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

Th9a&10a

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ADDENDUM

DATE: August 12, 2014

TO: Commissioners and Interested Parties

FROM: South Central Coast District Staff

SUBJECT: Agenda Item Th9a&10a, Major Amendment No. LRDP-4-UCS-14-0002-1 and Notice of Impending Development (NOID) UCS-NOID-0005-14 –University of California at Santa Barbara (UCSB) Thursday, August 14, 2014.

The purpose of this addendum is to revise Suggested Modification One (1) and Suggested Modification Three (3) of the Amendment No. LRDP-4-UCS-14-0002-1; revise Special Condition Three (3) and Special Condition Ten (10) of the Notice of Impending Development UCS-NOID-0005-14 for the development of the Kavli Institution for Theoretical Physics Housing Project on UCSB's Storke Campus, and revise the findings to reflect modifications to the approach for determining parking needs for San Clemente Village; revise the requirement of a 50 ft. wide native landscaping transition zone along the designated Open Space area; and clarify a timeline for KITP parking monitoring.

Note: Double strikethrough indicates text to be deleted from the July 31, 2014 staff report and double underline indicates text to be added to the staff report.

1. Suggested Modification One (1) (entitled "San Clemente Village Site Policy Clarifications") on page 8 of the staff report shall be modified to revise the total number of parking spaces to be designated for use by residents/visitors of the San Clemente Residential Development. Recognizing that parking trends may go up or down, and given the potential consequences of underestimating or overestimating the parking needs, staff believes the correct approach in this case would be to target the average number (577) of parking permits that have been previously issued to serve the San Clemente Housing Development instead of the maximum number (600) of parking permits that have been issued. Staff believes that, in combination with the University's alternative transportation program, a total of 577 parking spaces will be adequate to serve the residents of San Clemente. In addition, the findings for the Approval of the Long Range Development Plan Amendment and the Notice of Impending Development, as Conditioned" found on page 31 shall also be revised accordingly to reflect the revisions to Suggested Modification One (1).

Suggested Modification 1. San Clemente Village Site Policy Clarifications
Policy 30251.15 in Chapter III, Section A. Part 3 shall be modified as follows:

Policy 30251.15: At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 32~~5~~9 student housing units accommodating 97~~3~~6 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards and the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below:

a. Bicycle parking serving the development shall be provided on the site. A total of ~~244~~ ~~600~~ 577 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development ~~including 51 guest spaces on the site;~~ as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and ~~565~~ 542 spaces in Parking Structure 50.
b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and
c. Parking Structure 50 shall not exceed 45 feet in height as shown in certified Figure ~~D.4~~ 16.

The 2nd paragraph on Page 31 shall be modified as follows:

Thus, given the potential consequences of underestimating the parking needs, as well as recognizing that parking trends may go up or down, the conservative approach would be to target the average ~~maximum~~ number of permits requested and issued since the project was constructed. In this case, the available parking permit records indicate that an average ~~maximum~~ of ~~600~~ 577 parking permits have been previously issued to the housing residents on site. Therefore, to ensure that there is adequate parking on site to serve the San Clemente Graduate Student Housing project, consistent with Coastal Act Section 30254, the Commission finds that Suggested Modification One (1) is necessary to require a total of ~~651~~ 628 parking spaces, ~~600~~ 577 for residents and 51 parking spaces for visitors. This translates to approximately 1 parking space for every 1.~~5~~6 bed spaces, and equates to approximately 2/3 of the originally required parking spaces.

The 4th sentence of the 3rd paragraph on Page 31 shall be modified as follows:

…The removal of these parking spaces would still allow for the provision of the ~~651~~ 628 required parking spaces required in modified Policy 30251.15 because the ~~651~~ 628 parking spaces would be available as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and ~~565~~ 542 spaces in Parking Structure 50.

2. Suggested Modification Three (3) of Amendment No. LRDP-4-UCS-14-0002-1 (entitled "KITP Site Policy Clarifications") and Special Condition Three (3) of Notice of Impending Development UCS-NOID-0005-14 (entitled "Final Landscaping Plans") shall be modified as shown below to eliminate the requirement of a 50 ft. wide native landscaping transition zone

along the boundary of the designated Open Space area immediately west of the development area. In this case, the project site is located primarily within an existing developed area on Storke Campus. The designated Open Space area located west of the project site contains a stormwater management system that infiltrates stormwater associated with the as-built San Clemente Graduate Student Housing development that was constructed pursuant to the Commission approved Notice of Impending Development No. 2-04. This made-made stormwater management system contains a system of three stormwater detention basins and a system of drainage swales and encompasses an area of approximately one acre. In this unique case, the adjacent Open Space area to the west contains man-made drainage features for water quality benefits and does not contain any environmentally sensitive habitat areas (ESHA). Staff believes that a 50 ft. wide native landscaping transition zone along the perimeter of this Open Space area will not provide any additional benefit or protection to the adjacent wetland or adjacent sensitive habitat areas and therefore the elimination of a native landscaping transition zone along the designated Open Space areas can be eliminated in this case. The 50 ft. wide native landscaping transition zone on site is still required adjacent to the ESHA/Wetland buffer located immediately north of the development area. In addition, findings for the Approval of the Long Range Development Amendment and the Notice of Impending Development, as Conditioned", found on pages 33-37 of the staff report, shall be revised accordingly as shown below.

Suggested Modification 3. KITP Site Policy Clarifications

Policy 30240(b).14a in Chapter V, Section A. Part 3 shall be modified as follows:

Policy 30240(b).14a: Development at the Kavli Institute of Theoretical Physics Housing site shall be located ~~within the~~ on an approximately ~~one~~1.5-acre potential development area within the 11.5-acre development envelope designated as Student Housing on certified Figure 23 Storke Campus Plan ~~D.3~~ and shall be consistent with the following build-out provisions:

a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families;

b. Bicycle ~~and vehicular~~ parking serving the development shall be provided on ~~or near~~ the site. Vehicular parking serving the site shall be provided in Parking Lot 30 with a minimum ~~total~~ of 15 parking spaces ~~shall be~~ assigned to Parking Lot 30; ~~and~~

c. A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development.

d. Development shall be limited to a maximum of 45 feet as shown in certified Figure ~~D.4~~ 16. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features.

e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer~~,~~ or wetland buffer~~, or designated Open Space~~ areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer~~,~~ or wetland buffer~~, or designated open space~~ areas planted around the approved

development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

The 5th sentence of the 3rd paragraph on Page 36 shall be modified as follows:

… In addition, the project's perimeter where it aligns with ESHA buffer~~,~~ or wetland buffer~~, or Open Space,~~ there shall be a 50-foot native landscaping transition zone within the project footprint.
…

The 3rd and 4th sentence of the 4th paragraph on Page 36 shall be modified as follows:

…In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer~~,~~ or wetland buffer~~, or designated Open Space~~ areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer~~,~~ or wetland buffer~~, or designated open space~~ areas planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.
…

Part B of Special Condition Three (3) of Notice of Impending Development UCS-NOID-0005-14 (entitled "Final Landscaping Plans") found within Section "IV. Notice of Impending Development No. UCS-NOID-0005-14 Special Conditions" on pages 11 and 12 of the July 31, 2014 staff report shall be modified as shown below to reflect the eliminate of the requirement of a 50 ft. wide native landscaping transition zone along designated Open Space areas immediately west of the development area on site.

B. 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer~~,~~ or wetland buffer~~, or designated Open Space~~ areas, All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer~~,~~ or wetland buffer~~, or designated Open Space~~ areas planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

3. Special Condition Ten (10) of Notice of Impending Development UCS-NOID-0005-14 (entitled "Parking Requirements") found within Section "IV. Notice of Impending Development No. UCS-NOID-0005-14 Special Conditions" on page 19 of the July 31, 2014 staff report shall be modified as shown below to clarify the period of length that parking survey reports must be submitted to the Executive Director.

10. Parking Requirements

The University shall provide and maintain 15 parking spaces in Parking Lot 30 to serve the parking demand of the proposed KITP Housing Complex. Should any of these 15 parking spaces be lost due to the elimination or redevelopment of Parking Lot 30 in the future, the University

shall mitigate the loss of parking by relocating an equal number of parking spaces elsewhere on Storke Campus within the vicinity of the KITP Housing Complex to retain a minimum total of 15 parking spaces assigned to the KITP Housing Complex. Any relocation of spaces shall require a notice of impending development. Additionally, the University shall comply with the following requirements:

(1) At any given time, no more than 15 parking permits shall be issued to KITP residents.

(2) To ensure that adequate parking is made available to residents, the University shall track the requests and permits issued on a monthly basis, with a report submitted annually for the review and approval of the Executive Director for the life of the KITP Housing Project. The report shall also include an assessment of the number of individual visiting residents, number of visiting families, total number of residents, and the number of associated staff at KITP.

(3) If the maximum number of permits is routinely issued, the University shall review the adequacy of the parking, including permit tracking as described in subparagraph 2 above; quantitative information regarding the number of long-term and short-term parking categories; and day/evening and weekday/weekend occupancy rates for residential parking spaces. If additional parking is required, it shall be processed as a Notice of Impending Development.

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Th9a&10a

DATE: July 31, 2014

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Senior Deputy Director
Steve Hudson, District Manager
Shana Gray, Planning and Regulation Supervisor
Denise Venegas, Coastal Program Analyst

SUBJECT: **Proposed Major Amendment No. LRDP-4-UCS-14-0002-1 to the University of California Santa Barbara** Certified Long Range Development Plan (LRDP) and **Notice of Impending Development (NOID) UCS-NOID-0005-14** for the Kavli Institution for Theoretical Physics Housing Project**,** for Public Hearing and Commission Action at the August 14, 2014 Commission Meeting in San Diego.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, **approve** Long Range Development Plan (LRDP) Amendment No. LRDP-4-UCS-14-0002-1 to the certified Long Range Development Plan, with four suggested modifications, and **approve** Notice of Impending Development (NOID) UCS-NOID-0005-14, as conditioned. Staff is recommending ten special conditions for NOID No. UCS-NOID-0005-14 to minimize impacts to visual resources, public access, environmental sensitive habitat areas, water quality, and to ensure geological and engineering stability.

The University of California at Santa Barbara is proposing an amendment to its certified 1990 Long Range Development Plan (LRDP) to allow for the construction of the Kavli Institute for Theoretical Physics (KITP) Housing Complex. The proposed amendment is project driven and has been submitted in conjunction with a related Notice of Impending Development for the KITP Housing Complex (USC-NOID-0005-14). The amendment is proposed in order to accommodate the proposed 32-unit, 61-bedspace housing complex not to exceed 45 feet in height above existing grade adjacent to El Colegio Road located primarily within an existing developed parking lot at the San Clemente Graduate Student Housing Complex. The proposed project would result in the permanent removal of 112 parking spaces that serve the San Clemente Graduate Student Housing Complex.

The related Notice of Impending Development No. (USC-NOID-0005-14) proposes the construction of a new 74,090 gross sq. ft., 45-ft. high, 3-story with basement, 32-unit, 61-bed housing complex, permanent removal of 112 parking spaces, and approximately 5,990 cu. yds. of grading (4,720 cu. yds. of cut, 3,450 cu. yds. of fill, 1,270 cu. yds. of export). The proposed housing complex would be used as temporary housing by visiting physicists, scientists, scholars

and their families while participating in programs sponsored by the Kavli Institute for Theoretical Physics (KITP).

The 1.5-acre KITP project site development area is proposed in the western and central portions of a paved 148 space surface parking lot (Lot 53) that serves San Clemente Graduate Student housing complex north of El Colegio Road on Storke Campus and is located within a larger 11.5-acre development envelope with a 1990 LRDP land use designation of "Student Housing." This 11.5-acre development area is currently occupied with a three-story, 329-unit, 976-bedspace, San Clemente Graduate Student housing complex, one parking structure (Lot 50) and 3 surface parking lots (Lot 51, 52, & 53) with a combined total of 983 parking spaces.

The certified 1990 LRDP includes land use policies with specific development standards for housing located within the 11.5-acre site that indicates that no more than 315 units/976 bedspaces of student housing shall be developed, at an approximate average density of 30 units per acre. Furthermore, housing development shall be limited to a maximum of 35 feet above existing grade (except for mechanical and electrical equipment) where it fronts El Colegio Road and the height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field. Additionally, the 1990 LRDP requires one parking space to be provided for each bed space in San Clemente Graduate Student Housing site for residents, in addition to the provision of parking for visitors.

One of the primary issues raised by the proposed amendment and NOID is the provision of adequate parking on site. If adequate parking for campus housing residents is not provided on site, then adverse impacts to public coastal access may result due to the potential use by campus housing residents of nearby on-street public parking in the coastal community of Isla Vista. In order to ensure that the adequate parking is maintained on site for the adjacent San Clemente Graduate Student Housing Complex and the proposed KITP Housing Project, Suggested Modifications One (1) and Three (3) have been required. These suggested modifications require that an adequate number of parking spaces will be maintained on site for the residents and visitors of the adjacent San Clemente Housing Complex (651 parking spaces) and for the KITP site (15 parking spaces). In addition, Special Condition 10 of NOID No.UCS-NOID-0005-14 also limits the number of parking permits that may be issued for KITP residents to no more than the 15 parking spaces proposed by the University and requires monitoring to ensure that adverse impacts to public access are avoided. Furthermore, Suggested Modification Two (2) is necessary to delete the new proposed general parking ratio which would allow for a reduction in the parking standards for development on site, as well as all housing on campus, because the University has not submitted adequate evidence to support such reductions, as proposed in the University's revised Policy 30254.2. Additionally, Suggested Modifications One (1) and Three (3) also incorporate site specific development standards regarding landscaping restrictions and requirements on each site to ensure permanent protection of the adjacent wetland, Open Space and significant habitat areas, from any significant disruption of habitat values that may result from the new proposed development. Finally, Suggested Modification Four (4) is necessary to accurately reflect the total number of units constructed at San Clemente Village. In addition, the NOID includes several special conditions necessary to implement the above referenced suggested modifications to the LRDP.

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 modified. The related NOID, subject to ten special conditions, is consistent with the policies of the LRDP, if amended and modified pursuant LRDP Amendment No. LRDP-4-UCS-14-0002-1.

The LRDP Amendment was filed as complete pursuant to Section 13549 of the California Code of Regulations on July 21, 2014. 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.

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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 Title 14, Sections 13547 through 13550 of the California Code of Regulations govern the Coastal Commission's review of specific 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 Section 13550(b) of the regulations, within thirty days of filing the notice of impending development, the Executive Director is to report to the Commission on the nature of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After a public hearing, by a majority of its members present, the Commission determines 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 impose any conditions(s) necessary 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 and Final EIR. Notice of the subject amendment has been distributed to all known interested parties.

II. STAFF RECOMMENDATION: MOTIONS AND RESOLUTIONS

A. LRDP AMENDMENT 1-11: DENIAL AS SUBMITTED

Motion I:

> *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment No. LRDP-4-UCS-14-0002-1 as submitted.*

Staff recommends a **NO** vote. Failure of this motion will result in denial of the Long Range Development Plan Amendment No. LRDP-4-UCS-14-0002-1 and the adoption of the following resolution and findings. The motion to certify passes only by affirmative vote of a majority of the Commissioners present.

Resolution I:

> *The Commission hereby denies certification of the University of California at Santa Barbara Long Range Development Plan Amendment No. LRDP-4-UCS-14-0002-1 and adopts the findings stated below on the grounds that the amendment is inconsistent with Chapter 3 of the Coastal Act. Certification of the amendment would not comply with the California Environmental Quality Act because there are approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over*

the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because there are feasible mitigation measures and/or alternatives that would substantially lessen any significant adverse effects that the approval of the amendment would have on the environment.

B. LRDP AMENDMENT 1-11: CERTIFICATION WITH SUGGESTED MODIFICATIONS

Motion II:

I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment No. LRDP-4-UCS-14-0002-1 if modified as suggested in the staff report.

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Long Range Development Plan Amendment No. LRDP-4-UCS-14-0002-1 as modified. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

Resolution II:

The Commission hereby certifies the University of California at Santa Barbara Long Range Development Plan Amendment No. LRDP-4-UCS-14-0002-1 as modified and adopts the findings stated below on the grounds that the amendment is inconsistent with Chapter 3 of the Coastal Act. Certification of the amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects the amendment on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amendment on the environment.

C. NOID NO. UCS-NOID-0005-14: APPROVAL WITH CONDITIONS

Motion III:

I move that the Commission determine that the development described in the Notice of Impending Development UCS-NOID-0005-14 (KITP Housing Project), 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 UCS-NOID-0005-14 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution III:

The Commission hereby determines that the development described in the Notice of Impending Development UCS-NOID-0005-14, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan for the reasons discussed in the findings herein.

III. SUGGESTED MODIFICATIONS TO LONG RANGE DEVELOPMENT PLAN AMENDMENT NO. LRDP-4-UCS-14-0002-1

The staff recommends that the Commission certify the following, with four modifications as shown below. Language presently proposed by the University is shown in straight type. Language recommended by Commission staff to be deleted is shown in ~~strikeout~~. Language proposed by Commission staff to be inserted is shown underlined. Other instructional suggested modifications to revise maps or figures are shown in italics.

1. San Clemente Village Site Policy Clarifications

Policy 30251.15 in Chapter III, Section A. Part 3 shall be modified as follows:

Policy 30251.15: At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 32~~5~~9 student housing units accommodating 97~~3~~6 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards and the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below:

a. Bicycle parking serving the development shall be provided on the site. A total of ~~244~~ 600 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development ~~including 51 guest spaces on the site;~~ as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 565 spaces in Parking Structure 50.
b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and
c. Parking Structure 50 shall not exceed 45 feet in height as shown in certified Figure ~~D.4~~ 16.

