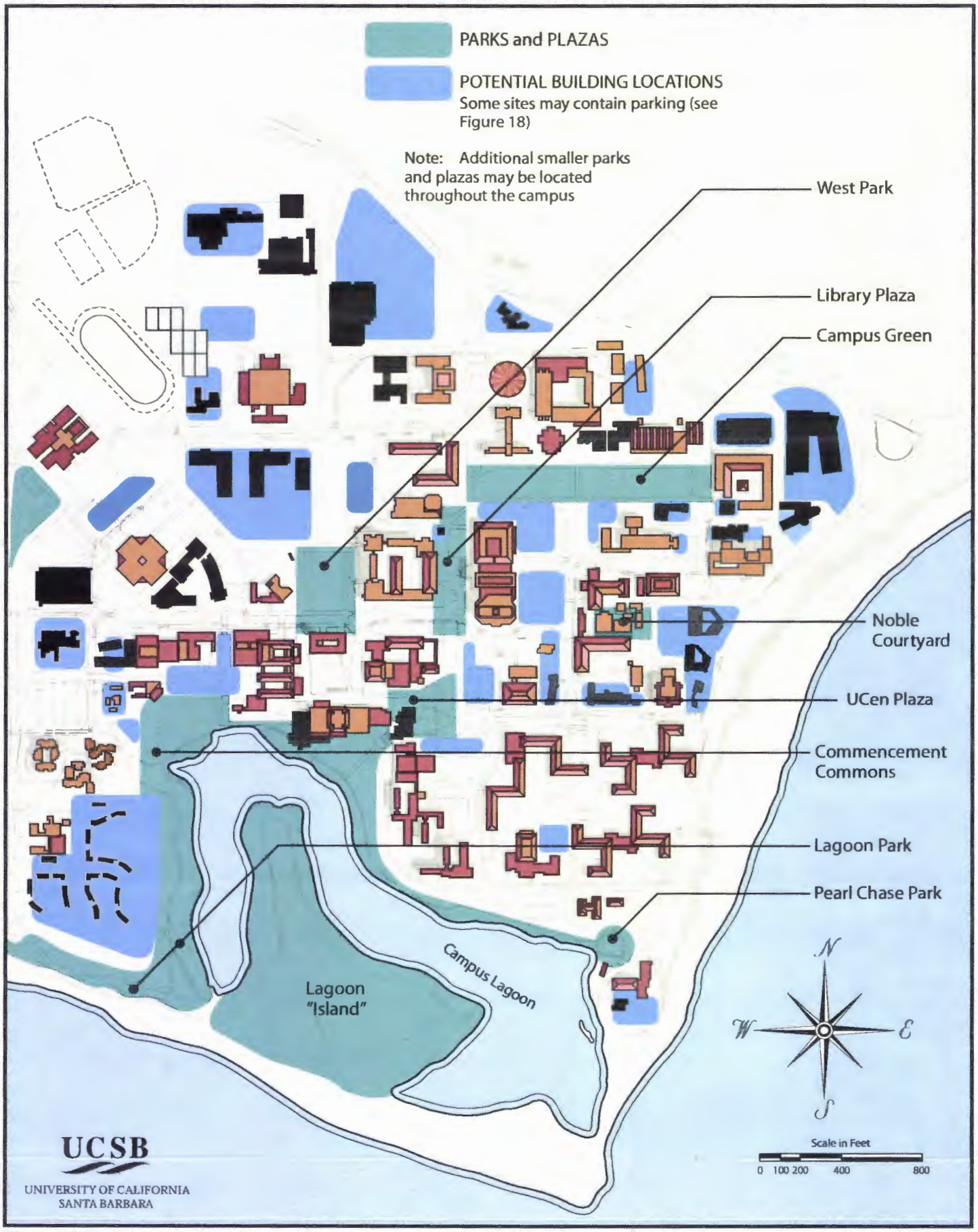
EXHIBIT 4
UCSB LRDPA 2-10 & NOID 2-11
Elevations (Pg 2 of 2)



Updated April 2011 (BioEngineering Building)