2. Elimination of General Parking Ratios

Policy 30254.2 in Chapter II, Section F. Part 4 shall be deleted:

~~Policy 30254.2 (2010 LRDP Policy TRANS-15):~~

~~A. All family housing (faculty, staff and student) shall have a minimum of 1.5 parking spaces per unit plus ½ space per unit for guest parking for a total of 2 parking spaces per unit. Dormitory~~

~~housing, or other housing that accommodates individuals rather than families, shall provide a minimum of one parking space per four student bed-spaces.~~

~~B. A reduced number of parking spaces may be approved where a site-specific parking study, submitted with the relevant Notice of Impending Development, provides a detailed evaluation of the site's current and potential parking needs for the life of the development that evidences that the actual parking need at the site is lower than the total number of spaces required in "A" above. The detailed parking analysis shall include, but not be limited to: housing size and types; resident population; resident restrictions; designated location of parking; potential areas where parking may inadvertently occur due to convenience or an insufficient designated parking capacity; University commitments to alternative transportation for the life of the project; monitoring provisions; and potential adaptive measures to be approved through a future NOID if monitoring shows that parking associated with the development is being displaced to areas outside of the designated location.~~

~~C. Without need of a site-specific parking study, the required number of parking spaces mandated by the ratios in Policy TRANS-15 may be reduced by 0.5 spaces per unit (compared with the spaces that would otherwise be required in accordance with these requirements) where the University includes, as based individual transportation pool vehicles, such as "Zip-Car" rental vehicles, within the same development. The pool vehicles must be supplied in sufficient numbers to reasonably reduce the number of personal vehicles maintained on site by residents of the pertinent housing development, and must be legally available for rental to the population for which the subject housing development is designed. The Commission may impose a condition on the pertinent Notice of Impending Development to ensure the permanent provision of the required community-based vehicle pool in lieu of the higher parking space requirement that would otherwise apply.~~

~~Where otherwise-required parking is reduced pursuant to the provisions of Subparagraph B or C above, the University shall monitor the parking to determine whether parking associated with development is displaced to sites other than the designated parking area, and submit a resultant report to the Executive Director of the Coastal Commission by January 1, annually. If the Executive Director determines that monitoring of parking shows displacement, the Executive Director shall notify the University and within one year from receipt of such notification the University shall provide a NOID, or LRDP Amendment as necessary, to remediate the parking capacity.~~

3. KITP Site Policy Clarifications

Policy 30240(b).14a in Chapter V, Section A. Part 3 shall be modified as follows:

Policy 30240(b).14a: Development at the Kavli Institute of Theoretical Physics Housing site shall be located ~~within the~~ on an approximately ~~one~~1.5-acre potential development area within

the 11.5-acre development envelope designated as Student Housing on certified Figure 23 Storke Campus Plan ~~D.3~~ and shall be consistent with the following build-out provisions:

a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families;

b. Bicycle ~~and vehicular~~ parking serving the development shall be provided on ~~or near~~ the site. Vehicular parking serving the site shall be provided in Parking Lot 30 with a minimum ~~total~~ of 15 parking spaces ~~shall be~~ assigned to Parking Lot 30; ~~and~~

c. A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development.

d. Development shall be limited to a maximum of 45 feet as shown in certified Figure ~~D.4~~ 16. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features.

e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer, wetland buffer, or designated Open Space areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer, wetland buffer, or designated open space area planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

4. KITP Text Changes

All references to 341 units within the text changes to the 1990 LRDP in Sections I. Planning Context, F. Summary of Differences Between the 1980 Plan and the 1990 Plan as Amended (Page 23); Section II. Campus Development Use Element, Table C. Planned Housing (Page 32); Section III. Development Guidelines, B. Storke Campus (Page 79); and (Coastal Act Element) Section II New Development, 2. 1990 LRDP (Page 116) shall be modified to represent 329 units to accurately reflect the total number of units constructed at San Clemente Village.

IV. NOTICE OF IMPENDING DEVELOPMENT NO. UCS-NOID-0005-14 SPECIAL CONDITIONS

1. Consistency with the LRDP

Prior to the commencement of any development, certification of the Long Range Development Amendment No. LRDP-4-UCS-14-0002-1 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. Plans Conforming to Geotechnical Engineer's Recommendations

The University agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, 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.

3. Final Landscaping Plans

Prior to commencement of construction activities, the University shall submit a final landscaping plan, that is in substantial conformance with the Landscaping Plan submitted on May 20, 2014, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The plan shall incorporate the following criteria:

A. All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction of is completed. All landscaping shall consist of drought resistant plants/shrubs and trees. 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. A 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer, wetland buffer, or designated Open Space areas, All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer, wetland buffer, or designated open space area planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

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.

E. Vegetation within a 100-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. No mowing or disking for fire control or any other use shall occur within wetland, riparian, native grassland, open space or other environmentally sensitive habitat, except as necessary for maintenance of stormwater management systems and bioswale or where required for habitat restoration purposes as previously authorized through Notice of Impending Development 2-04.

F. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this notice of impending development unless the Executive Director determines that no amendment is legally required.

4. Construction Timing and Sensitive Bird Species Surveys

For any construction activities, including tree removal, between February 15th and September 1st, the University shall retain the services of a qualified biologist or environmental resource specialist (hereinafter, "environmental resources specialist") to conduct raptor and other sensitive bird species surveys and monitor project operations. At least 30 calendar days prior to commencement of any project operations, the University shall submit the name and qualifications of the environmental resource specialist, for the review and approval of the Executive Director. The environmental resources specialist shall ensure that all project construction and operations shall be carried out consistent with the following:

A. The University shall ensure that a qualified environmental resource specialist with experience in conducting bird surveys shall conduct bird surveys 30 calendar days prior to the construction activities, including any tree removal, to detect any active bird nests in all trees within 500 feet of the project (including, but not limited to, eucalyptus trees). A follow-up survey must be conducted 3 calendar days prior to the initiation of clearance/construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first.

B. If an active nest of any federally or state listed threatened or endangered species, species of special concern is found within 300 ft. of the project, or an active nest for any species of raptor is found within 500 ft. of the project, the University shall retain the services of a qualified biologist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. The nest shall not be removed or disturbed. The biological monitor shall be present at all relevant construction meetings and during all significant construction activities (those with potential noise impacts) to ensure that nesting birds are not disturbed by construction related noise. The biologist monitor shall monitor birds and noise every day at the beginning of the project and during all periods of significant construction activities. Construction activities may occur only if construction noise levels are at or below a peak of 65 dB at the nest(s) site. If construction noise exceeds a peak level of 65 dB at the nest(s) site, sound mitigation measures such as sound shields, blankets around smaller equipment, mixing concrete batches off-site, use of mufflers, and minimizing the use of back-up alarms shall be employed. If these sound mitigations measures do not reduce noise levels, construction shall cease and shall not recommence until either new sound mitigation can be employed or the birds have fledged.

C. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern is found within 300 ft. of the project, or an active nest for any species or raptor is found within 500 ft. of the project, UCSB will notify the appropriate State and Federal Agencies within 24 hours, and appropriate action specific to each incident will be developed. UCSB will notify the California Coastal Commission by e-

mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.

D. The environmental resource specialist shall be present during all tree removal activities and shall be present during all subsequent construction activities during the bird nesting/breeding season if an active nest is identified, until the birds have fledged.

E. The environmental resource specialist shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director if activities outside of the scope of the subject Notice of Impending Development occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as a new NOID.

5. Construction Staging Area and Fencing

A. All construction plans and specifications for the project shall indicate that impacts to wetlands and environmentally sensitive habitat areas (ESHA) shall be avoided and that the California Coastal Commission has not authorized any development in wetlands or other environmentally sensitive habitat. Said plans shall clearly identify all wetlands and ESHA and their associated buffers in and around the construction zone. Prior to commencement of development, the University shall submit a final construction staging and fencing plan for the review and approval of the Executive Director which indicates that the construction zone, construction staging area(s) and construction corridor(s) shall avoid impacts to wetlands and other sensitive habitat consistent with this approval. The plan shall include the following requirements and elements:

(1) Protective fencing shall be used around all ESHA, wetland areas, and their associated buffers that may be disturbed during construction activities.
(2) Construction equipment, materials, or activity shall not be placed/occur within any ESHA, wetlands or their buffers, or in any location which would result in impacts to wetlands or other sensitive habitat.
(3) No grading, stockpiling or heavy equipment shall occur within ESHA, wetlands or their designated buffers, with one exception. The construction of the stormwater management system may occur within the wetland buffer as approved through this notice of impending development.
(4) No construction materials, debris, or waste shall be placed or stored where it may enter sensitive upland habitat or wetlands, storm drain, receiving waters, or be subject to wind erosion and dispersion;
(5) The plan shall include, at a minimum, a site plan that depicts the following components: limits of the staging area(s); construction corridor(s); construction site; location of

construction fencing and temporary job trailers with respect to existing wetlands and sensitive habitat; and public access route through/around the site.

(6) The plan shall indicate that construction equipment, materials or activity shall not occur outside the designated staging area(s), construction zone, or corridors identified on the site plan required by this condition.

(7) During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. In addition, construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which prevents storm water contamination.

B. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final 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.

6. Lighting Plan

Prior to commencement of construction, the University shall submit two (2) sets of Final Lighting Plans for review and approval by the Executive Director. The Final Lighting Plan shall incorporate the following requirements:

(a) The lighting plan shall identify the locations of all existing exterior lighting fixtures on the project site that do not meet the design and efficiency standards set forth in subsection (b) below. (Special Condition 6 (b)).

(b) Exterior night lighting shall be designed, installed, and, where applicable, retrofitted to minimize all forms of light pollution, including light trespass, glare, and sky glow consistent with the following:

i) Lighting shall be of low glare design.

ii) No skyward-casting lights shall be used.

iii) Lighting shall use the best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only. Light shielding shall be shielded to direct light downward onto the subject site and prevent light trespass onto campus open space and the Campus Lagoon ESHA.

iv) The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting. Lighting shall use the best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat.

v) Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used.

vi) Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

(c) Existing "globe" style outdoor light installations on the project site and the vicinity of the project site shall be replaced with new light fixtures designed design and efficiency standards set forth in subsection (b) above (Special Condition 6 (b)). Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation.

(d) The lighting plan shall identify the locations of all proposed and retrofitted exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture, the lighting specifications, and the height of the fixtures.

(e) The lighting plan shall be accompanied by an analysis of the lighting plan prepared by a qualified biologist that documents that the lighting plan is effective at preventing lighting impacts upon adjacent environmentally sensitive habitat.

The lighting plan shall be undertaken concurrent with project construction and fully implemented by such time as the KITP Housing Complex is occupied.

7. Final Interim Erosion Control Plans and Construction Responsibilities

A. Prior to commencement of construction activities, the University shall submit to the Executive Director an Interim Erosion Control and Construction Best Management Practices Plan, prepared by a qualified, licensed professional. The qualified, licensed professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan are in conformance with the following requirements:

1. Erosion Control Plan

(a) 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. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.

(b) The plan shall include a narrative report describing all temporary run-off and erosion control measures to be used during construction.

(c) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.

(d) The plan shall specify that grading shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time if the situation warrants such a limited extension, if 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, and shall 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. Basins shall be sized to handle not less than a 10 year, 6 hour duration rainfall intensity event.

(e) The erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.

(f) 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.

(g) All temporary, construction related erosion control materials shall be comprised of bio-degradable materials (natural fiber, not photo-degradable plastics) and must be removed when permanent erosion control measures are in place. Bio-degradable erosion control materials may be left in place if they have been incorporated into the permanent landscaping design.

2. Construction Best Management Practices

(a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.

(b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.

(c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.

(d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.

(e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.

(f) The University shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.

(g) Debris shall be disposed of at a permitted disposal site or recycled at a permitted recycling facility authorized to receive the debris materials. If the disposal site is located in the coastal zone, the disposal site must have a valid coastal development permit, or NOID as applicable, for the disposal of fill material. If the proposed disposal site is not authorized to receive fill, a coastal development permit, or NOID as applicable, will be required prior to the disposal of material.

(h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.

(i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.

(j) The discharge of any hazardous materials into any receiving waters shall be prohibited.

(k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.

(l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity

(m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

B. The final Interim Erosion Control and Construction Best Management Practices Plan shall be in conformance with the site/ development plans approved by the Coastal Commission. Any necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed professional shall be reported to the Executive Director. No changes to the approved final plans shall occur without a new notice of impending development unless the Executive Director determines that a new notice of impending development is not legally required.

8. Final Drainage and Polluted Runoff Control Program

Prior to commencement of construction activities, the University shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of storm water leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

A. Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of storm water 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 runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.

B. Post-development peak runoff rates and average volumes shall not exceed pre-development conditions;

C. Appropriate structural and non-structural BMPs (site design, source control and treatment control) shall be designed and implemented to minimize water quality impacts to surrounding coastal waters;

D. Impervious surfaces, especially directly connected impervious areas, shall be minimized, and alternative types of pervious pavement shall be used where feasible;

E. Irrigation and the use of fertilizers and other landscaping chemicals, including rodenticides, shall be minimized;

F. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner;

G. There shall be no net reduction in clean storm water runoff to the adjacent wetlands.

H. Runoff shall be conveyed off site in a non-erosive manner.

I. Energy dissipating measures shall be installed at the terminus of outflow drains.

J. The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 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 enhancement of the eroded area. Should repairs or enhancement become necessary, prior to the commencement of such repair or enhancement work, the applicant shall submit a repair and enhancement plan to the Executive Director to determine if an amendment or new notice of impending development is required to authorize such work.

K. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this notice of impending development unless the Executive Director determines that no amendment is legally required.

9. Removal of Excess Material

Prior to commencement of construction activities, the University shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid NOID

for the disposal of fill material. If the disposal site does not have a NOID, such a NOID will be required prior to the disposal of material.

10. Parking Requirements

The University shall provide and maintain 15 parking spaces in Parking Lot 30 to serve the parking demand of the proposed KITP Housing Complex. Should any of these 15 parking spaces be lost due to the elimination or redevelopment of Parking Lot 30 in the future, the University shall mitigate the loss of parking by relocating an equal number of parking spaces elsewhere on Storke Campus within the vicinity of the KITP Housing Complex to retain a minimum total of 15 parking spaces assigned to the KITP Housing Complex. Any relocation of spaces shall require a notice of impending development. Additionally, the University shall comply with the following requirements:

(1) At any given time, no more than 15 parking permits shall be issued to KITP residents.

(2) To ensure that adequate parking is made available to residents, the University shall track the requests and permits issued on a monthly basis, with a report submitted annually for the review and approval of the Executive Director. The report shall also include an assessment of the number of individual visiting residents, number of visiting families, total number of residents, and the number of associated staff at KITP.

(3) If the maximum number of permits is routinely issued, the University shall review the adequacy of the parking, including permit tracking as described in subparagraph 2 above; quantitative information regarding the number of long-term and short-term parking categories; and day/evening and weekday/weekend occupancy rates for residential parking spaces. If additional parking is required, it shall be processed as a Notice of Impending Development.

V. 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 the LRDP amendment if modified as suggested in Section III above, and approval of the Notice of Impending Development, as conditioned by Special Conditions 1-10 set forth in Section IV above. The Commission hereby finds and declares as follows:

A. AMENDMENT DESCRIPTION (LRDP-4-UCS-14-0002-1)

The University of California at Santa Barbara is proposing an amendment to its certified 1990 Long Range Development Plan (LRDP) to allow for the construction of the Kavli Institute for Theoretical Physics (KITP) Housing Complex. The proposed amendment is project driven and has been submitted in conjunction with a related Notice of Impending Development for the KITP Housing Complex (USC-NOID-0005-14). The amendment is proposed in order to accommodate the proposed 32-unit, 61-bedspace housing complex not to exceed 45 feet in height above existing grade adjacent to El Colegio Road located primarily within an existing developed

parking lot at the San Clemente Graduate Student Housing Complex. The proposed project would result in the permanent removal of 112 parking spaces that serve the San Clemente Graduate Student Housing Complex.

The 1.5-acre KITP project site development area is proposed in the western and central portions of a paved 148 space surface parking lot (Lot 53) that serves San Clemente Graduate Student housing complex north of El Colegio Road on Storke Campus and is located within a larger 11.5-acre development envelope with a 1990 LRDP land use designation of "Student Housing." This 11.5-acre development area is currently occupied with a three-story, 329-unit, 976-bedspace, San Clemente Graduate Student housing complex, comprised of three housing blocks approximately 35 feet in height with a maximum of 45 feet in height above existing grade. Additionally, a five level parking structure (Lot 50) with 785 spaces and 3 surface parking lots (Lot 51, 52, & 53) with a combined total of 198 parking spaces are located within the 11.5-acre development area.

The certified 1990 LRDP includes land use policies with specific development standards for housing located within the 11.5-acre site that indicates that no more than 315 units/976 bedspaces of student housing shall be developed, at an approximate average density of 30 units per acre (1990 LRDP Policy 30240(b).14, amended in 2005 pursuant to LRDPA 1-04). Furthermore, housing development shall be limited to a maximum of 35 feet above existing grade (except for mechanical and electrical equipment) where it fronts El Colegio Road and the height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field (1990 LRDP Policy 30251.15, added pursuant to LRDPA 1-04). Lastly, the 1990 LRDP requires one parking space to be provided for each bed space in San Clemente Graduate Student housing site for residents and visitors of the San Clemente Graduate Student Housing. Existing parking spaces shall not be used to satisfy this requirement (1990 LRDP Policy 30254.2, added pursuant to LRDPA 1-04).

The proposed amendment would increase the maximum height of the 1.5-acre KITP housing site from a maximum of 35 feet above existing grade where it fronts El Colegio Road to a maximum of 45 feet above existing grade as the development approaches Storke Field to a maximum of 45 feet across the entire housing site. Specifically, the proposed amendment modifies Figure 16 Building Height Limits (Exhibit 11) of the certified Long Range Development Plan to reflect the 1.5-acre project site area height increase. This maximum height limit is generally consistent with those areas directly east of the project site and the existing San Clemente Graduate Student Housing Complex.

Additionally, the amendment modifies three certified 1990 LRDP policies. First, policy 30251.15 would be modified with entirely new language to reflect specific post-buildout development standards for maximum unit count, parking, and building height that only apply to the San Clemente Graduate Student Housing Complex. The University's proposed language is shown below with certified LRDP language shown in straight type and language proposed by the University to be deleted in ~~strikeout~~ and language to be added in <u>underline</u>.

Existing LRDP Policy 30251.15:
~~(Added pursuant to LRDPA 1-04) states: "The San Clemente Housing development on Storke Campus shall be limited to a maximum of 35 feet above existing grade (except for mechanical and electrical equipment) where it fronts El Colegio Road. Mechanical~~

~~equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke field. Parking structures shall not exceed 35 feet in height, or 45 feet in height if an additional level of parking is provided on the San Clemente graduate student housing project.~~"

Proposed LRDP Policy 30251.15 ~~(2010 LRDP Policy LU-SC)~~:
At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 325 student housing units accommodating 973 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards:
a. Bicycle parking serving the development shall be provided on the site. A total of 244 parking spaces shall be provided to serve the San Clemente Village housing development including 51 guest spaces on the site;
b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and
c. Parking Structure 50 shall not exceed 45 feet in height as shown in certified Figure D.4.

Additionally, the Amendment proposes to modify LRDP Policy 30254.2, which currently requires that one parking space shall be provided for each bed space in San Clemente Graduate Student Housing for residents and visitors of San Clemente Graduate Student Housing. The University proposes to replace the certified language with entirely new language in order to allow for a reduction of required parking spaces for San Clemente Housing. Currently, this policy requires that 976 parking spaces be provided, however the proposed KITP housing complex project would permanently remove 112 of those 976 parking spaces and therefore the 11.5-acre site would not contain the required parking spaces for San Clemente. In lieu of the site specific language in Policy 30254.2, the University is proposing new language that would apply general parking standards to the campus housing, equal to 2 parking spaces for each family unit and 1 parking space for each 4 bed spaces for dormitory-type housing, with some exceptions. Thus the certified 1:1 (parking to bed spaces) parking ratio would be reduced to 1:4. Under this new standard, the San Clemente Graduate Student Housing Complex would comply with the proposed standard for parking on site and the KITP housing complex project could therefore be accommodated. The University's proposed language is shown below with certified LRDP language shown in straight type and language proposed by the University to be deleted in ~~strikeout~~ and language to be added in underline.

Existing LRDP Policy 30254.2:
~~Added in 2005 LRDPA 1-04 for San Clemente Housing states: "One parking space shall be provided for each bed space in San Clemente graduate student housing for residents and visitors of the San Clemente graduate student housing project. Existing parking spaces shall not be used to satisfy this requirement."~~

Proposed LRDP Policy 30254.2:

A. All family housing (faculty, staff and student) shall have a minimum of 1.5 parking spaces per unit plus ½ space per unit for guest parking for a total of 2 parking spaces per unit. Dormitory housing, or other housing that accommodates individuals rather than families, shall provide a minimum of one parking space per four student bed-spaces.
B. A reduced number of parking spaces may be approved where a site-specific parking study, submitted with the relevant Notice of Impending Development, provides a detailed evaluation of the site's current and potential parking needs for the life of the development that evidences that the actual parking need at the site is lower than the total number of spaces required in "A" above. The detailed parking analysis shall include, but not be limited to: housing size and types; resident population; resident restrictions; designated location of parking; potential areas where parking may inadvertently occur due to convenience or an insufficient designated parking capacity; University commitments to alternative transportation for the life of the project; monitoring provisions; and potential adaptive measures to be approved through a future NOID if monitoring shows that parking associated with the development is being displaced to areas outside of the designated location.
C. Without need of a site-specific parking study, the required number of parking spaces mandated by the ratios in Policy TRANS-15 may be reduced by 0.5 spaces per unit (compared with the spaces that would otherwise be required in accordance with these requirements) where the University includes, as based individual transportation pool vehicles, such as "Zip-Car" rental vehicles, within the same development. The pool vehicles must be supplied in sufficient numbers to reasonably reduce the number of personal vehicles maintained on site by residents of the pertinent housing development, and must be legally available for rental to the population for which the subject housing development is designed. The Commission may impose a condition on the pertinent Notice of Impending Development to ensure the permanent provision of the required community-based vehicle pool in lieu of the higher parking space requirement that would otherwise apply.

Where otherwise-required parking is reduced pursuant to the provisions of Subparagraph B or C above, the University shall monitor the parking to determine whether parking associated with development is displaced to sites other than the designated parking area, and submit a resultant report to the Executive Director of the Coastal Commission by January 1, annually. If the Executive Director determines that monitoring of parking shows displacement, the Executive Director shall notify the University and within one year from receipt of such notification the University shall provide a NOID, or LRDP Amendment as necessary, to remediate the parking capacity

The third LRDP Policy proposed to be modified is LRDP Policy 30240(b).14 which indicates that no more than 315-units and 976-bedspaces of student housing shall be developed. Currently, San Clemente is built-out at total of 329 units and 976 bedspaces, however the proposed KITP housing complex project will add an additional 32 additional units and 61 bedspaces to the 11.5-acre housing site for a total of 359 units and 1,037 bedspaces, and therefore is inconsistent with this policy. The University is proposing to modify Policy 30240(b).14 in its entirety with new

language to reflect specific development standards for maximum unit count, parking requirement and building height that only apply to the 1.5-acre KITP Housing Complex Project. The University's proposed language is shown below with certified LRDP language shown in straight type and language proposed by the University to be deleted in ~~strikeout~~ and language to be added in underline.

Existing LRDP Policy 30240(b).14:

~~No more than 315 units/976 bedspaces of student housing shall be developed north and west of the Storke recreation fields on the Storke Campus in the area so designated for such housing on the Land Use and Circulation map, at an approximate average density of 30 units per acre.~~

Proposed LRDP Policy 30240(b).14:

Development at the Kavli Institute of Theoretical Physics Housing site shall be located within the approximately one-acre potential development envelope designated as Housing on certified Figure D.3 and shall be consistent with the following build-out provisions:

a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families;
b. Bicycle and vehicular parking serving the development shall be provided on or near the site. A total of 15 parking spaces shall be assigned to Parking Lot 30; and
c. Development shall be limited to a maximum of 45 feet as shown in certified Figure D.4. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features.

Furthermore, the amendment makes text changes to the 1990 LRDP in the following sections to update the San Clemente buildout and integrate the unit/bedspace count of the proposed KITP Housing Complex: Sections I. Planning Context, F. Summary of Differences Between the 1980 Plan and the1990 Plan as Amended (Page 23); Section II. Campus Development Plan, B. Land Use Element, Table C. Planned Housing (Page 32); Section III Development Guidelines, B. Storke Campus (Page 79); and (Coastal Act Element) Section II New Development, 2 1990 LRDP (Page 116) and is attached as Appendix C in Exhibit 14.

The proposed amendment has been submitted in response to a related notice of impending development (NOID No. UCS-NOID-0005-14) for the construction of a 74,090 gross sq. ft., 3-story with basement, 32-unit, 61-bed housing complex not to exceed 45 feet in height above existing grade adjacent to El Colegio Road and across the entire project site, and permanently remove 112 parking spaces currently assigned to San Clemente Graduate Student housing. This project could not be approved without the proposed amendment to the LRDP. Therefore, the proposed amendment to the LRDP to increase the maximum height across the entire site, reduce the required parking spaces per bedspace and increase the allowable unit/bed spaces count on the project site is necessary in order for the related NOID to be found consistent with the certified LRDP.

B. NOTICE OF IMPENDING DEVELOPMENT (UCS-NOID-0005-14) DESCRIPTION AND BACKGROUND

The proposed amendment is project driven and has been submitted in conjunction with a related Notice of Impending Development (NOID No. UCS-NOID-0005-14). The University proposes the construction of a new 74,090 gross sq. ft., 45-ft. high, 3-story with basement, 32-unit, 61-bed housing complex, permanent removal of 112 parking spaces, and approximately 5,990 cu. yds. of grading (4,720 cu. yds. of cut and 1,270 cu. yds. of export). The proposed housing complex would be used as temporary housing by visiting physicists, scientists, scholars and their families while participating in programs sponsored by the Kavli Institute for Theoretical Physics (KITP).

The KITP is a scientific research facility where scientists, theorists and other scholars in physics and other related fields meet for sustained periods of time to discuss and collaborate on a broad range of scientific issues. Programs sponsored by the KITP vary in duration but are often two or more months in length, and attract select groups of participants from institutions worldwide. The programs are designed to enhance interaction among participates and stimulate creative thinking leading to insight and scientific progress. The KITP program is located in Kohn Hall near the eastern entrance to the UCSB Main Campus. It is estimated that approximately 1,000 individuals participate in KITP programs each year. The University has indicated that currently, visitors to the KITP that stay for less than three weeks generally reside at hotels or motels in the Goleta and Santa Barbara area. Visitors participating in programs longer than three weeks in duration often find accommodations such as vacation home rentals or similar arrangements. One of the primary objectives of the KITP Housing Complex is to provide housing that will encourage and facilitate interaction among program participants. To accomplish this, the project provides a variety of areas where informal meetings, gatherings and conversations can take place. To accomplish this, the project provides a variety of areas where informal meetings, gatherings and conversations can take place. To accommodate the project residents and minimize the need for off-site trips, a variety of facilities would be provided such as kitchens within each residential unit, communal kitchens, laundry facilities, and recreation facilities. Most KITP program participants rely on bicycles for transportation and; therefore, the project also includes a large indoor bicycle parking area.

The proposed 1.5-acre KITP project site is located within a larger 11.5-acre development envelope on Storke Campus of University of California, Santa Barbara. This 1.5-acre site is gently sloping and mostly occupies the western and central portions of a paved 148 space parking lot (Lot 53) that serves the San Clemente Graduate Housing Complex. The larger 11.5-acre development area is currently developed with a three-story, 327-unit, 976-bedspace, San Clemente Graduate Student housing complex, comprised of three housing blocks approximately 35 feet in height with a maximum of 45 feet in height above existing grade, one parking structure (Lot 50), and three surface parking lots (Lot 51, 52 & 53).

Furthermore, the project site is located north of El Colegio Road and the community of Isla Vista, west of San Clemente Graduate Student Housing Complex, east of the San Clemente Habitat Restoration Area and San Clemente Stormwater Management System, and south of Storke Field, which is used for a variety of recreation and athletic purposes (Exhibit 2). Lot 53 and the project site are accessed by a driveway that connects with El Colegio Road and aligns with the signalized intersection of Camino Pescadero, a north-south street in Isla Vista. The northern project site boundary is also the southern edge of a 100-foot buffer for a wetland located

north of the project site. The proposed KITP housing project is located entirely outside the 100-foot buffer area established for the wetland.

Additionally, the project site is level and slopes gently to the northwest. The southwestern portion of the site has an elevation of approximately 32 feet above sea level, while the northern portions of the site have an elevation of approximately 28 feet. Grading required to construct the project would be for foundation preparation and to excavate the basement area. Approximately 5,990 cubic yards of soil (4,720 cu. yds. of cut, 3,450 cu. yds. of fill and 1,270 cu. yds. of export) would be excavated and used to grade the site and create a level building pad. The project site is primarily a paved parking lot; therefore, the project would not result in a substantial increase in impervious ground cover or a substantial increase in stormwater runoff when compared to existing conditions. Runoff from the project site would be discharged in a non-erosive manner to the vegetated "filter strips" drainage swales that currently drain water from Parking Lot 53. Site grading and drainage is designed so that runoff volume and rate characteristics in each of the existing drainage swales north of the project site would remain similar to existing conditions. Landscaping on the project site consists of small ornamental trees, shrubs and ground covers. The site also extends into natural area to the north and west of the site consisting of approximately 0.16-acres of ruderal grasslands and a variety of native plants that were planted in 2009 in conjunction with the San Clemente Habitat Restoration Area and the development of the Stormwater Management System. Furthermore, a 20-foot wide drainage easement extends north to south across the western portion of the project site and contains a 42-inch, County-owned storm drain line is located within the easement and drains runoff water from El Colegio Road and parts of Isla Vista. The proposed building would not be located within the easement area.

The proposed KITP Housing Complex would be a 74,090 gross square foot three-story structure with a partial basement. The building would have 32 residential suites developed in a variety of configurations, providing a total of 61 beds. Residential units would include 18 one-bedroom suites, 11 two-bedroom suites, and 3 seven-bedroom suites. Additionally, the following support facilities would be provided on three levels of the proposed building: entrance lobby, informal meeting area, reception and office areas, a conservatory, mezzanine, housekeeping and storage areas, great room and lounge for informal gatherings and activities, kitchen and dining areas, children's play room, restrooms, equipment and bicycle storage facilities to accommodate 87 bicycles, trash and recyclable material storage area, and electrical and mechanical equipment areas. The 11,634 sq. ft. basement provides a variety of support facilities including: exercise rooms, music and recreation facilities, laundry facilities, storage areas and restrooms. A commissary would also be provided that would sell food items to project site residents. Furthermore, outdoor areas would include courtyards and terraces that provide seating, tables, BBQs and other similar amenities.

Access and Parking

Access to the KITP project site would be provided from El Colegio Road, which is located south of and adjacent to the Project site. Vehicle access to the building for deliveries, as well as emergency vehicle access, would be provided by an existing driveway that serves Lot 53. This driveway aligns with Camino Pescadero, a north-south street in Isla Vista. An existing walkway and class 1 bicycle path located south of and adjacent to the project site would provide access

between the project site and the Main Campus. These paths would be detoured during construction and restored to its original location after construction.

The project site is currently occupied by Lot 53, which provides 148 spaces primarily for residents of the San Clemente Graduate Student Housing. Development of the project would remove 112 of the existing spaces, and 36 spaces located on the eastern portion of the parking lot would be retained and slightly reconfigured to facilitate the emergency vehicle access to the project site. Vehicles displaced from Lot 53 would park in Parking Structure 50, which is a 785-space structure located approximately 1,500 feet east of the KITP project site and adjacent to the San Clemente Graduate Student Housing.

Due to the temporary nature of the participants' stay at UCSB, the University asserts that approximately 10-15 percent of the participants in KITP programs are expected to have a vehicle during their stay because most program participants rely on bicycle transportation. Program participants that have a vehicle would park in Parking Lot 30. Thus, the University believes that only approximately 10 parking spaces are needed to accommodate the 61 residents. However, in order to ensure that adequate parking spaces are provided, the University is proposing to provide 15 parking spaces to be dedicated for the KITP residents in Parking Lot 30.

C. CONSISTENCY ANALYSIS

The standard of review for the proposed LRDP amendment is that Chapter 3 policies of the Coastal Act. The standard of review for the related NOID is the policies of the certified LRDP. NOID No. UCS-NOID-0005-14 is not consistent with the certified LRDP unless the proposed LRDP Amendment No. LRDP-4-UCS-14-0002-1 is approved and certified. Special Condition One (1) for NOID No. UCS-NOID-0005-14, therefore, stipulates that prior to the commencement of any development, certification of the Long Range Development Plan Amendment No. LRDP-4-UCS-0002-1 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.

Visual Resources

Section 30251 of the Coastal Act, which has been incorporate in the certified LRDP, requires that visual qualities of coastal areas be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas be enhanced and restored. This policy requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas. This policy also requires that development be sited and designed to be visually compatible with the character of surrounding areas. Prominent visual features of the eastern portion of Storke Campus include the open turf areas of Storke Field, Harder Stadium, the San Clemente Graduate Student housing complex, Storke Wetlands, and the adjacent open space north and west of Storke Field. The Storke Campus is located directly across from the community of Isla Vista, developed with an array of two and three story housing complexes. The use and character of the proposed housing site and the vicinity are primarily housing, recreation and natural open space.

The LRDP contains policies to ensure that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance consistent with Section 30251 of the

Coastal Act, including setback and building height restrictions. The policies of the LRDP indicate that buildings shall not exceed the height limits established in Figure 16. Buildings on the campus range in height from one to three story structures up to 114 feet in height. Main Campus buildings are developed in concentric zones consistent with 35-foot, 45-foot, and 65-foot maximum height profiles. Higher profile buildings are designated at the core of the Main Campus with lower height buildings maintained along the perimeter, allowing views from inland buildings to the coast and providing "stepped-levels" of development which sets back the larger campus buildings from surrounding areas and reduces the impact of new structures on scenic and visual qualities. The proposed KITP housing complex is located on the Storke Campus, adjacent to Main Campus. Under the certified LRDP, all development envelopes in and around this location are restricted to a maximum of 35 feet in height above existing grade at El Colegio Road and gradually increase to a maximum of 45 feet above existing grade as the development approaches Storke Field in the certified LRDP (Exhibit 11).

The proposed amendment would allow for the new KITP housing complex, which fronts El Colegio, at an increased maximum height of 45 feet across the entire 1.5-acre project site. Although the proposed housing project will not block views of the ocean from any public areas, it will partially block mountain and open area views from El Colegio Road. However, the existing views are brief and limited given the extent of surrounding campus and City of Goleta development. Although the proposed 10 ft. increase in height from 35 ft. to 45 ft. in height for structures adjacent to El Colegio Road would allow for a slightly taller structure on the 1.5 acre portion of the larger 11.5 acre subject site; this increase will not result in any new substantial impacts to public views and would be generally consistent with the height, massing, size and extent of the adjacent housing for the San Clemente Graduate Housing Complex. Thus, the Commission finds that a height limitation of 45 feet above existing grade for the new development at the proposed project location is compatible with the surrounding environment and existing San Clemente Graduate Student housing development.

Therefore the maximum height limitation of 45 feet above existing grade is consistent with the surrounding character to the maximum extent feasible pursuant to Section 30251 of the Coastal Act.

However, the KITP housing development proposed pursuant to the subject Notice of Impending Development is only consistent with the LRDP if the proposed amendment to the LRDP is approved. Therefore, the Commission finds that Special Condition One (1) is necessary to ensure that the proposed amendment to the LRDP is deemed legally adequate prior to authorization of the impending development. Special Condition One ensures that the LRDP is amended to specify the new development site and associated height requirement of 45 feet.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP with regards to visual resources.

PUBLIC ACCESS

Section 30252 of the Coastal Act 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 provide substitute means of serving the development with public transportation. Coastal access is generally viewed as an issue of physical supply, and is dependent not only on the provision of lateral access (access along a beach), but also the availability of public parking (including on-street parking). In past Commission action, the Commission has found that the availability of public parking, including on-street parking, constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways.

The University's certified LRDP incorporates by reference Coastal Act Sections 30210, 30211, 30212, 30213, 30214 and 30252 concerning coastal recreation and access. Therefore, it is necessary that the development proposed in notices of impending development be consistent with the requirements of these policies. 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. Section 30212 of the Coastal Act, as incorporated in the LCP, requires that public access from the nearest public roadway to the shoreline and along the coast be provided in new development projects with certain exceptions such as public safety, military security, resource protection, and where adequate access exists nearby. In addition, Section 30213 requires that lower cost visitor and recreational opportunities be protected, encouraged and, where feasible provided. Section 30214 of the Coastal Act, as incorporated in the LRDP, provides that the implementation of the public access policies take into account the need to regulate the time, place, and manner of public access depending of such circumstances as topographic and geologic characteristics, the need to protect natural resources, proximity to adjacent residential uses etc. Section 30252 of the Coastal Act 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.

The LRDP also contains policies that require the University to accommodate coastal visitor parking. In addition, LRDP policy 30210.9 states that the University must conspicuously post public access signs which note the direction of the beach access within parking lots 1, 5, 6, 10, 23 and 24. LRDP Policy 30211.1 states that "motor vehicle traffic generated by new development shall not restrict or impede public access to or along the coast by exceeding the roadway capacity of existing coastal access routes on campus."

The proposed amendment and the related impending development consists of the construction of a new 74,090 gross sq. ft., 45-ft. high, 3-story with basement, 32-unit, 61-bed housing complex, permanent removal of 112 parking spaces, and approximately 5,990 cu. yds. of grading of associated grading (4,720 cu. yds. of cut, 3,450 cu. yds. of fill, and 1,270 cu. yds. of export). The proposed KITP housing complex would result in the generation of additional vehicle trips through the community of Isla Vista and contribute to additional demand for parking for residents, visitors, and staff at San Clemente Graduate Student Housing Complex.

The University of California, Santa Barbara campus is situated along 2½ miles of coastline in Santa Barbara County. Public pedestrian access is available to and along the entire 2½ miles of coastline contiguous to the campus. Additionally, the parking facilities on campus constitute a significant supply of publicly-available beach parking in the area through both dedicated coastal access parking locations as well as parking available to all visitors to campus (Parking Permit "C").

Surrounding the campus is a mixture of suburban residential, commercial areas, agricultural, and undeveloped lands. The Main, Storke, and West Campus areas of UCSB effectively surround the community of Isla Vista on three sides, and the Pacific Ocean lines the community on the south. Isla Vista is a residential community with a small commercial center, located in an unincorporated area of Santa Barbara County immediately west of the University and immediately east of the Coal Oil Point Natural Reserve. The current population of Isla Vista is approximately 23,000. Isla Vista is known primarily for its role in providing housing for students from UCSB as well as Santa Barbara City College. Isla Vista is approximately 1.8 square miles. Development in Isla Vista is generally characterized as high-density residential with some single-family residential neighborhoods and a small commercial "downtown" district. The multiple residential areas in Isla Vista are generally characterized by a lack of parking, landscaping, and architectural amenities. There are approximately 3,500 existing on-street parking spaces in the community, nearly all of which are currently available for public use on a "first-come, first-serve" basis. There are five existing vertical access ways that provide public access from Del Playa Drive to the sandy beach. In general, users of on-street parking in the community include: residents; visitors to the area; customers to stores, shops, and restaurants; employees of businesses; students of the University; and beachgoers.