Figure 12 Amended Potential Building Locations

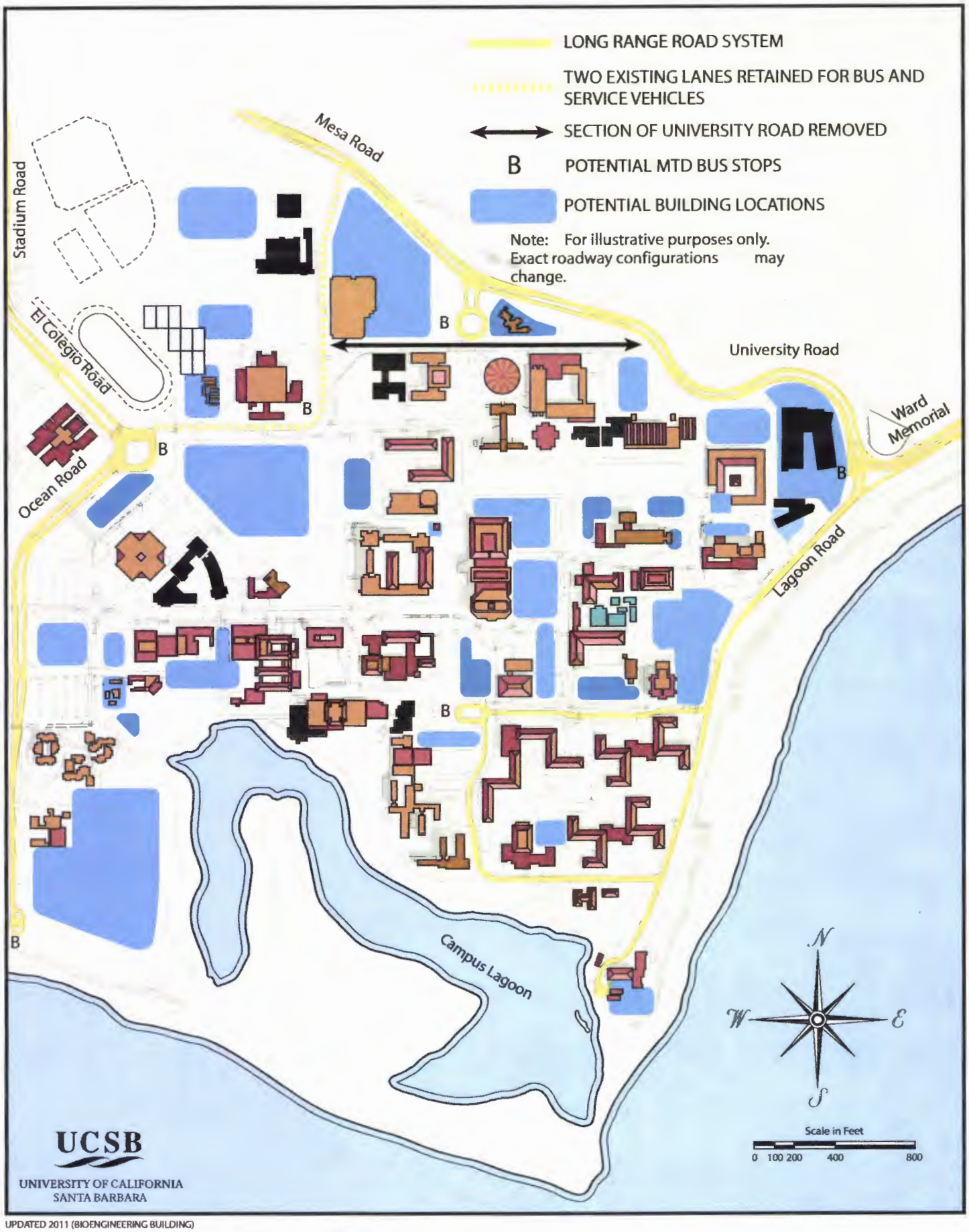
EXHIBIT 5
UCSB LRDPA 2-10 & NOID 2-11
Proposed Figure 12



UPDATED 2011 (BIOENGINEERING PROJECT)

Proposed FIGURE 17 Major Open Spaces

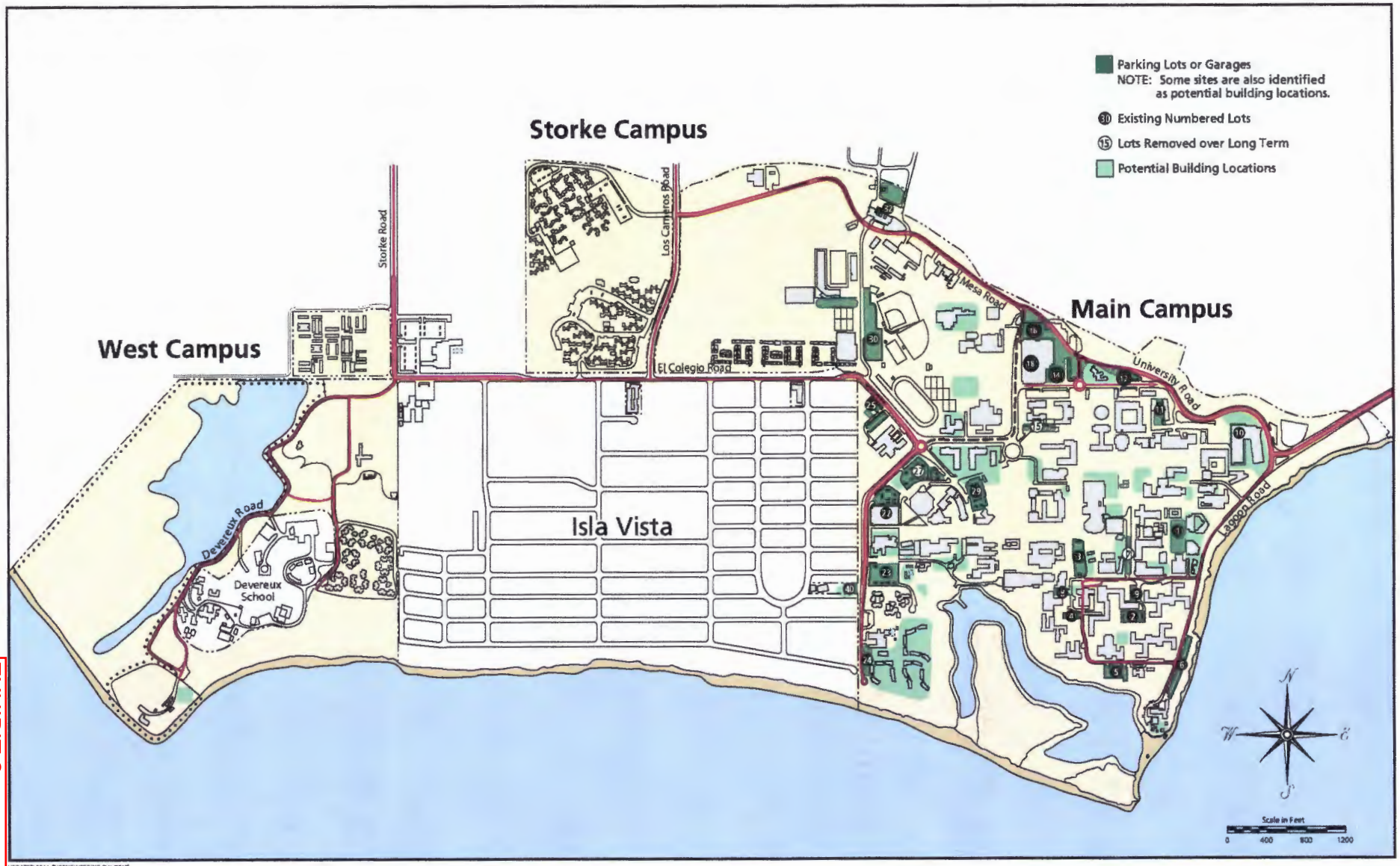
EXHIBIT 6
UCSB LRDPA 2-10 & NOID 2-11
Proposed Figure 17



UPDATED 2011 (BIOENGINEERING BUILDING)