As a result of their proximity, the social and economic interests of the University and Isla Vista community are inextricably linked. Particularly notable are the impacts to transportation and parking conditions as a result of the influx of students, staff, researchers, and the many other visitors associated with the University. The on-street parking spaces within Isla Vista are heavily used, with generally the highest percentage rates of occupancy on the eastern end of Isla Vista adjacent to the University and commercial district. The historical lack of parking in Isla Vista has been attributed to a number of different factors, including: substantial development of Isla Vista in the 1950s and 1960s when only one space per unit was required; the large number of residents (primarily students) per unit was not contemplated at the time of development; dense multi-unit housing stock was encouraged on the east side of Isla Vista in order to make development of Isla Vista feasible (which may now provide housing such as off-campus dormitories, fraternities, and sororities); and commuters to the University utilizing on-street parking in the areas close to the University to avoid on-campus parking fees.

Currently, in the east and central portions of Isla Vista, parking is constrained. A recent parking study (Fehr & Peers, Aug 2013) indicates a daytime peak of 85% parking occupancy in the eastern portion of Isla Vista closest to the University between 9 a.m. and 11 a.m. and a peak of 90% parking occupancy in the central portion of Isla Vista between 7 a.m. and 9 a.m. Parking surveys from 2007 (Fehr & Peers, Mar 2008) indicate that parking in Isla Vista is on a downward trend given that the parking occupancy peaks in the eastern portion of Isla Vista at 90% occupancy between 4 a.m. and 5 a.m. and 95% occupancy between 4 a.m. and 5 a.m. in the central portion of Isla Vista.

Although the parking occupancy from 2007 to 2013 indicates an improvement with regard to parking occupancy, 85% and 90% parking occupancy discourages local coastal access in the Isla Vista area contrary to the requirements of Coastal Act Section 30252. Given that the subject Student Housing site is adjacent to east and central Isla Vista, both the existing San Clemente

Housing and the proposed KITP have the potential to exacerbate the parking occupancy levels if adequate parking is not provided in a convenient and accessible location.

Pursuant to the LRDP Amendment, the University proposes to modify parking in a number of ways: (1) by reducing the total number of parking spaces that are required for the San Clemente Graduate Student Housing Complex in Policy 30251.15 (from the certified 976 to the proposed 300 parking spaces); (2) by applying parking ratios and parking provisions more generally to all family housing and dormitory-type units within Policy 30254.2; and (3) by assigning 15 parking spaces in Parking Lot 30 to serve the proposed KITP development in Policy 30240(b).14.

San Clemente Graduate Student Housing Complex Parking

Certified Policy 30254.2 requires one parking space to be provided for each bed space in San Clemente graduate student housing to accommodate residents and visitors of the San Clemente graduate student housing project. This policy specifically excluded the use of pre-existing parking spaces to satisfy the parking ratio. San Clemente Graduate Student Housing, now known as San Clemente Village, was constructed with 976 bed spaces. The subject Amendment includes language in revised Policy 30251.15 that proposes a reduction from the required 976 parking spaces down to 300 parking spaces (244 for residents and 51 guest spaces). The proposed number of parking spaces in the Amendment is based on a ratio of 1 parking space for every 4 student bed spaces plus the existing 51 guest parking spaces. This proposed number of spaces represents the reduction of 676 parking spaces that were required on-site at the time of the project's approval.

The proposed Amendment total of 300 parking spaces to serve the San Clemente Graduate Student Housing Complex represents a significant reduction in parking, the equivalent to a proposed 69% decrease. Inadequate on-site parking has the potential to exacerbate existing parking problems and discourage access to the coast by both directly using Isla Vista parking spaces and indirectly by raising the level of difficulty to find an available space which may lead to more traffic congestion, more car idling and wait times. Therefore, any such reduction requires strict scrutiny and site-specific data to show that the new propose parking numbers are adequate to accommodate all parking needs of the residents, visitors, and staff. The approval of the San Clemente Graduate Student Housing Complex specifically required the 1:1 (parking space to bed space) parking ratio to ensure that parking in Isla Vista was not displaced by the residents, visitors, or staff associated with the San Clemente Housing project. The student population in San Clemente Housing is primarily graduate students, which UCSB trends show are more likely to own a vehicle than the undergraduate students in residence halls. (The Fehr & Peers 2008 study included a student survey which indicated vehicle ownership was approximately 85% for upper division students in residential complexes outside of Main Campus.) In addition, NOID 2-06 required that there be no additional, separate fee associated with parking permits at San Clemente Housing as a measure intended to encourage students with cars to utilize the parking assigned to San Clemente rather than other off-site parking.

The University asserts that the 1:1 parking ratio is unnecessary because not every student brings a car to campus and also that the both the location so close to Main Campus as well as the University's alternative transportation program provide a living situation in which many residents wouldn't need a car. The University asserts that Campus parking surveys show that

occupancy only reaches 62 percent in the four parking lots assigned to San Clemente Graduate Student Housing. These surveys indicate that the parking lots are not being used to full capacity and there is likely some level of reduction that is appropriate at the site. Subsequent to submitting the LRDP Amendment, University staff has indicated that they agree with Commission staff that their proposal to provide only 295 parking spaces (244 spaces for residents and 51 guest spaces) would not be adequate and have instead suggested that 540 resident parking spaces would be the appropriate number of parking spaces based on the University's interpretation of the above referenced parking survey data. However, the more appropriate measure of maximum parking needs can be more reliably based on the number of parking permits that were actually requested and issued for the San Clemente Graduate School Housing. The following table indicates that a minimum of 531 permits were issued in the Fall of 2011 and a maximum of 600 parking permits were issued to residents in the Fall of 2010.

Quarter	Resident Permits Requested/Issued	Staff Permits Requested/Issued
Spring 2010	580	33
Fall 2010	600	43
Winter 2011	587	43
Spring 2011	587	44
Fall 2011	531	49
Winter 2012	579	44
Average	577	43

Thus, given the potential consequences of underestimating the parking needs, as well as recognizing that parking trends may go up or down, the conservative approach would be to target the maximum number of permits requested and issued since the project was constructed. In this case, the available parking permit records indicate that a maximum of 600 parking permits have been previously issued to the housing residents on site. Therefore, to ensure that there is adequate parking on site to serve the San Clemente Graduate Student Housing project, consistent with Coastal Act Section 30254, the Commission finds that Suggested Modification One (1) is necessary to require a total of 651 parking spaces, 600 for residents and 51 parking spaces for visitors. This translates to approximately 1 parking space for every 1.5 bed spaces, and equates to approximately 2/3 of the originally required parking spaces.

Policy 30240(b).14 provides the parameters for the development of the KITP project on the San Clemente Graduate Student Housing Site. Because this is a project-driven LRDP Amendment, it is known that the KITP project would result in the removal of 112 parking spaces of the 976 parking spaces previously assigned to San Clemente Graduate Student Housing. Therefore, to ensure that the project parameters are accurately described, including the maximum number of parking spaces that may be removed from Parking Lot 53, Suggested Modification Three (3) revises Policy 30240(b).14 to permanently allow the removal of 112 parking spaces from Parking Lot 53. The subject NOID implements part of the San Clemente parking reduction by removing 112 of parking spaces from Parking Lot 53. The removal of these parking spaces would still allow for the provision of the 651 required parking spaces required in modified Policy 30251.15 because the 651 parking spaces would be available as follows: 25 spaces in Parking

Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 565 spaces in Parking Structure 50.

General Parking Standard

The certified LCP identifies parking requirements for various campus developments on an individual basis. Proposed Policy 30254.2 identifies a parking ratio for family housing (faculty, staff and student) at 2 spaces per unit (1.5 parking spaces per unit plus 0.5 space per unit for guest parking) and a parking ratio for dormitory housing, or similar housing for individuals rather than families, at a minimum of one parking space per four student bed-spaces. In addition, proposed Policy 30254.2 would allow for a reduction in the required parking based on a site-specific parking study or where alternative measures are proactively and permanently incorporated into the housing project. Additionally, proposed Policy 30254.2 requires monitoring where such reductions in the parking requirement are approved.

The proposed amendment assigns a specific parking number to San Clemente Graduate Student Housing Complex and proposed KITP project based on the specific circumstances at the site and as represented in proposed Policy 30251.15 and Policy 30240(b).14a. Proposed Policy 30254.2 implies that the assigned numbers in Policy 30251.15 and Policy 30240(b).14a may be further reduced with additional studies and monitoring. That is not the case with the two project sites and therefore to ensure proper implementation of the LRDP, the Commission finds that Suggested Modification Two (2) is necessary to delete the general parking ratio requirements.

KITP Parking

The proposed amendment provides KITP project parameters in Policy 30240(b).14a for bicycle and vehicular parking to be provided on or near the KITP site, with a total of 15 parking spaces assigned to Parking Lot 30 to accommodate residents and visitors. Due to the unique and temporary nature of the participants' stay at UCSB, the University reports that approximately 10-15 percent of the participants in KITP programs have a vehicle during their stay and that most program participants rely on bicycle transportation. Program participants that have a vehicle would park in Parking Lot 30 which is located on Main Campus east of the subject site. If 15% of the residents bring vehicles, 10 parking spaces would be needed. However, the University is proposing 15 parking spaces to serve the KITP development. As proposed by the University, the 15 parking spaces were derived by applying a parking ratio of approximately 1 parking space per every 4 bed spaces, which the University believes to be the minimum applicable parking ratio for campus housing. This ratio is consistent with the typical number of parking spaces required for residents of the Main Campus residential halls and given the transitory nature of the KITP population is proposed to be applied to the KITP project. Given the location of the project adjacent to Isla Vista where existing parking is already constrained, and to ensure there is adequate parking on site to serve the KITP project consistent with Coastal Act Section 30254, the University is proposing a total of 15 parking spaces to be dedicated for the KITP residents in Parking Lot 30. To ensure adequate implementation, Suggested Modification Three (3) clarifies that the 15 parking spaces are the minimum number required, thus allowing for additional assignment of parking to the site through the NOID process rather than requiring and LRDP Amendment, as deemed necessary in the future to address KITP parking demand. Suggested

Modification 3 also clarifies that bicycle parking shall be located on the KITP project site as proposed in the NOID, not just *near* the site.

KITP residents will consist of visiting scholars and, potentially, their families. The KITP project, as proposed, includes the assignment of 15 designated parking spaces to serve the KITP development consistent with the proposed revision to Policy 30240(b).14a which requires a minimum of 15 parking spaces to serve the development. As proposed by the University, the 15 parking spaces were derived by applying a parking ratio of approximately 1 parking space per every 4 bed spaces, which the University has found to be the minimum applicable parking ratio for campus housing. However, as demonstrated by the above referenced parking permit records for the adjacent San Clemente Graduate Student Housing, parking requirements for residents on campus may significantly exceed the University's proposed ratio of 1 parking space per every 4 bed spaces for campus residents. However, given the unique nature of the KITP program and the University staff's belief that no more than 10- 15 percent of the KITP residents will have vehicles, the provision of only 15 designated spaces, as proposed by the University, may be appropriate in this case. However, given the potential impacts to the parking supply in Isla Vista and to ensure consistency with Coastal Act Section 30254, the Commission finds that Special Condition 10 is necessary to require the University to monitor the KITP project's parking demand, including parking requests and permits issued, and provide an annual report to the Executive Director regarding the adequacy of parking. Should the parking demand exceed the required 15 parking spaces, the University shall determine parking alternatives and assign additional parking through a Commission-approved Notice of Impending Development.

Implementation

In addition, several inconsistencies and typographical errors were identified in the processing of the proposed amendment. In order to ensure adequate and consistent implementation of the LRDP, Suggested Modification One (1) and Three (3) include minor changes to the proposed policies, including: (1) 325 to 329; (2) 973 to 976; (3) one acre to 1.5-acre and; (4) D.4 to 16.

Therefore, for the reasons discussed above, the Commission finds that the proposed amendment to the LRDP, only as modified, is consistent with the Chapter 3 policies of the Coastal Act with regards to public access. In addition, the notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP, as amended, with regards to public access.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Coastal Act Section 30230, which has been included in the certified LRDP, states that marine resources shall be maintained, enhanced and where feasible restored and that special protection shall be given to areas and species of special biological significance. Section 30231 of the Coastal Act, which has also been included in the certified LRDP, states, in part, that the quality of coastal waters, streams, and wetlands shall be maintained and where feasible restored. Section 30233 of the Coastal Act, included in the certified LRDP, states, in part, that the diking, filling, or dredging of wetland areas shall not be allowed with the exception of development for incidental public services, restoration purposes, and nature study or aquaculture. Further, Section 30240 of the Coastal Act, which has been included as part of the University's certified LRDP,

states that environmentally sensitive habitat areas (ESHAs) shall be protected against any significant disruption of habitat values and that development in areas adjacent to ESHA shall be sited and designed to prevent impacts that would significantly degrade such areas. ESHA are defined as areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments Section 30240 of the Coastal Act, which has been included in the certified LRDP, states that environmentally sensitive habitat areas (ESHAs) shall be protected and that only uses dependent upon such resources shall be allowed in such areas.

Additionally, the LRDP contains several polices that address sensitive resources. For instance, Policy 30240(b).24 states that ESHA on campus shall be protected and that all new development shall be set back a sufficient distance from ESHA to ensure protection of sensitive biological resources. In addition, Section 30230 and 30231 of the Coastal Act, which have also been included as part of the University's LRDP, mandate that marine resources and coastal water quality be maintained and where feasible restored and that uses of the marine environment be carried out in a manner that will sustain biological productivity and quality of coastal waters. Furthermore, the LRDP contains several additional polices that require the protection of water quality. Policy 30231.1 of the LRDP requires that wetlands and coastal waters be protected from increased sedimentation or contamination associated with new development. Policy 30231.2 of the LRDP states that projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters, ESHA, and wetlands. Policy 30231.3 of the LRDP states that drainage and runoff shall not adversely affect the Campus wetlands and that pollutant shall not be allowed to enter wetlands through drainage systems.

Further, Section 30240 of the Coastal Act, which has been included in the certified LRDP, requires that existing environmentally sensitive habitat areas, such as wetland areas, shall be protected against any significant disruption of habitat values, and that development in areas adjacent to significant habitat areas shall be sited and designed to prevent adverse effects which would degrade such areas. The Commission notes that unless adequate buffer areas are provided for, new development will result in adverse effects from contaminated and increased runoff, increased erosion, displacement of habitat, and disturbance to wildlife dependent upon such resources. Applications for proposed development that have come before the Commission have typically provided for a 100 ft. open-space buffer between new development and ESHA and wetland areas, and when not proposed by the applicant, such buffer areas have been required by the Commission to protect those resources. Buffer areas are undeveloped lands surrounding resource areas, such as wetlands, to be protected. These areas act to protect the wetland or ESHA resource from the direct effects of nearby disturbance (both acute and chronic), and provide the necessary habitat for organisms that spend only a portion of their life in the wetland such as amphibians, reptiles, birds, and mammals. In addition, Policy 30231.3 of the LRDP requires that the area surrounding wetlands shall be preserved as open space buffer and Policy 30231.2(*l*) of the LRDP requires that "new development adjacent to the required 100-foot building setback surrounding the upland limit of the wetland shall not result in significant adverse impacts" to the wetland. Further, Policy 30230.16 of the LRDP specifically requires that all new development on campus provide for a 100 ft. buffer setback from wetland areas.

In this case, the project site is located primarily within an existing developed area on Storke Campus and the certified 1990 LRDP does not designate the project site ESHA; however a

portion of the project site is located 100 feet south of the southern edge of a wetland and more than 100 ft. east and south east of an area of the site that is vegetated with tarplant, which constitutes an environmentally sensitive habitat area. As proposed, all portions of the proposed impending development for the KITP Housing Complex would occur 100 feet or more from the wetland and ESHA, consistent with Policies 30231.2(l), 30231.3 and 30231.16 of the LRDP. Although proposed development activities are not proposed to occur in the wetland or ESHA, the construction of new development still has the potential to adversely impact adjacent wetlands and ESHA. However, even with the provision of the 100 ft. buffer between the proposed development and the existing wetlands and ESHA, the project may still result in temporary adverse impacts to ESHA and wetland areas due to construction and staging activities. To ensure that such temporary impacts to the adjacent wetland/ESHA areas on site are minimized, Special Condition Five (5), requires the University to submit a final construction staging and fencing plan indicating that the construction zone, construction staffing area(s) and construction corridor(s) shall avoid any encroachment into the 100 ft. buffer area.

In addition, due to the fact that several small ornamental trees located in parking Lot 53 are proposed for removal has the potential to provide habitat for sensitive bird species, it is necessary to ensure that potential impacts to nesting bird species are avoided during tree removal activities. Additionally, given the project site's proximity to the San Clemente Habitat Restoration Area, there is further potential for breeding birds to be impacted as a result of construction. Thus in order to avoid any potential adverse impacts to raptor or sensitive bird species, Special Condition Four (4) requires that should tree removal activities occur between February 15 and September 1 (bird breeding season), a qualified environmental resource specialist shall conduct pre-construction bird surveys to determine whether nesting or breeding behavior is occurring within 500 feet of the project site. If a sensitive bird species is exhibiting nesting behavior, the University must contact all appropriate agencies to determine the proper course of action to protect the species. The nest may not be disturbed or removed and a biological monitor must be present during all construction activities to monitor the potential impacts to nest birds, including any indirect impacts from noise must be attenuated. Where no bird breeding behavior is initially observed, the environmental resource specialist shall conduct monthly follow-up surveys during the bird breeding/nesting season. Further, Special Condition Four (4) requires that a qualified environmental resource specialist be present during all tree removal activities. Where the survey identifies birds in the survey area, a construction monitor shall be present during all further construction activities until the birds have fledged. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts.

In past actions, the Commission has found that night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In this case, the subject site is adjacent to identified ESHA and wetlands. Although the majority of the project site is currently developed with an existing parking lot with nightlighting, the proposed project would still result in some increase in new artificial lighting to the project area due to the increase in the scale and massing of development on site. This impact can be minimized by directing lighting away from sensitive habitat areas. To address the impact of night lighting on the neighboring wetland sensitive habitat area, the Commission requires exterior night lighting to be minimized, shielded and directed away from the adjacent wetland and open space areas wherever lighting associated with

development adjacent to these resources cannot be avoided. Pursuant to Special Condition Six (6), the Commission requires that exterior night lighting installed on the project site to be of low intensity, low glare design, and be hooded to direct light downward onto the subject parcel(s) to prevent spill-over onto adjacent environmentally sensitive habitat areas, wetlands and wildlife habitat.

As noted previously, Section 30240 of the Coastal Act, which has been included in the certified LRDP, requires that existing environmentally sensitive habitat areas and wetland areas shall be protected against any significant disruption of habitat values, and that development in areas adjacent to significant habitat areas shall be sited and designed to prevent adverse effects which would degrade such areas. The proposed project includes landscaping of the residential project area. The Commission recognizes that the use of non-native and invasive plant species within new development can cause adverse on-site and off-site impacts upon natural habitat areas. Non-native and invasive plant species can directly colonize adjacent natural habitat areas. In addition, the seeds from non-native and invasive plant species can be spread from the developed area into natural habitat areas via natural dispersal mechanisms such as wind or water runoff and animal consumption and dispersal. These non-native and invasive plants can displace native plant species and the wildlife which depends upon the native plants. Non-native and invasive plants often can also reduce the biodiversity of natural areas because, absent the natural controls which may have existed in the plant's native habitat, non-native plants can spread quickly and create a monoculture in place of a diverse collection of plant species.

For the above reasons, the placement of any non-native invasive plant species within the development (which could potentially spread to the natural habitat areas) is a threat to the biological productivity of adjacent natural habitat and would not be compatible with the continuance of those habitat areas. Therefore, in order to minimize adverse effects to the indigenous plant communities within the project area that are not directly and immediately affected by the proposed development, the Commission has typically required that all landscaping consist primarily of native plant species and that invasive plant species shall not be used. Thus, to ensure permanent protection of the adjacent wetland, Open Space and significant habitat areas, and to ensure that non-native and invasive plant species cannot directly colonize adjacent natural habitat areas, the Commission finds that Suggested Modification Three (3) to the proposed LRDP amendment is necessary to include site specific development standards regarding landscaping standards and requirements for the proposed KITP Housing Site. Specifically, Suggested Modification Three (3) revises Policy 30240(b).14 to require all landscaping to consist primarily of drought resistant plant species. In addition, the project's perimeter where it aligns with ESHA buffer, wetland buffer, or Open Space, there shall be a 50-foot native landscaping transition zone within the project footprint. The native landscaping transition zone shall extend from the outer edge of the development site toward the interior of the development site. All new or replacement landscaping located in the 50 foot native landscaping transition zone planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

Further, in order to ensure that the changes required pursuant to Suggested Modification Three above are implemented as part of the impending development and to ensure that adverse effects to the habitat resources on site are minimized, Special Condition Three (3) of the notice of impending development requires the University to submit landscaping plans that provide that all disturbed areas on the project site shall be planted and maintained for erosion control purposes

within (60) days after construction of is completed. All landscaping shall consist of drought resistant plants/shrubs and trees. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer, wetland buffer, or designated Open Space areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer, wetland buffer, or designated open space area planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species. In addition, to ensure that adverse impacts to raptors and other wildlife are minimized, Special Condition Three (3) prohibits the use of rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone). Vegetation within a 100-foot radius of the main structure may be selectively thinned in order to reduce fire hazard. No mowing or disking for fire control or any other use shall occur within wetland, riparian, native grassland, open space or other environmentally sensitive habitat, except as necessary for maintenance of stormwater management systems and bioswale or where required for habitat restoration purposes as previously authorized through Notice of Impending Development 2-04.

Furthermore, the Commission notes that increased erosion on site would subsequently result in a potential increase in the sedimentation of off-site wetland areas. The Commission finds that the minimization of site erosion will minimize the project's potential individual and cumulative contribution to sedimentation of coastal waters. Erosion can best be minimized by ensuring that all disturbed areas of the site are landscaped with native plants, compatible with the surrounding environment. Therefore, Special Condition Three (3) also requires that all disturbed areas on site shall be planted and maintained with drought resistant plant species compatible with the surrounding ESHA and wetland areas on site.

Therefore, the Commission finds that the proposed amendment to the LRDP, only as modified, is consistent with the Chapter 3 policies of the Coastal Act with regards to protection environmentally sensitive resources. In addition, the notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP, as amended, with regards to environmentally sensitive habitat area protection.

CUMULATIVE IMPACTS OF NEW DEVELOPMENT

Section 30250 of the Coastal Act states that the construction of new residential, commercial, or industrial development shall be located in close proximately to existing development 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 30240(b).14 which prevents the University from developing more than 315 units/976 bedspaces of student housing shall be developed within the 11.5-acre development envelope south of Storke Fields on Storke Campus.

The University is proposing an amendment to the certified LRDP and the related notice of impending development for the construction of a new 74,090 gross sq. ft., 45-ft. high, 3-story with basement, 32-unit, 61-bed housing complex and approximately 5,990 cu. yds. of grading of associated grading (4,720 cu. yds. of cut, 3,450 cu. yds. of fill, and 1,270 cu. yds. of export). The

proposed KITP Housing Complex is consistent with the 1990 LRDP land use designation for the subject site of "Student Housing" as shown in Exhibit 10. However, the maximum residential build-out has been achieved, comprised of 329 units accommodating 976 bedspaces. The proposed amendment would allow for the new KITP housing complex which would add an additional 32 units/61 bedspaces to the 11.5-acre development site. Since the new development is being clustered with existing development to reduce significant adverse impacts on coastal resources, the proposed amendment is compatible with the surrounding Isla Vista community and San Clemente Graduate Student housing development. Therefore the increase in maximum units/bedspaces allowed in the 11.5-acre development site is consistent with the surrounding character to the maximum extent feasible pursuant to Section 30250 of the Coastal Act.

As proposed, the KITP housing complex would be generally consistent with similar housing developments along El Colegio Road, including the immediately adjacent San Clemente Housing Development. Additionally, the clustering of the proposed KITP Housing Complex with the existing San Clemente Graduate Housing Complex would result in minimized cumulative impacts to coastal resources. The Commission finds that the proposed housing design is compatible with the surrounding environment and existing development. However, the KITP housing development proposed pursuant to the subject Notice of Impending Development is only consistent with the LRDP if the proposed amendment to the LRDP is approved. Therefore, the Commission finds that Special Condition One (1) is necessary to ensure that the proposed amendment to the LRDP is deemed legally adequate prior to authorization of the impending development. Special Condition One ensures that the LRDP is amended to allow for the increase the maximum amount of units/bedspaces to be developed on the 11.5-acre development envelope.

WATER QUALITY

The Commission recognizes that new development has the potential to adversely impact coastal water quality thought the removal of vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutant such as chemicals, petroleum, cleaning products, pesticides, and other pollutant sources. The University's certified LRDP incorporated by reference Coastal Act Sections 30230 and 30231 of the Coastal Act which 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, also incorporated into the certified LRDP, requires among other things that erosion be minimized and site stability ensured. In addition, Policy 30231.2 of the LRDP states, in part, that projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters and wetlands. Policy 30231.3 provides, in part, that drainage and runoff shall not adversely affect the Campus wetlands and that pollutants shall not be allowed to enter the area through drainage systems.

As described previously, the proposed amendment and its related notice of impending development consists of the construction of a new 74,090 gross sq. ft., 41-ft. high, 3-story with basement, 32-unit, 61-bed housing complex and approximately 5,990 cu. yds. of grading of associated grading (4,720 cu. yds. of cut, 3,450 cu. yds. of fill, and 1,270 cu. yds. of export) to be constructed primarily on an existing paved parking lot with some unpaved areas covered with wood chips and gravel along the northern edge of the existing parking lot.

Potential sources of pollutants such as chemicals, petroleum, cleaning agents and pesticides associated with new development, as well as other accumulated pollutants from rooftops and other impervious surfaces result in potential adverse effects to water quality to coastal waters. Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive manner, such measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration.

The 1.5-acre site proposed for development of the KITP housing project is primarily paved with an existing paved parking lot except for an approximate 0.16-acre of the site that is devoid of hardscape and is covered with native vegetation, wood chips, and gravel. Therefore, the proposed development would result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with the proposed use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals; dirt and vegetation; litter; fertilizers, herbicides, and pesticides. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health. To address water quality issues, the University is proposing to direct runoff from the project site to be discharged in a non-erosive manner to the each of the five vegetated drainage swales that currently drain northward to a wetland located in the adjacent San Clemente Habitat Restoration Area.

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

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the amount of stormwater produced by all storms up to and including the 85th percentile, 24 hour storm event, in this case, is equivalent to sizing BMPs based on the point of

diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in Special Condition Eight (8), and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the LRDP.

Furthermore, interim erosion control measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. To ensure that proposed erosion control measures are properly implemented and in order to ensure that adverse effects to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the University, as required by Special Condition Seven (7), 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. 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 Nine (9) 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. Thus, the Commission finds that the project, as conditioned, 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.

For the above reasons, the Commission finds that the proposed amendment to the certified LRDP, as proposed, is consistent with the Chapter 3 policies of the Coastal Act relative to the protection of water quality and the related notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP with regards to water quality.

GEOLOGIC STABILITY

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 KITP Housing Complex Project: “Geotechnical Engineering, Kavli Institute for Theoretical Physics Residence Facility, University of California, Santa Barbara, Santa Barbara, California,” prepared by Fugro Consultants, Inc., April 2012. These reports address 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 Two (2), 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.

Therefore, the Commission finds that the proposed amendment to the certified LRDP, as proposed, is consistent with the Chapter 3 policies of the Coastal Act relative to ensuring geologic and structural stability and the related notice of impending development, as conditioned, is consistent with the applicable policies of the LRDP, as modified, with regards to geologic stability.

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 LRDP amendment, as submitted is inconsistent with the intent of the applicable policies of the Coastal Act policies and feasible alternatives are available which would substantially lessen any significant adverse effect which the approval would have on the environment.

The Commission has, therefore, modified the proposed LRDP amendment to include such feasible measures adequate to ensure that such environmental impacts of new development are minimized. As discussed in the preceding section, the Commission's suggested modifications bring the proposed amendment into conformity with the Coastal Act. Therefore, the Commission finds that the LRDP amendment, as modified, is consistent with CEQA.

The Commission has also imposed conditions upon the Notice of Impending Development to include such feasible measures as will reduce environmental impacts of new development. The Commission incorporates its findings on Coastal Act and LRDP consistency at this point as it set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of

the staff report. As discussed above, the proposed development approved by this NOID, as conditioned 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.

APPENDIX 1

University of California, Santa Barbara, 1990 Long Range Development Plan; Draft Initial Study Mitigated Negative Declaration for Kavli Institute for Theoretical Physics Visiting Scholars Residence Project dated April 2014, prepared by Rodriguez Consulting, Inc.; Geotechnical Engineering Report for Kavli Institute for Theoretical Physics Visiting Scholars Residence Facility dated April 2012, prepared by Fugro Consultants, Inc.; UCSB LRDPA 1-04 and UCSB NOID 2-04 Staff Report, dated August 25, 2005; San Clemente Parking Monitoring Program Surveys, dated 3/8/2010, 5/25/2010, 2/24/2011, 11/1/2011, 4/12/2011, and 3/14/2012.

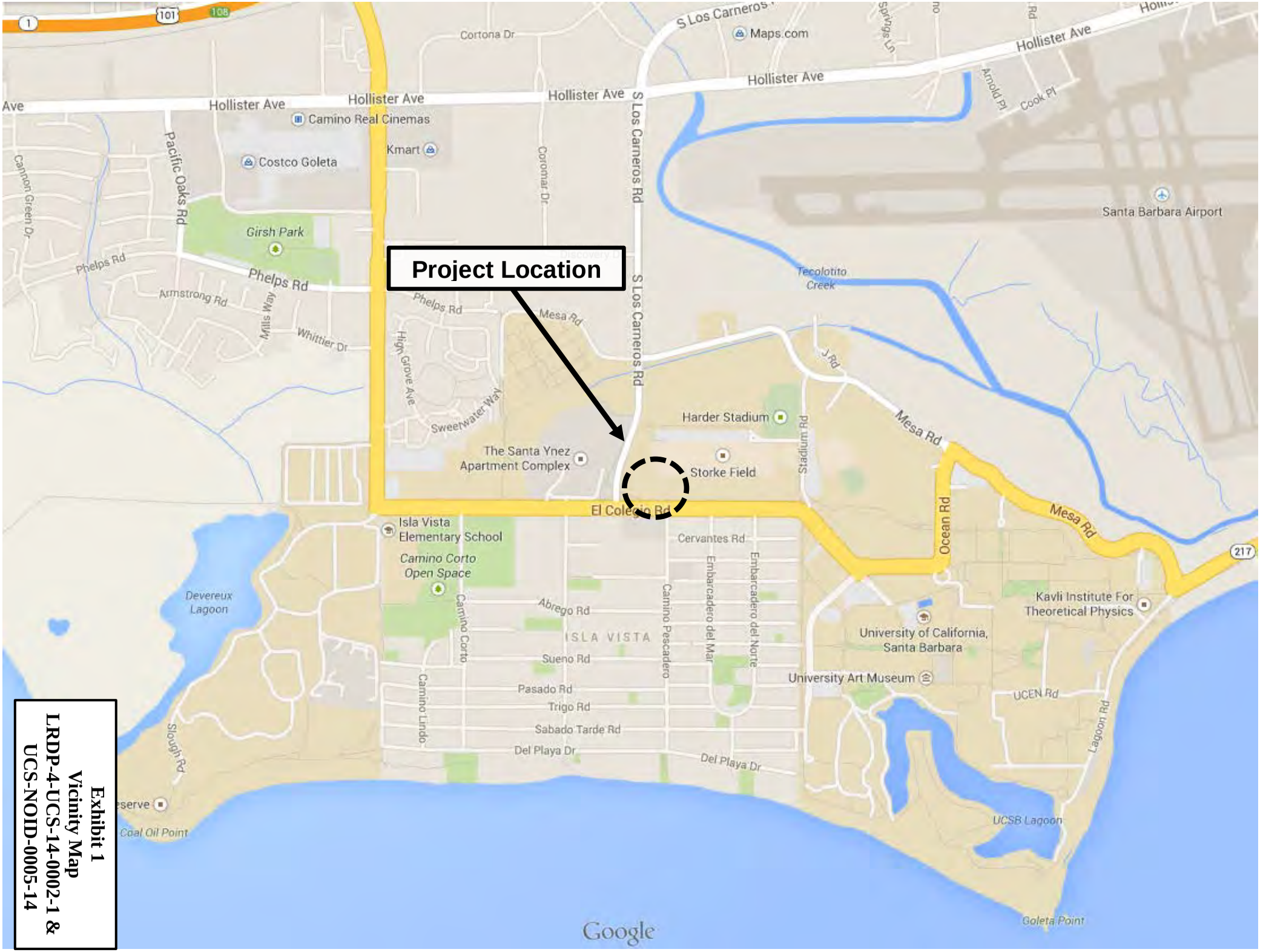

Exhibit 1
Vicinity Map
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

Exhibit 2
Project Site Aerial Photo
LRDP-4-UCS-14-0002-1 & UCS-NOID-0005-14

SURVEYOR'S NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A 1 FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES IN MARCH, 2012, AT THE REQUEST OF UCSB DESIGN & CONSTRUCTION SERVICES.

2. BASIS OF BEARINGS AND COORDINATES

BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 2004.0), DEFINED LOCALLY BY THE UCSB CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 175, PAGES 87-90 OF MAPS. THIS SURVEY TIED TO STATIONS UCSB, CORR, AND 3.

ALL DISTANCES AND COORDINATES ARE REFERENCED TO CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 2004.0) AND ARE EXPRESSED IN US SURVEY FOOT UNITS.

3. ELEVATIONS

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), DEFINED LOCALLY BY THE UCSB CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 175, PAGES 87-90 OF MAPS. THIS SURVEY TIED TO STATIONS 8, AND 6.

SEE CONTROL POINT LISTING

CONTROL POINT LISTING

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1979659.408	5001038.059	29.59	1/2 IP
2	1979584.842	5000766.583	28.78	MAG/TIN

MAPPING LEGEND

ABBREVIATIONS

AC	ASPHALT CONCRETE	FOC	FIBER OPTIC CABLE
BW	BACK OF WALK	FS	FINISHED SURFACE
CATV	CABLE TV	NTLY	NORTHERLY
CB	CATCH BASIN	NELY	NORTHEASTERLY
CL	CENTERLINE	NWLY	NORTHWESTERLY
CLF	CHAIN LINK FENCE	N	NORTH
CMP	CORRUGATED METAL PIPE	OAK	OAK TREE
CO	CLEAN OUT	PB	PULLBOX
COMM	COMMUNICATIONS	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	STLY	SOUTHERLY
CP	CONTROL POINT	SELY	SOUTHEASTERLY
CYP	CYPRESS	SWLY	SOUTHWESTERLY
DI	DRAIN INLET	S	SOUTH
DS	DOWN SPOUT	SS	SANITARY SEWER
ELY	EASTERLY	SD	STORM DRAIN
E	EAST	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TG	TOP OF GRATE
ELEC	ELECTRICITY	TS	TRAFFIC SIGNAL
EUC	EUCALYPTUS TREE	TW	TOP OF WALL
FC	FACE OF CURB	UNK	UNKNOWN
FF	FINISHED FLOOR	W	WEST
FL	FLOW LINE	WLY	WESTERLY
PT	PARKING TICKET		

SYMBOLS

- BACK FLOW PREVENTER
- BOLLARD
- DRAIN INLET
- FDC – FIRE DEPARTMENT CONNECTION
- FH – FIRE HYDRANT
- GUY – GUY-ANCHOR
- HB – HOSE BIB
- MB – MAILBOX
- GM – GAS METER
- WM – WATER METER
- TMH – TELEPHONE MANHOLE
- FOMH – FIBER OPTIC CABLE MANHOLE
- SDMH – STORM DRAIN MANHOLE
- SMH – SEWER MANHOLE
- CATV – CABLE TV PULLBOX
- COMM – COMMUNICATION PULLBOX
- ELEC – ELECTRIC PULLBOX
- GAS – GAS PULLBOX
- TSPB – TRAFFIC SIGNAL PULLBOX
- WPB – WATER PULLBOX
- PILASTER
- PIV – POST INDICATOR VALVE
- GUY-P – POLE – GUY
- POLE – LIGHT
- POLE – TRAFFIC SIGNAL
- UP – POLE – UTILITY
- RISER – UTILITY RISER – TYPE SPECIFIED
- SCO – SEWER CLEAN OUT
- SIGN
- DSIGN – DOUBLE POST SIGN
- TREE
- UTILITY MARK
- GV – GAS VALVE
- ICV – IRRIGATION CONTROL VALVE
- V – VALVE–UNKNOWN PURPOSE
- WV – WATER VALVE
- CPT – CONTROL POINT
- 1567.41 TS – LEADERED SPOT ELEVATION
- 2569.4 – SPOT ELEVATION
- CONCRETE SURFACE
- FOUND MONUMENT AS NOTED

LINETYPES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CONTOUR LINE
- CURB
- EDGE OF PAVEMENT
- CHAINLINK/POST FENCE
- CATV – CABLE TV
- COMM – COMMUNICATIONS
- E – ELECTRIC
- SL – LIGHTING
- G – NATURAL GAS
- RW – RECLAIMED WATER
- S – SANITARY SEWER
- SD – STORM DRAIN
- W – WATER
- WALL

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PROJECT NO. PM1404852

DRAWN	PROJECT MANAGER	CHECKED
JL	BW	MD

JOB NUMBER: 1308

REVISIONS	DESCRIPTION	DATE
	25% CD PROGRESS SET	5/8/14

NOT FOR CONSTRUCTION

SITE TOPOGRAPHIC MAP

C1

SCALE: 1"=20'
0 20 40 80

UCSB DWG NO.: 834-101
5-8-2014

Exhibit 3
Existing Site Conditions – Topographic Map
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

Exhibit 4
Proposed Site Plan
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

GRADING AND PAVEMENT CONSTRUCTION NOTES

(1) CONSTRUCT WALKWAY. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR SURFACE TEXTURE, COLOR, AND DETAILS.