FIGURE 18 Vehicular Circulation

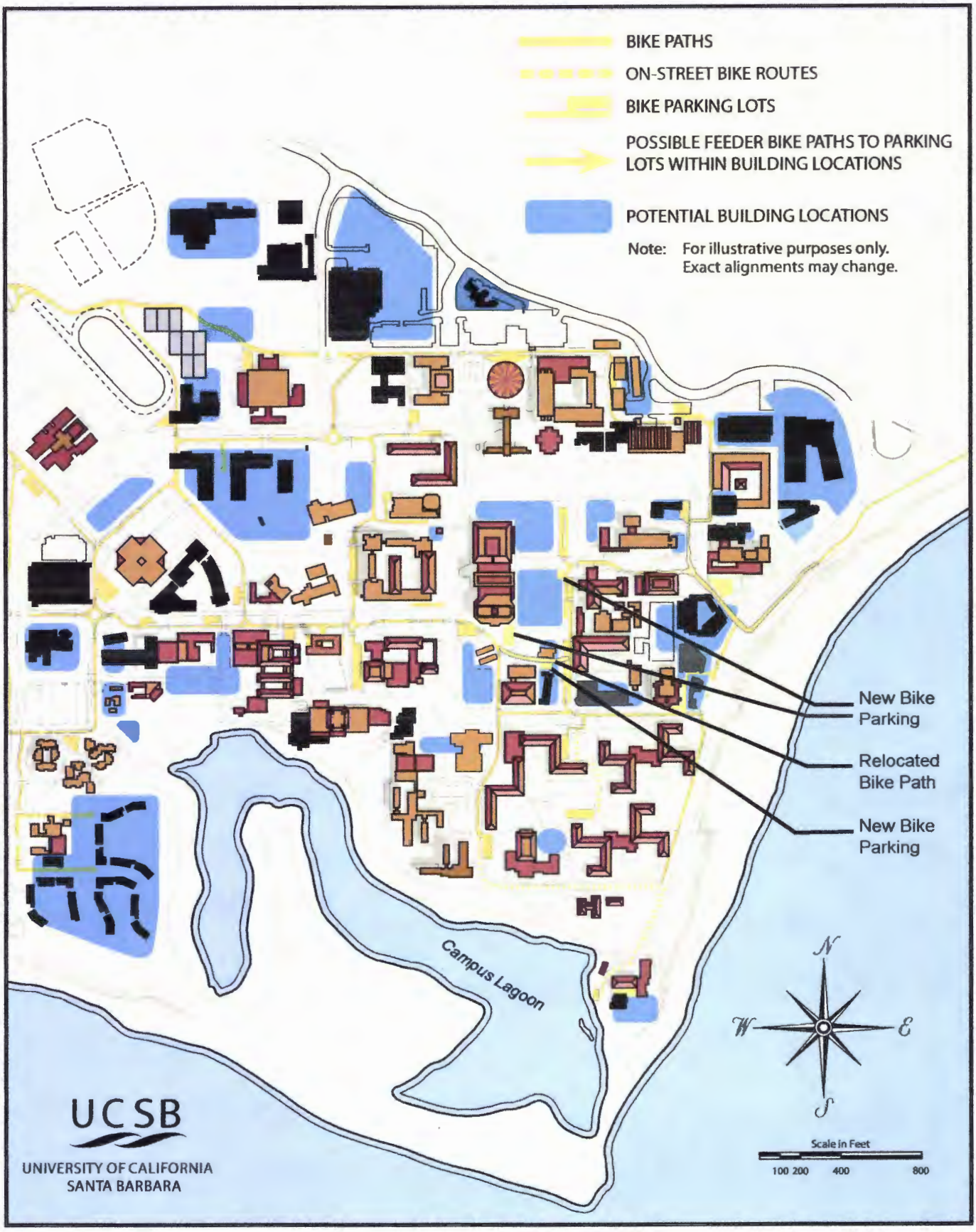
EXHIBIT 7
UCSB LRDPA 2-10 & NOID 2-11
Proposed Figure 18



UPDATED 2011 (BIOENGINEERING BUILDING)

***Proposed* FIGURE 19 Potential Parking**

EXHIBIT 8
UCSB LRDPA 2-10 & NOID 2-11
Proposed Figure 19



UPDATED 2011 (BIOENGINEERING BUILDING)

Proposed Figure 20: Bicycle Route Network

EXHIBIT 9
UCSB LRDPA 2-10 & NOID 2-11
Proposed Figure 20

UPDATED 2011 (BIOENGINEERING BUILDING)

Proposed FIGURE 21 Schematic Pedestrian Circulation

EXHIBIT 10
UCSB LRDPA 2-10 & NOID 2-11
Proposed Figure 21

UPDATED 2011 (BIOENGINEERING BUILDING)

Proposed FIGURE 22 Service

EXHIBIT 11
UCSB LRDPA 2-10 & NOID 2-11
Proposed Figure 22

Figure 13
Potential Non-Residential Building Development
Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[1]	42	74	Project: No major capital project currently planned at this location Range of Uses: • Non Classroom building within Arts & Humanities disciplinary area • Campus-Community serving function befitting location adjacent to new entrance and turnabout.
2	16	26.4*	Project: Alternative Site for Potential Art Museum Range of Uses: • Expansion of Snidecor Hall (speech, hearing, dramatic arts and dance) • Expansion of Faculty Club recreation amenities (e.g., squash and racquetball courts) • Campus-Community serving function befitting location close to parking, faculty club, and visibility from Campus periphery.
3	28	24	Project: Potential Alumni Center Range of Uses: • Meeting rooms, offices & food service • Expansion of faculty club functions
4	55	54	Project: Recreation & Aquatics Center Range of Uses: • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions.
[5]	85.7	30.3	Project: No major capital project currently planned at this location Range of Uses: • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions
6	54	(1) 28.6*	Project: Intercollegiate Athletics Building Range of Uses: • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions

(1) Not including pools

* Proposed amendment by Student Resource Building project, May 2003.