(2) CONSTRUCT FIRE TRUCK ACCESS AND HAMMERHEAD TURN AROUND AREA WITH 6" CONCRETE REINFORCED "GRASSCRETE" (TYPE GC2, 4,000 PSI) WITH #4 REBAR AT 18" O.C. BOTH WAYS OVER 1" SAND AND 8" CL. 2 AGGREGATE BASE. COMPACT TO MINIMUM 95% COMPACTION.

(3) CONSTRUCT PATIO.

(4) CONSTRUCT RETAINING AND SCREEN WALLS. SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS.

(5) PLANTING AREA AND PLANTER. SEE LANDSCAPE PLAN FOR DETAILS.

(6) SAWCUT EXISTING PAVEMENT, MINIMUM 12" FROM EXISTING CURB. REMOVE EXISTING CURB AND OTHER IMPROVEMENTS IN CONFLICT WITH PROPOSED CONSTRUCTION.

(7) CONSTRUCT 6" HIGH CONCRETE CURB.

(8) CONSTRUCT 2.75" ASPHALT CONCRETE PAVEMENT OVER 10.5" CL. 2 AGGREGATE BASE. COMPACT TO MINIMUM 95% COMPACTION.

(9) CONSTRUCT MINIMUM 8" CONCRETE PAVEMENT WITH #4 REBAR AT 18" O.C. BOTH WAYS OVER 8" CL. 2 AGGREGATE BASE. COMPACT TO MINIMUM 95% COMPACTION. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR SURFACE TEXTURE, COLOR, AND DETAILS.

(10) CONSTRUCT WALKWAY WITH MINIMUM 4" CONCRETE PAVEMENT WITH #4 REBAR AT 18" O.C. BOTH WAYS OVER 4" CL. 2 AGGREGATE BASE. COMPACT TO MINIMUM 95% COMPACTION.

(11) CONSTRUCT 4" ASPHALT CONCRETE PAVEMENT OVER 15.5" CL. 2 AGGREGATE. COMPACT TO MINIMUM 98% COMPACTION.

(12) REMOVE EXISTING ASPHALT CONCRETE BIKE PATH TO ADEQUATE DEPTH FOR PROPOSED CONSTRUCTION.

(13) CONSTRUCT 12" DIAMETER OPENING AT 20' O.C. AT THE BOTTOM OF THE WALL FOR DRAINAGE.

(14) CONSTRUCT 12" DIAMETER OPENING AT THE BOTTOM OF THE WALL FOR DRAINAGE (2 EACH FOR EACH PATIO).

(15) CONSTRUCT STEP. SEE ARCHITECTURAL PLAN FOR DETAILS.

(16) CONSTRUCT STRIPING, PAVEMENT LEGENDS, AND HANDICAPPED SIGNS.

(17) CONSTRUCT MINIMUM 6" CONCRETE PAVEMENT WITH #4 REBAR AT 18" O.C. BOTH WAYS OVER 4" CL. 2 AGGREGATE BASE. COMPACT TO MINIMUM 95% COMPACTION. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR SURFACE TEXTURE, COLOR, AND DETAILS.

(18) CONSTRUCT 18" DIAMETER OPENING AT THE BOTTOM OF THE WALL FOR DRAINAGE.

DRAINAGE CONSTRUCTION NOTES

[1] CONSTRUCT 4' WIDE PERMEABLE PAVER WITH 2" MEDIUM ⅜", NO. 6 CRUSHED ROCK SCREENING PER GREENBOOK SECTION 200-1.2.1, MINIMUM 12" DEEP CRUSHED ROCK AND 6" SCHEDULE 40 PERFORATED PVC PIPE.

[2] CONSTRUCT MINIMUM 3' WIDE, 2" MEDIUM ⅜", NO. 6 CRUSHED ROCK SCREENING PER GREENBOOK SECTION 200-1.2.1, 12" DEEP CRUSHED ROCK AND 6" SCHEDULE 40 PERFORATED PVC PIPE UNDERNEATH GRASSCRETE.

[3] CONSTRUCT 6" DIAMETER SDR 35 PVC PIPE.

[4] CONSTRUCT 12"x12" PARKWAY GRATE CATCH BASIN.

[5] CONSTRUCT 3' WIDE LANDSCAPE SWALE. LENGTH PER PLAN, MINIMUM 5' LONG.

[6] CONSTRUCT MINIMUM 4' WIDE GRASS SWALE WITH 0.5% SLOPE.

[7] CONSTRUCT 18"x18" PARKWAY GRATE CATCH BASIN.

[8] CONSTRUCT 12" DIAMETER SDR 35 PVC PIPE.

[9] CONSTRUCT 4' DIAMETER STORM DRAIN MANHOLE.

[10] CONSTRUCT (2)-12" DIAMETER HDPE STORM DRAIN AND CONNECT TO MANHOLE AND EXISTING (2)-12" DIAMETER PIPE.

LEGEND

SD — PROPOSED STORM DRAIN LINE

PD — PROPOSED PERFORATED DRAIN

PROPOSED CATCH BASIN

MH — PROPOSED MANHOLE

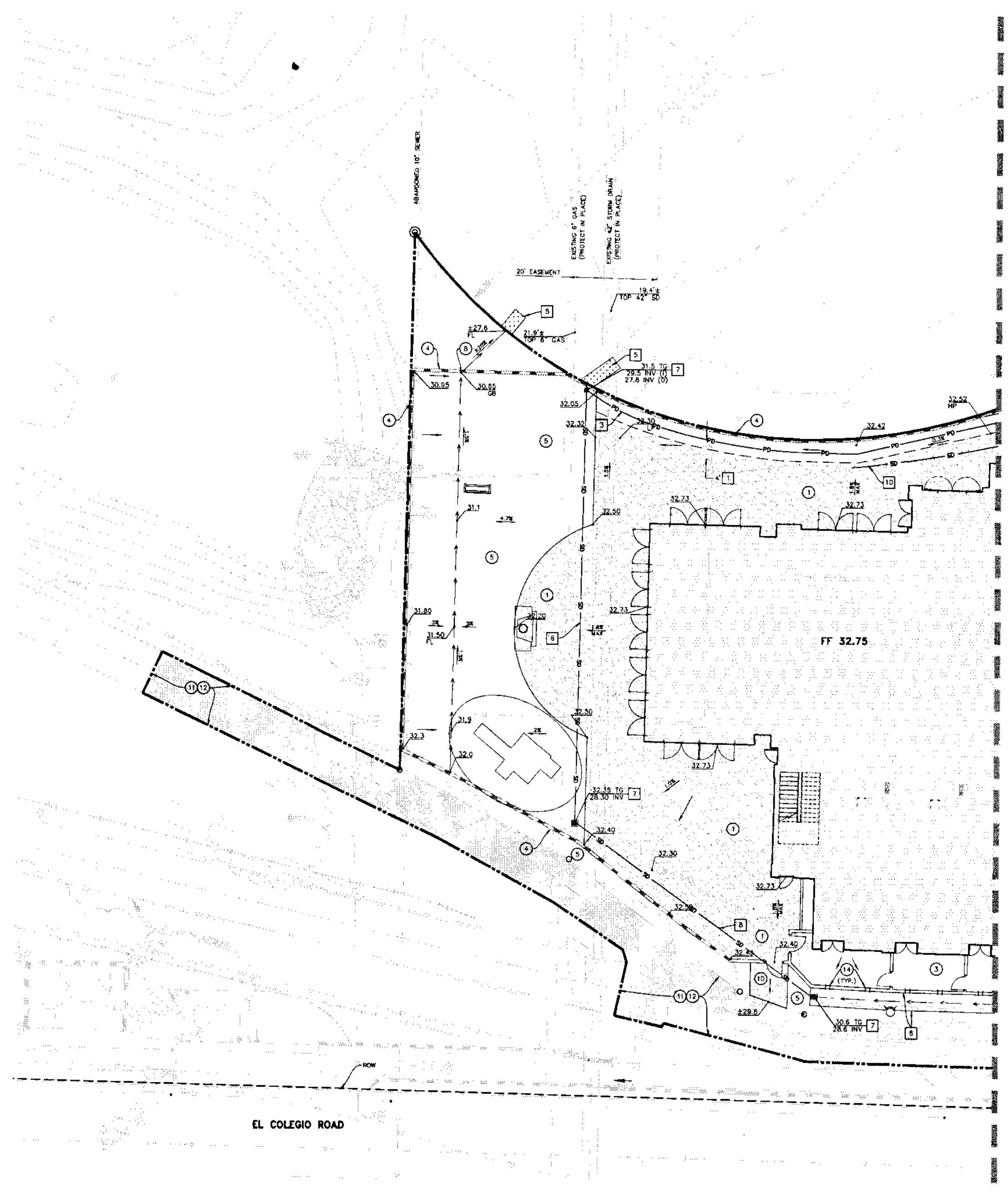
PROPOSED BUILDING

PROPOSED ASPHALT CONCRETE PAVEMENT

PROPOSED ASPHALT CONCRETE BIKE PATH

PROPOSED CONCRETE PAVEMENT

PROPOSED GRASSCRETE



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UNIVERSITY OF CALIFORNIA AT SANTA BARBARA

PROJECT NO. FM140485L

DRAWN	PROJECT MANAGER	CHECKED
JL	BW	MD

JOB NUMBER: 1308

REVISIONS	DESCRIPTION	DATE
	25% CD PROGRESS SET	5/8/14

NOT FOR CONSTRUCTION

PRELIMINARY SITE GRADING AND DRAINAGE PLAN (WEST)

C4

UCSB DWG NO.: 834-101
5-8-2014

SCALE: 1"=10'
0 10 20 30

Exhibit 5
Grading Plan (West)
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

5/8/2014 3:00 PM R:\ACAD\WORK\20429\CIVIL\20 40423-2042900.DWG

GRADING AND PAVEMENT CONSTRUCTION NOTES

1. CONSTRUCT WALKWAY. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR SURFACE TEXTURE, COLOR, AND DETAILS.
2. CONSTRUCT FIRE TRUCK ACCESS AND HAMMERHEAD TURN AROUND AREA WITH 6" CONCRETE REINFORCED "GRASSCRETE" (TYPE 002, 4,000 PSI) WITH #4 REBAR AT 18" O.C. BOTH WAYS OVER 1" SAND AND 8" CL. 2 AGGREGATE BASE. COMPACT TO MINIMUM 95% COMPACTION.
3. CONSTRUCT PATIO.
4. CONSTRUCT RETAINING AND SCREEN WALLS. SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS.
5. PLANTING AREA AND PLANTER. SEE LANDSCAPE PLAN FOR DETAILS.
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DRAINAGE CONSTRUCTION NOTES

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2. CONSTRUCT MINIMUM 3' WIDE, 2" MEDIUM ⅜", NO. 8 CRUSHED ROCK SCREENING PER GREENBOOK SECTION 200-1.2.1, 12" DEEP CRUSHED ROCK AND 6" SCHEDULE 40 PERFORATED PVC PIPE UNDERNEATH GRASSCRETE.
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5. CONSTRUCT 3' WIDE LANDSCAPE SWALE. LENGTH PER PLAN, MINIMUM 5' LONG.
6. CONSTRUCT MINIMUM 4' WIDE GRASS SWALE WITH 0.5% SLOPE.
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10. CONSTRUCT (2)-19" DIAMETER HDPE STORM DRAIN AND CONNECT TO MANHOLE AND EXISTING (2)-12" DIAMETER PIPE.

LEGEND

- SD — PROPOSED STORM DRAIN LINE
- PD — PROPOSED PERFORATED DRAIN
- PROPOSED CATCH BASIN
- MH PROPOSED MANHOLE
- PROPOSED BUILDING
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED ASPHALT CONCRETE BIKE PATH
- PROPOSED CONCRETE PAVEMENT
- CRETE

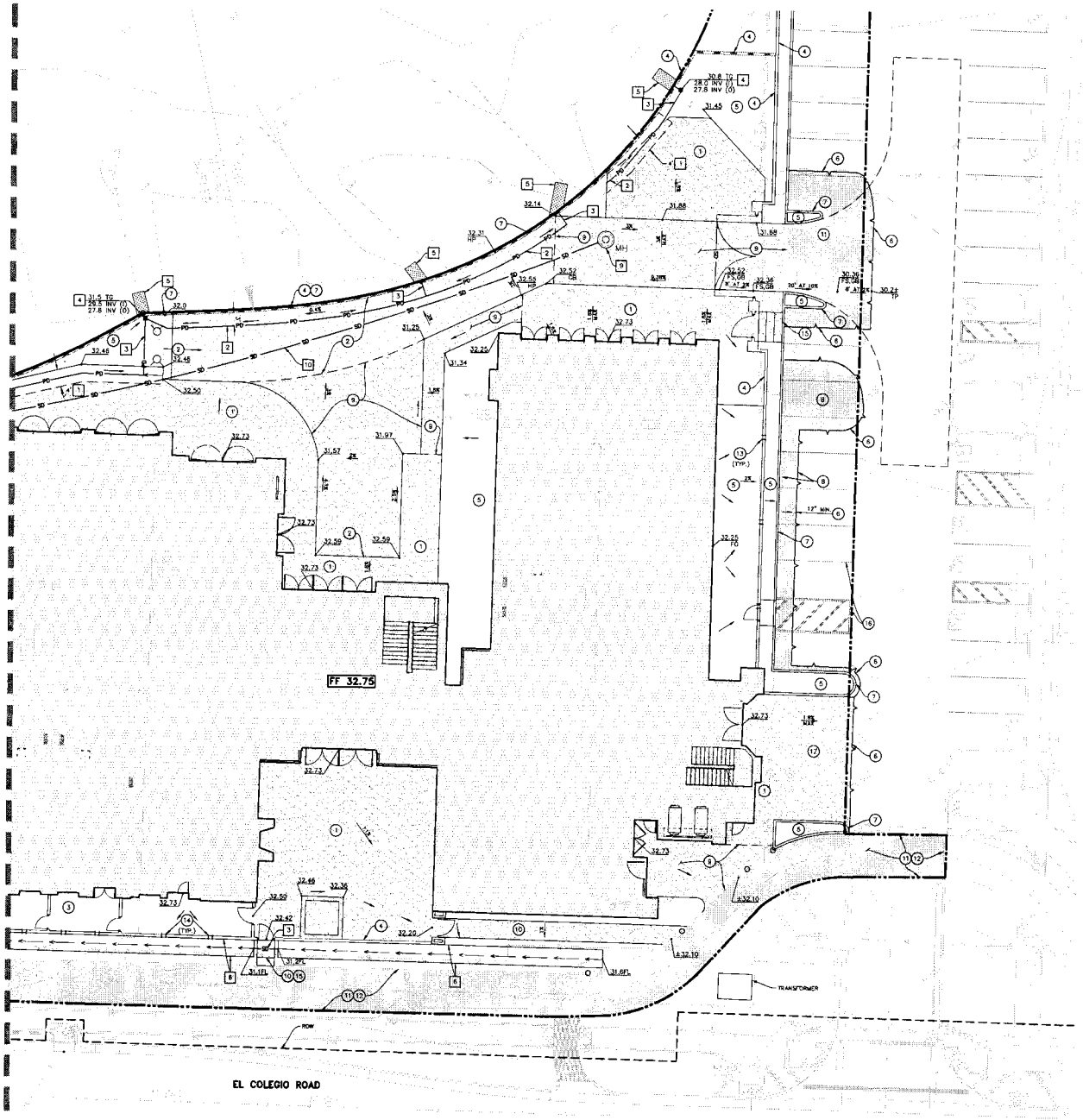

Exhibit 6
Grading Plan (East)
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

MURRAY DUNCAN Architects

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UNIVERSITY OF CALIFORNIA AT SANTA BARBARA

PROJECT NO. FM14048SL

DRAWN	PROJECT MANAGER	CHECKED
JL	BW	MD

JOB NUMBER: 1308

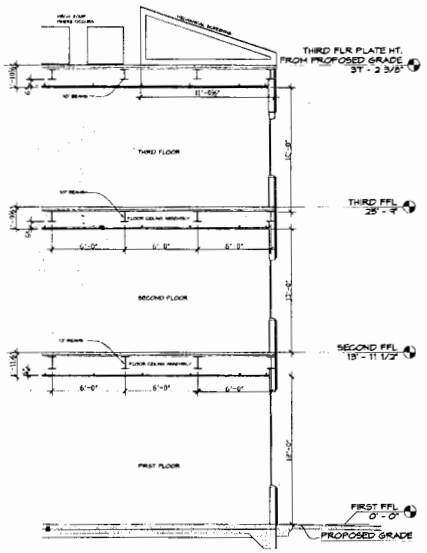
REVISIONS	DESCRIPTION	DATE
	25% CD PROGRESS SET	5/9/14

NOT FOR CONSTRUCTION

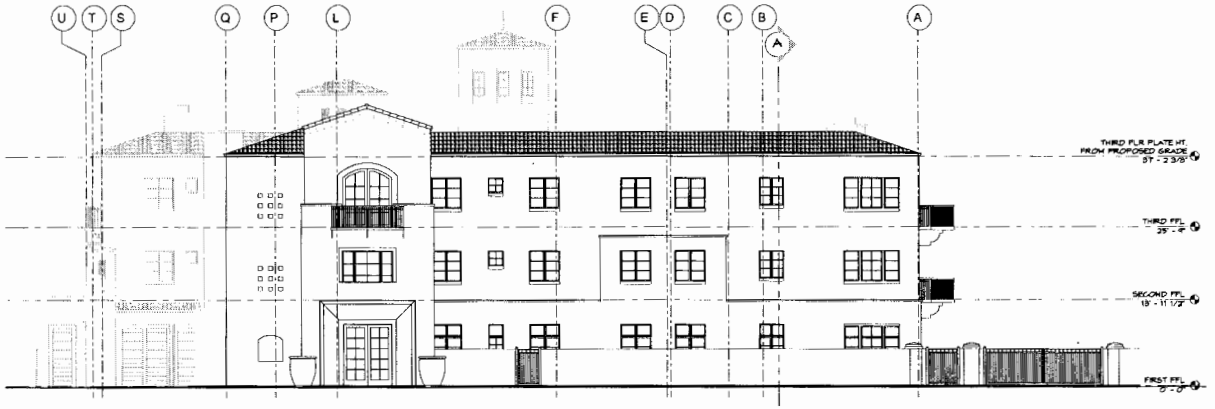
PRELIMINARY SITE GRADING AND DRAINAGE PLAN (EAST)