EXHIBIT 12
UCSB LRDPA 2-10 & NOID 2-11
Proposed Table 13

Table 13

Potential Non-Residential Building Development
Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[7]	269	~~385~~ *377.3**	Project: No current major capital projects planned at this location Range of Uses: • Social and Behavioral Sciences and/or Arts and Humanities discipline 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 • Computer and/or instructional development facilities.
8	58	91.8** 113	Project: Humanities and Social Sciences Building Range of Uses: • Humanities and Social Sciences discipline area • Offices, classrooms, class and research laboratories, and academic support functions
9	62	***58.6 64	Project: Alternative Site for Potential Art Museum Range of Uses: • Art gallery and support functions • Expansion of Snidecor Hall (speech, hearing, drama and dance) and/or arts building functions • Expansion of Faculty Club
[10](2)	310	60	Project: No major capital project currently planned at this location Range of Uses: • Relocation of University Road • Parking structure & surface parking • Administrative & student support functions
[11]	67	87	Project: No major capital project currently planned at this location Range of Uses: • Administrative & student support functions
[12]	35	82	Project: No major capital project currently planned at this location Range of Uses: • Computer laboratories and/or instructional development • Instructional and research facilities for behavioral and social sciences, arts and/or humanities
13	46	72	Project: Potential University Center Expansion Range of Uses: • Student and UCen administrative offices, food services, retail, mid-range to large meeting rooms, lounges

(2) Parking also permitted

* Amended by the Bioengineering Building Project, October 2010

** Amended by Student Resource Building project, May 2003.

*** Proposed amendment by Isla Vista Foot Patrol, October 2006.

Table 13

Potential Non-Residential Building Development
Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[14](2)	31	28	Project: No major capital project currently planned at this location Range of Uses: • Campus-community serving function • Visitor center • Mixed use academic and administrative functions
15	69	126	Project: Potential Library Expansion Range of Uses: • Library stacks, special collections, study carrels, open study space, small meeting rooms, administrative offices
[16]	28	~~41~~ *48.7*	Project: No major capital project currently planned at this location Range of Uses: • Library expansion space • Instruction and research building for the sciences including: departmental administrative offices, class and research laboratories, small-mid range classrooms, conference rooms, support space • Instructional development functions
[17]	16.2**	33**	Project: No major capital project currently planned at this location Range of Uses: • Instructional and research building for physical, natural and/or behavioral sciences to including administrative and faculty office, class and research laboratories, conference/seminar rooms and support space • Expansion of psychology building
[18](2)	44	51	Project: No major capital project currently planned at this location Range of Uses: • Parking structure • Student services • Campus-community related services
19	32	33	Project: Potential Expansion of Ortega (Dining) Commons Range of Uses: • Student dining facilities, administrative operations, student activity rooms
[20](2)	48	8.5*	Project: No major capital project currently planned at this location Range of Uses: • Instruction and research building for the sciences and engineering, and/or education • Campus-community related services

(2) Parking also permitted

1 Amended by Major Amendment 4-02, May 9, 2003.

* Proposed amendment by Material Research Laboratory Addition project, May 2003.

** Proposed amendment by Residential Life Resource Center project, May 2003.

Table 13

Potential Non-Residential Building Development
Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
21	50	72	Project: Potential Physical Sciences Building (North Building) Range of Uses: • Expansion of existing chemistry facility • Class laboratories • Research laboratories • Academic and support offices and conference rooms • Storage, stores, machine shop, glassblowing and other support space
22	22	26	Project: Potential Physical Sciences Building (South Building) Range of Uses: • Class laboratories for geological sciences • Physics shops • Loading dock
[23]*	19.8	23.5	Project: No major capital project currently planned at this location Range of Uses: • Expansion of Broida Hall (Physics Building) • Instruction and research activities for the sciences and engineering including: departmental administrative offices, class and research laboratories, small classrooms, conference rooms, academic support space
[24]	7	9	Project: No major capital project currently planned at this location Range of Uses: • Expansion of Broida Hall (Physical Building) • User facilities for free electron laser including: reception, offices, preparation rooms and support space
25(2)	81	103	Project: Alternative site for Potential School of Environmental Sciences and Management (ESM) Building Range of Uses: • Academic offices and support space for natural and physical sciences disciplines • Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space • ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g. storage, instrument rooms, computer service etc.) • Expansion of geological sciences • Academic office and support space for natural sciences disciplines