C3

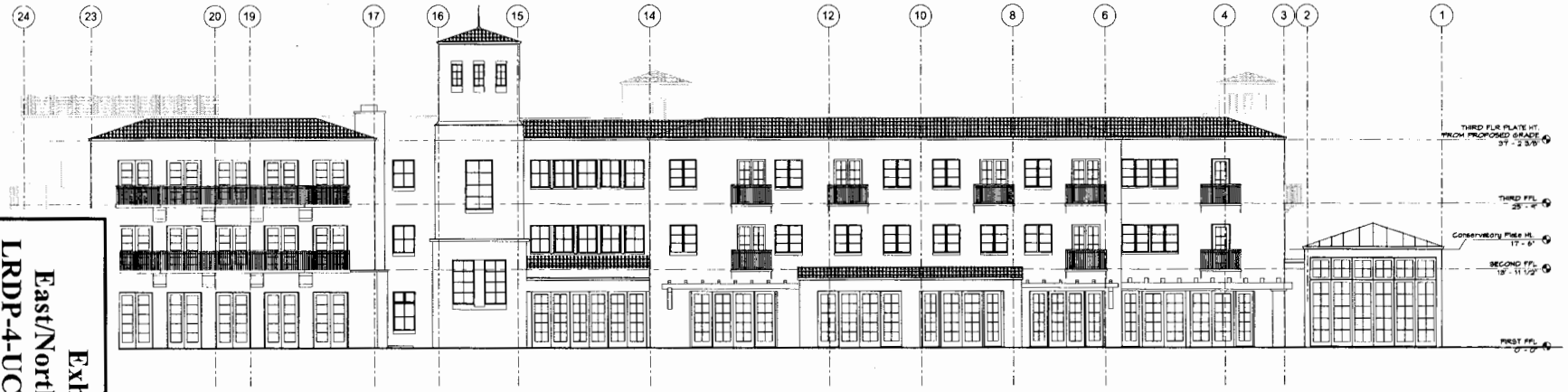
UCSB DWG NO.: 834-101
5-9-2014



3 TYPICAL BUILDING SECTION
1/4" = 1'-0"



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



2 NORTH ELEVATION
1/8" = 1'-0"

Exhibit 7
East/North Elevations
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

MURRAY DUNCAN
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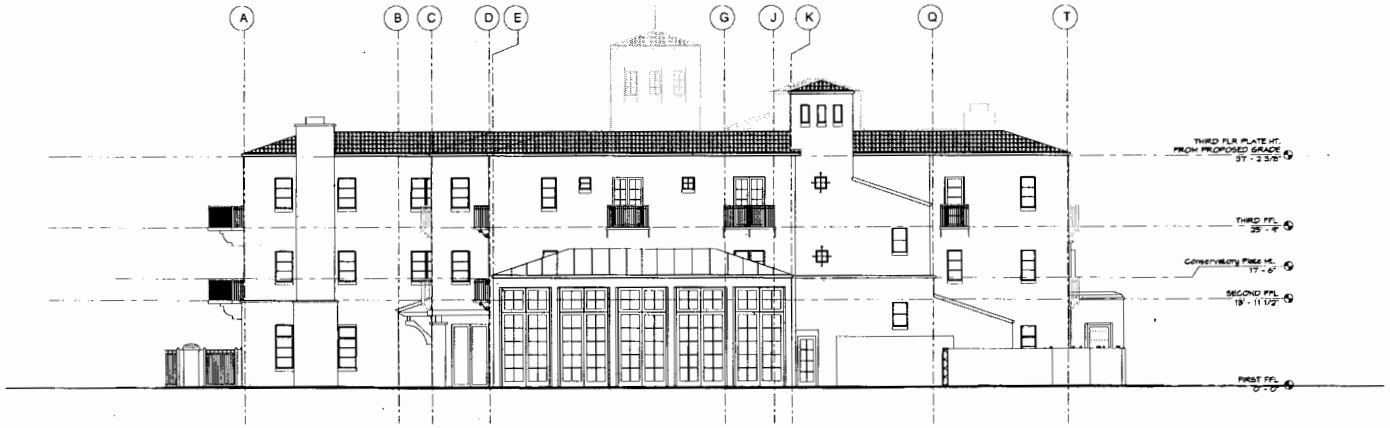
PROJECT NO. FM140485L

DRAWN	PROJECT MANAGER	CHECKED
JL	BW	MD

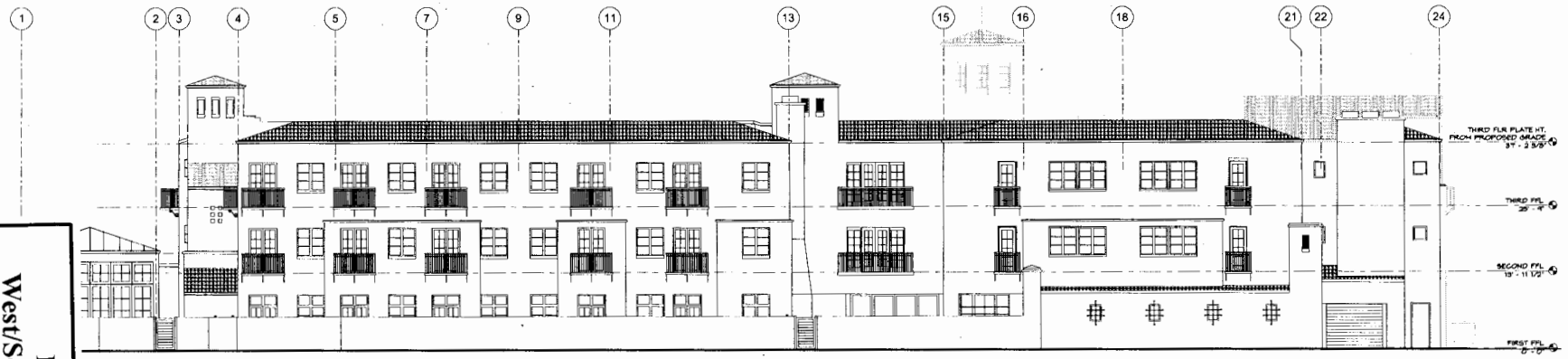
JOB NUMBER: 1308

REVISIONS	DESCRIPTION	DATE
	25% CD PROGRESS SET	5/8/14

EXTERIOR ELEVATIONS
A3.0
UCSB DRB NO. 834-101
5-14-2014



1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

Exhibit 8
West/South Elevations
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

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PROJECT NO. FM1404BSL

DRAWN	PROJECT MANAGER	CHECKED
JL	DW	MD

JOB NUMBER: 1308

REVISIONS	DESCRIPTION	DATE
	25% CD PROGRESS SET	5/8/14

EXTERIOR ELEVATIONS
A3.0.1
UCSB DRWG NO.: 654-101
5-14-2014

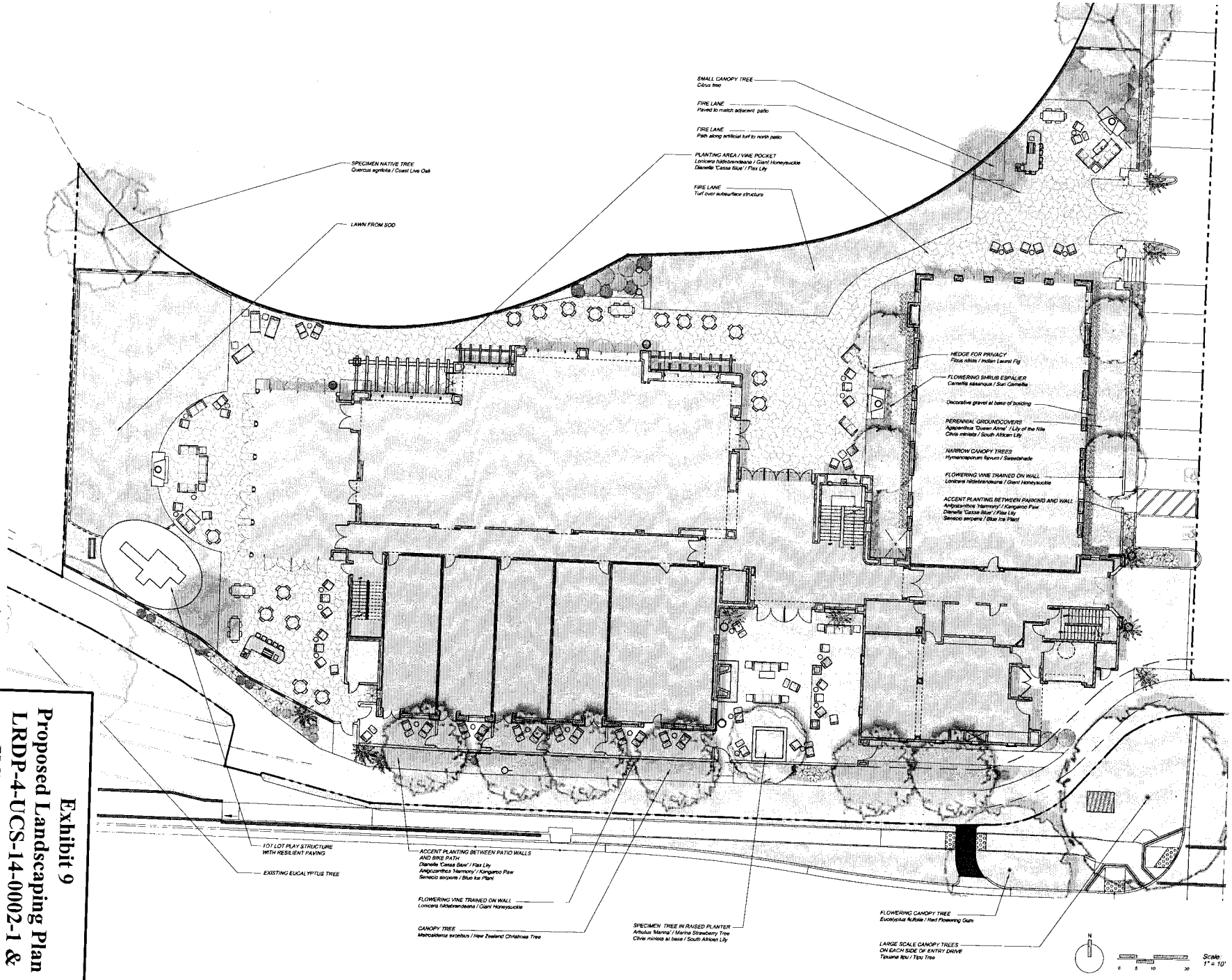

Exhibit 9
Proposed Landscaping Plan
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

MURRAY DUNCAN
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EL COLEGIO ROAD
SANTA BARBARA, CA 93106

PROJECT NO. ——, CONTRACT NO. FM140485L

DRAWN	PROJECT MANAGER	CHECKED
JL	BW	MD

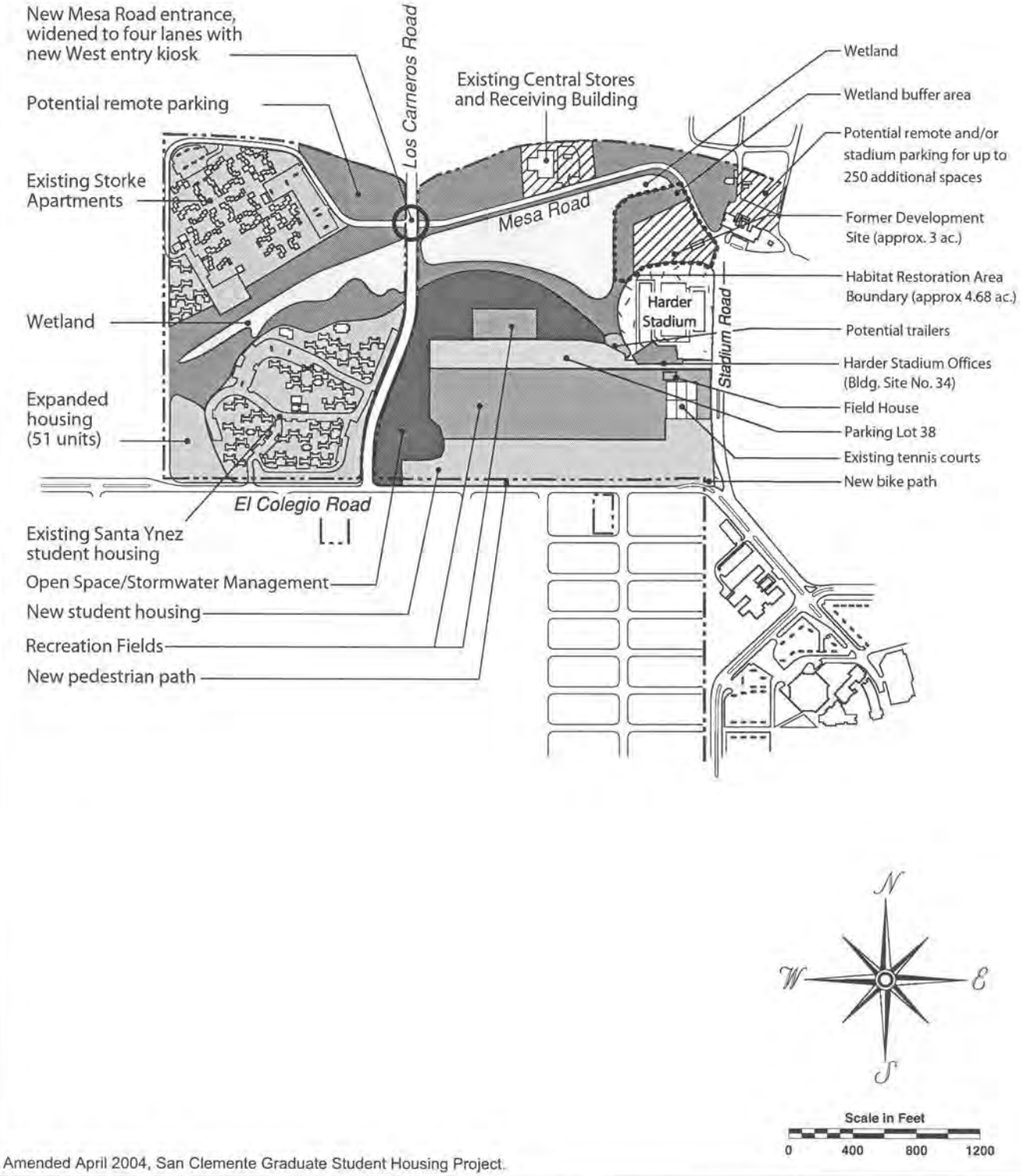
JOB NUMBER: 1308

REVISIONS	DESCRIPTION	DATE

arcadia studio
landscape architecture

707 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5858
arcadiastudio.com

UCSB DRB NO.: 854-101
4-30-2014



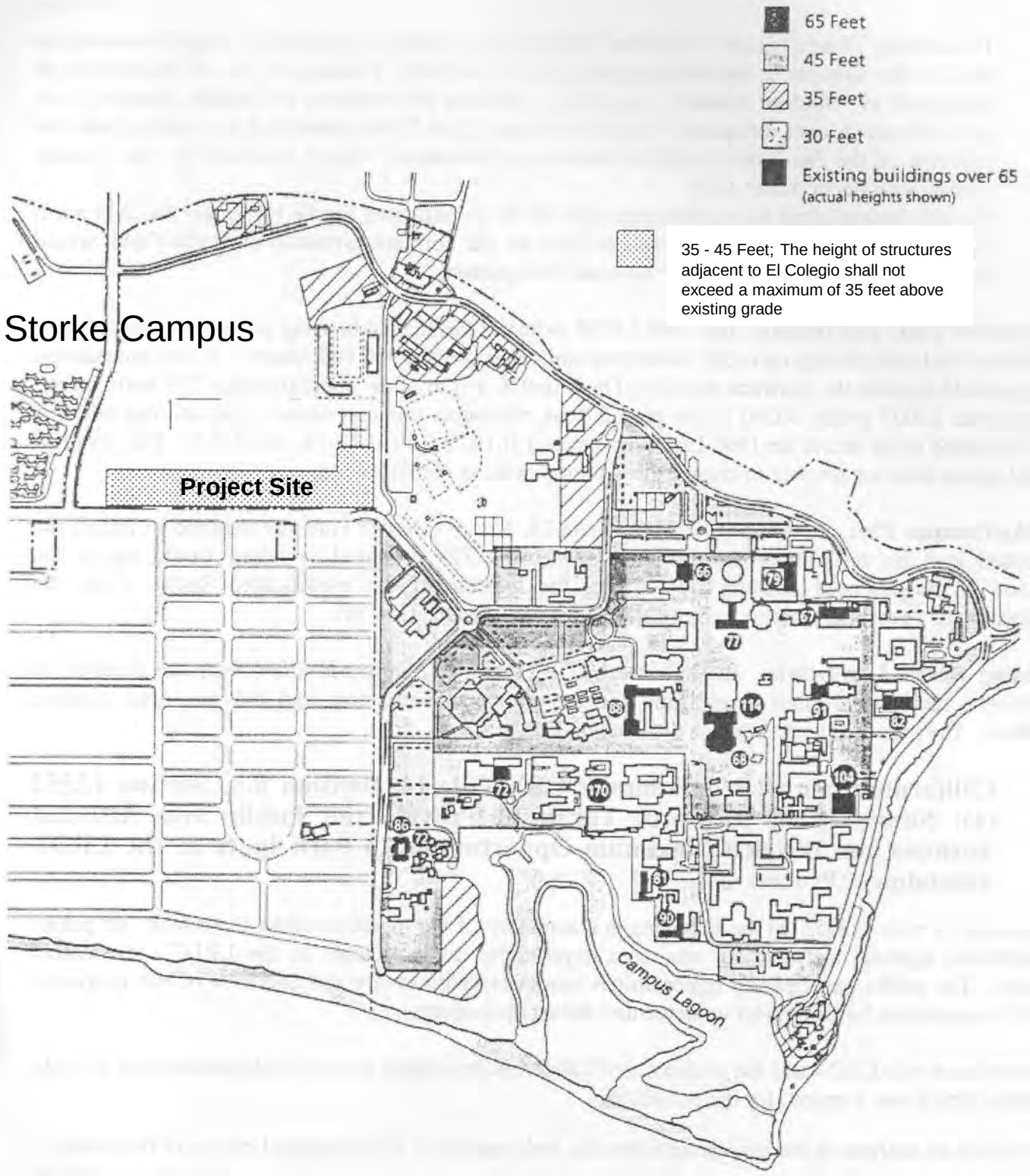
Amended April 2004, San Clemente Graduate Student Housing Project.