(2) Parking also permitted

*7.2 GSF and 13.5 ASF transferred from Site 23 to Site 40 for Engineering II Building Addition

Table 13

Potential Non-Residential Building Development
Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
26	33	69	Project: Life Sciences Building Range of Uses: • Academic offices and support space for natural sciences disciplines • Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space • ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g., storage, instrument rooms, computer service etc.) • Expansion of Noble Hall (Biological Sciences)
[27] (2)	47.5[1]	59.5[1]	Project: Engineering Science Building Range of Uses: • Parking structure • Expansion of engineering • Visitor center
[28] (2)	12.5[2]	71.8[2]	Project: California Nanosystems Institute/Campus Parking Structure 2 Range of Uses: • Instruction and research building for the sciences and engineering • Mixed Use Parking Structure (approximately 605 spaces) and Cafe
29	15	29	Project: Institute of Theoretical Physics Range of Uses: • Academic offices • Conference, seminar, and meeting rooms • Support space for computing, library, and other ancillary functions
[30]	9	21*	Project: Materials Research Laboratory Building* Range of Uses: • Class laboratories for sciences and engineering discipline area • Academic offices and support space
[31]	27	28	Project: No major capital project currently planned at this location Range of Uses: • Expansion of functions located in Marine Biotechnology Laboratory • Class and research laboratories for biological sciences related to seawater system • Aquaria for research and visitor serving functions • Support space for equipment related to seawatersystem (e.g. filter, pumps, tanks)

1 Amended by Engineering Science Building LRDP Amendment, 2000.

2 Amended by Major Amendment 4-02, May 9, 2003.

(2) Parking also permitted

* Amended by Material Research Laboratory Addition project, May 2003.

Table 13

Potential Non-Residential Building Development
Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
32	0 [ii]	0 [ii]	Project: Open Space Range of Uses: • Habitat restoration • Existing pump station • Existing service area • Existing utility related functions
[33]	318	25	Project: No major capital project currently planned at this location Range of Uses: • Expansion of existing functions in public safety building • Housing and residential services support functions • Offices, meeting rooms, and conference space • Warehouse and storage space • Service loading docks
34 [i]	20 [i]	10.165 [i]	Project: Harder Stadium Offices Range of Uses: • Surge space including academic and administrative offices, dry teaching/research space, and storage space.
35 [ii]	189.3 [ii]	37.6 [ii]	Project: Recreation and Aquatics Center Expansion Range of Uses: • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions
36 [iii]	4.3 [iii]	3.8 [iii]	Project: The Arbor Expansion Range of Uses: • Convenience store, sandwich vendor, pizza vendor, ATMs and utility room.
37*	26.6*	43.2*	Project: Student Resource Building Range of Uses: • Offices and meeting rooms • Student services and administrative functions • Computer laboratories • Childcare facilities • Related support functions
38**	8.8**	6**	Project: Residential Life Resource Center Range of Uses: • Administrative offices for the Housing and Residential Services Department
39***	5.2***	5.4***	Project: Isla Vista Foot Patrol Range of Uses: • Police services
40****	7.2****	13.5****	Project: Engineering II Building Addition • Instruction and research activities for the sciences and engineering including: departmental administrative offices, class and research laboratories, small classrooms, conference rooms, academic support space

[ ]No major capital project currently planned at this location

i Amended (new building location added) by Harder Stadium Offices LRDP Amendment, April 2002.

ii Amended (new building location added) by Recreation and Aquatics Center Expansion LRDP Amendment, November 2002.

iii Amended (new building location added) by Arbor project
Amended (new building location added) by Student Resource Building project, May 2003.
Amended (new building location added) by Isla Vista Foot Patrol, October 2006
Amended (new building location added) by Residential Life Resource Center project, May 2003.
Proposed (new building location added) Amendment for Engineering II Building Addition May 2007.