FIGURE 23

Storke Campus Plan

1.III.37
LRDP

Exhibit 10
Certified LRDP Figure 23 Storke Campus Plan
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14



Source: Modified from 1990 LRDP Figure 16

Exhibit 11
Certified LRDP Figure 16
Building Height Limits
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

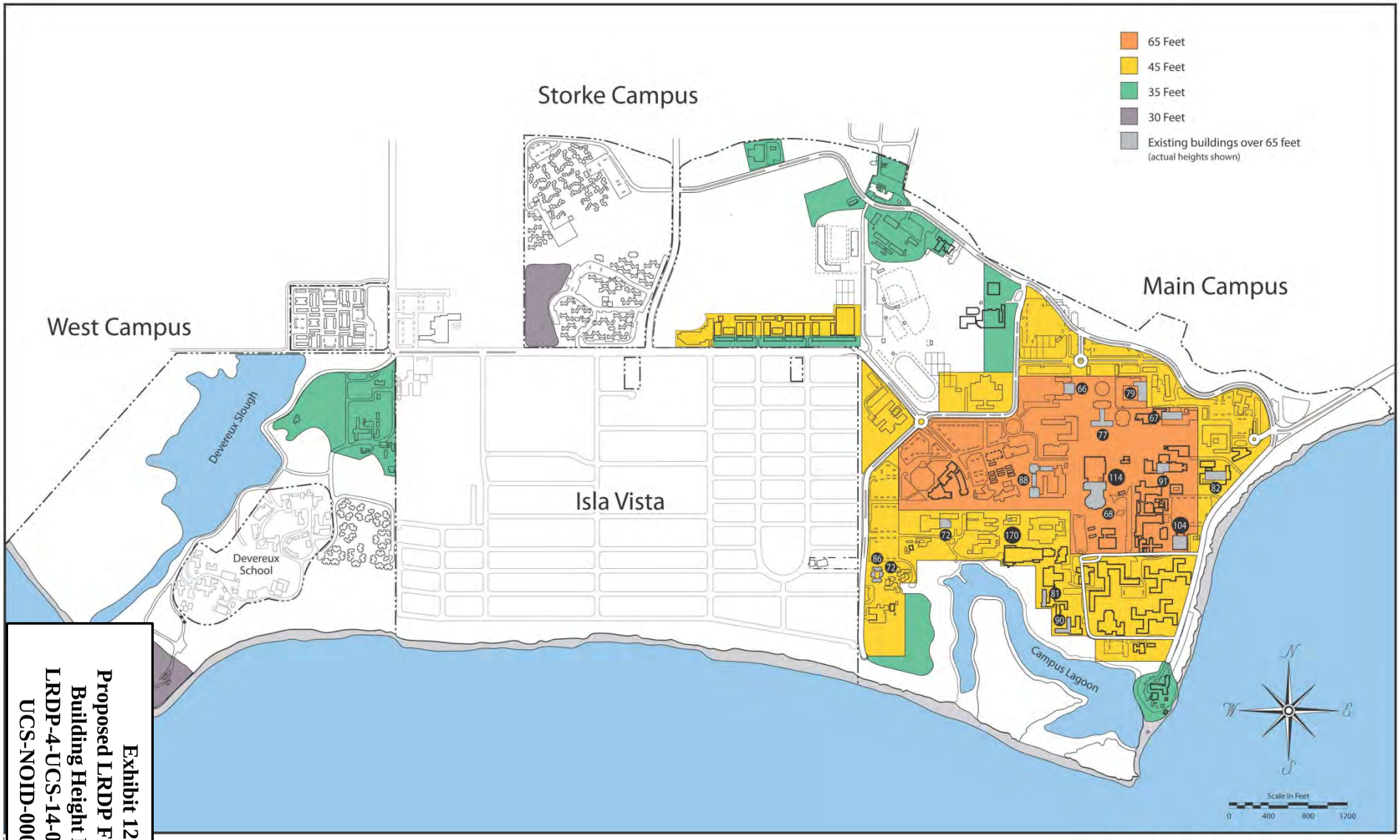


Figure 16 Building Height Limits

Exhibit 12
Proposed LRDP Figure 16
Building Height Limits
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

UNIVERSITY OF CALIFORNIA, SANTA BARBARA UCSB

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Tel: (805) 893-2770
Fax: (805) 893-8837
http://www.ucsb.edu

JUL 18 2014

July 18, 2014

Denise Venegas
California Coastal Commission
89 South California Street, Suite 200
Ventura, California 93001

Re University of California, Santa Barbara 2010 Long Range Development Plan, UC Regent Approval; Kavli Institute for Theoretical Physics Visiting Scholars Residence Project

Dear Ms. Venegas:

The proposed University of California, Santa Barbara Kavli Institute for Theoretical Physics Visiting Scholars Residence (KITP Residence) Project (NOID UCS-NOID-0005-14) is included in the 2010 Long Range Development Plan as certified by the UC Regents on September 14, 2010. The minutes to the September 14, 2010 UC Regents Grounds and Buildings meeting are attached.

The KITP Residences project was called the San Clemente Addition and is described in Table D.10 of the 2010 LRDP with 39 units of housing with 121 beds.

If you have any questions or comments regarding this submittal please do not hesitate to telephone me at (805) 893-3796 or send e-mail to shari.hammond@planning.ucsb.edu.

Sincerely,

Marc Fisher
Senior Associate Vice Chancellor

Attachment: Committee on Grounds and Buildings September 14, 2010 Minutes

cc: Ray Aronson, Design and Construction Services
Lars Bildsten, Kavli Institute for Theoretical Physics
Chuck Haines, Budget and Planning
Shari Hammond, Campus Planning and Design
Alissa Hummer, Campus Planning and Design

Exhibit 13
UCSB Board of Regents
Amendment Request
LRDP-4-UCS-14-0002-1 &
UCS-NOID-0005-14

The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS
September 14, 2010

The Committee on Grounds and Buildings met on the above date at UCSF–Mission Bay Community Center, San Francisco.

Members present: Regents DeFreece, Hime, Johnson, Makarechian, Ruiz, and Schilling; Advisory member Anderson

In attendance: Regents Cheng and Island, Regents-designate Hallett and Mireles, Faculty Representative Simmons, Secretary and Chief of Staff Griffiths, Associate Secretary Shaw, General Counsel Robinson, Provost Pitts, Executive Vice President Brostrom, Vice President Lenz, Chancellors Desmond-Hellmann, Kang, and Yang, and Recording Secretary McCarthy

The meeting convened at 2:40 p.m. with Committee Chair Schilling presiding.

1. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

Upon motion duly made and seconded, the minutes of the meeting of July 13, 2010 were approved.

2. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING, 2010-12 STATEWIDE ENERGY PARTNERSHIP PROGRAM, SYSTEMWIDE**

The President recommended that:

A. The 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Systemwide: 2009-2011 Statewide Energy Partnership Program – preliminary plans, working drawings, construction, and equipment – $247,367,204 to be funded from external financing ($178,018,202), campus funds ($7,916,946), and energy efficiency incentive payments from investor-owned and publicly-owned utilities ($61,432,056).

To: Systemwide: 2010-2012 Statewide Energy Partnership Program – preliminary plans, working drawings, construction, and equipment – $262,608,879 to be funded from external financing ($193,714,283), campus funds ($7,916,946), and energy efficiency incentive payments from investor-owned and publicly-owned utilities ($60,977,650).

Additions shown by underscoring; deletions shown by strikethrough

B. The Regents' March 2009 approvals be amended as follows: The President to be authorized to obtain external financing not to exceed ~~$178,018,202~~ $193,714,283 to finance the 2010-2012 Statewide Energy Partnership Program. The President requires that:

(1) Interest only, based on the amount drawn, shall be paid on the outstanding balance during the construction period.

(2) As long as the debt is outstanding, revenues from the following fund sources shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing: State operating funds (as provided for under terms set forth in Provision 2 of Item 6440-001-0001 of Section 2.00 of the 2008 Budget Act), housing reserves, hospital reserves, athletics reserves, recreational sports reserves, parking reserves, student fee revenues, Garamendi Funds, University Health System revenues, and ASUC and other auxiliary revenues.

(3) The general credit of the Regents shall not be pledged.

C. The Regents' March 2009 approvals be amended as follows: The President to be authorized to obtain standby financing not to exceed ~~$60,032,749~~ $59,578,343 to finance the 2010-2012 Strategic Energy Partnership Program and subject to the following conditions:

(1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.

(2) Repayment of the standby financing shall be from energy efficiency incentive payments from investor-owned and publicly-owned utilities; in the event that collection is insufficient, the debt service to be paid by each campus and medical center will be from one or more of the following fund sources: State operating funds (as provided for under terms set forth in Provision 2 of Item 6440-001-0001 of Section 2.00 of the 2008 Budget Act), housing reserves, hospital reserves, athletics reserves, recreational sports reserves, parking reserves, student fee revenues, Garamendi Funds, University Health System revenues, and ASUC and other auxiliary revenues.

(3) The general credit of the Regents shall not be pledged.

D. The President be authorized to execute all documents necessary in connection with the above.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Vice President Lenz noted that this item involves a budget augmentation and scope increase of $15.2 million to the 2010-12 Statewide Energy Partnership Program, for a total budget of $262.6 million of external financing, and a budget adjustment of $454,406 on the project incentive award paid by the State's investor-owned and publicly-owned utilities. Mr. Lenz pointed out that this is a three-year program, approved by the Regents in March 2009, to increase the campuses' energy efficiency and to improve sustainability practices by financing $247.4 million in campus projects. This action item is a result of UCSF and UC Davis competing for more energy projects than they had initially anticipated. UC Davis requested a net augmentation of external financing of just over $13 million to complete additional projects; UCSF requested a net augmentation of $2.2 million.

Mr. Lenz expressed pride in the progress of this program, the goal of which was to achieve $36 million in energy savings, or approximately $18 million in net savings after debt service, by reducing usage by roughly 187 million kilowatt hours of electricity and 10.8 million therms of natural gas. Even though the program has been in existence for only one year because of delay in negotiations with the public utilities, to date the program has already achieved savings of $17.6 million in energy, or about $10 million after debt service. It is anticipated that the original estimates of a reduction of 11 percent in overall energy usage and eight percent in natural gas usage would be met or exceeded by 2012. The program is expected to reduce the system's purchased utilities carbon footprint by at least nine percent.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

3. **ACCEPTANCE OF 2010-20 CAPITAL FINANCIAL PLAN AND PHYSICAL DESIGN FRAMEWORK AND AUTHORIZATION TO PARTICIPATE IN THE PILOT PHASE OF THE REDESIGNED PROCESS FOR CAPITAL IMPROVEMENT PROJECTS, SAN FRANCISCO CAMPUS**

The President recommended that the Regents:

A. Accept the *UC San Francisco 2010-20 Capital Financial Plan* and the *Physical Design Framework.*

B. Authorize the San Francisco campus to participate in the pilot phase of the redesigned process for capital improvement projects.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Chancellor Desmond-Hellmann introduced UCSF's Capital Financial Plan and Physical Design Framework. The planned facilities support UCSF's pursuit of excellence in all of its missions.

Interim Assistant Vice Chancellor Bade presented UCSF's Physical Design Framework. He noted that both the Physical Design Framework and the Capital Financial Plan are linked to UCSF's Strategic Plan, Long Range Development Plan (LRDP), and Sustainability Plan. Mr. Bade detailed the campus organizational structure that oversees the capital program. Formulation of executive strategy and authorization of specific projects take place at the cabinet level. Specific project parameters are approved by the Capital Program Steering Group and the Medical Center Capital Budget Committee; Building and Oversight Committees are established for implementation of each project.

Mr. Bade reminded the Committee that UCSF is an urban campus with three main sites at Parnassus Heights, Mission Bay, and Mount Zion, as well as many smaller sites scattered around San Francisco. Construction began at the Mission Bay campus in 2000. Planning and design principles for campus development focus on creating buildings that are part of the San Francisco urban fabric; the buildings at Mission Bay are planned to be a part of the surrounding city in a direct way. The project's architects have focused on the principles of responding to the context of the campus, welcoming the community, ensuring connectivity between the campus and the city, creating spaces to promote collegiality, improving campus cohesiveness, and leading through conservation and sustainability.

Mr. Bade explained that implementation strategies for the framework include identifying opportunity areas for future development, enhancing the campus core and the pedestrian experience, strengthening UCSF's identity, expanding the network of open space, and developing transportation facilities. For example, at the Parnassus Heights campus, three opportunity sites for future development have been identified: the UC Hall and Clinical Sciences Building area along Parnassus Avenue, the Dental Clinics' parking lot, and the Langley Porter Psychiatric Institute site. The central area on Parnassus Avenue would be improved through design and landscaping into a campus center that UCSF personnel, students, and the public could enjoy. Opportunity sites at Mission Bay include portions of both the 43-acre academic campus north of 16th Street and the 14-acre Medical Center site south of 16th Street. The pedestrian experience would be enhanced at Mission Bay through the positioning of buildings and by encouraging activities such as farmers' markets.

Assistant Vice Chancellor Yamauchi described the goals and proposed projects of UCSF's Capital Financial Plan, which follows a decade of unprecedented physical and financial growth. Goals consist of ensuring a safe learning and working environment, fulfilling important clinical and academic priorities, providing efficient and sustainable infrastructure, providing necessary support facilities, and enhancing the public realm. Plans for the next decade include seismic mitigation and remediation of the remaining buildings rated seismically "poor" and "very poor," including UC Hall, the Clinical Sciences Building, smaller buildings at 735 and 374 Parnassus Avenue, the Hellman Building and Building "B" on the Mount Zion campus, and San Francisco General Hospital.

Ms. Yamauchi further reported that plans involve life safety improvements in the Medical Sciences Building to address vulnerabilities in the fire protection water supply system, the emergency power system, and the ventilation system; renovations would optimize productivity of existing academic and clinical space, as well as reduce energy use and greenhouse gas emissions. The design framework also addresses necessary support facilities such as housing, parking, and childcare. Parking is particularly necessary at clinical sites. All exterior design projects would enhance the public realm.

Associate Vice Chancellor Vermillion pointed out that the focus of UCSF's capital strategy would shift dramatically during the upcoming decade from growth to reinvestment. In the prior decade, UCSF had new capital growth projects totaling over $2.6 billion, including the new medical center at Mission Bay, and reinvestment projects of $1.1 billion. Proposed capital programs for the upcoming decade would total under $900 million and would focus on reinvestment, renovations, infrastructure improvements, as well as seismic and life safety code projects.

Mr. Vermillion indicated that the funding outlook for UCSF's capital program is undergoing significant changes. Funding during the past decade included $1.5 billion of debt, $1 billion from philanthropic gifts, $800 million from campus and medical center reserves, and $400 million from State funds. The proposed program for the upcoming decade would be more modest, including $700 million from campus and medical center reserves and $200 million from State funds.

Mr. Vermillion noted that UCSF's proposed capital plan is cautious, because availability of funding is difficult to predict. Rapidly rising post-employment benefit costs, rising health care costs, the need to provide competitive salaries to faculty and staff, stagnant federal spending, the potential financial impact of the federal Patient Protection and Affordable Care Act, and a significant decline in State funding for basic teaching and institutional support functions could all impact UCSF's operating budget in the coming years. Under these circumstances, the Capital Financial Plan is appropriately cautious about debt issuance and would use reserves for only the highest capital priorities. Mr. Vermillion noted that UCSF's fundraising has continued to be successful, although donors are currently more conservative.

Chancellor Desmond-Hellmann urged the Regents to tour UCSF, especially the Parnassus Heights campus.

Regent Makarechian noted that the Capital Financial Plan indicated a total cost of $465 million for renovations and $126 million for seismic replacement or retrofit. He asked for more specific details about the projects incorporated in these figures. Ms. Yamauchi responded that she would be happy to provide Regent Makarechian with this information.

Regent Makarechian asked why only two percent of the total cost of UCSF's projects would be financed through external financing, since external financing would probably be more available than State or federal funding. Mr. Vermillion responded that presently

UCSF does not have plans for more than two percent debt issuance, although those plans could change in the future, should the opportunity present itself. He added that UCSF spent $2.5 billion on debt financing during the past decade and would like to avoid putting its operating budgets under the stress of such debt financing at the current time.

Regent Johnson congratulated the UCSF team on its presentation. She noted that she has visited several UCSF buildings recently and wished UCSF well on its fundraising campaign for the Mission Bay campus.

Regent Ruiz also complimented the team on its financial report, but expressed concern about UCSF's ability to manage so many projects simultaneously. Mr. Vermillion replied that, beginning in 1997, UCSF compiled financial impact reports, which examined projected operating budgets for buildings and programs in addition to the cost of the capital program. He noted that UCSF has always had backup funding sources for any debt that it issued. Regent Ruiz again complimented UCSF for its astute financial planning and held it as a model for other campuses' projects.

Faculty Representative Anderson commended UCSF for its caution in assuming debt to finance projects and agreed that future operating margins could be under stress. Mr. Anderson predicted that contributions to the retirement plan would affect future operating margins.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

4. **APPROVAL OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, MISSION BAY UTILITY LINE REMEDIATION PHASE 2, SAN FRANCISCO CAMPUS**

The President recommended that:

A. The 2010-11 Budget for Capital Improvements and the Capital Improvement Program be amended to add the following project:

San Francisco: Mission Bay Utility Line Remediation Phase 2 – preliminary plans, working drawings, and construction – $18,500,000, to be funded from campus funds.

B. The scope of this second phase consist of replacement of some of the chilled water lines on Block 19; replacement of Hot Water Supply and Return and Steam Supply and Condensate Return under Nelson Rising Lane and on Block 17, and repair of some chilled water lines under Nelson Rising Lane and on Block 17. The work will also involve major modifications and repairs to existing manholes to accommodate the replacement pipes.

C. The President be authorized to execute all documents necessary in connection

with the above.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Interim Assistant Vice Chancellor Bade briefed the Committee on the updated status of the utility line remediation at UCSF's Mission Bay campus. He recalled that in January 2010 the Regents approved replacement of the high temperature water supply and return piping on Block 19. Soon thereafter, excavation of Block 19 revealed more extensive collateral damage to both the steam and condensate return piping and the chilled water piping, both of which require replacement. In addition, telecom and data conduits layered over the wet utilities had suffered heat damage. Subsequent investigation revealed that the chilled water piping in Nelson Rising Lane could be repaired, but the hot water/steam and condensate piping at that site require replacement.

Mr. Bade stated that construction was suspended on Block 19 while bids were obtained for remediation of all piping as a single project. The scope of the Phase Two work is to replace 100 percent of the hot water and steam system, to replace the chilled water system on Block 19, and to repair the pipe joints in the chilled water system elsewhere. The work includes replacing one manhole, modifying five manholes, and re-using two manholes.

The working budget for the project was based on two independent estimates of approximately $51 million. Mr. Bade reported that savings were achieved by incorporating the infrastructure associated with the Neurosciences Building in the bidding package for this Phase Two remediation work. A fully coordinated set of design documents backed by a three-dimensional model of the entire underground infrastructure helped remove risk contingencies. The project also benefitted from the current downturn in the construction industry, resulting in stiff competition among contractors. These factors resulted in an overall cost reduction of $13 million for the remediation.

Mr. Bade pointed out that the chilled water piping would remain in service during remediation of the other piping, so delivery of chilled water to the Cardiovascular Research Building and the Diller Building would continue. The Cardiovascular Research Building had just been completed and would begin to be occupied the following week. Mr. Bade reported that construction of the temporary utilities plant, which will provide hot utilities to the Cardiovascular Research Building and the Diller Building, is well underway. Following completion of the temporary utilities system, the main piping remediation is scheduled to commence in December 2010, with substantial completion scheduled for September 2011. An update to the Regents is planned for January 2011.

Regent Ruiz asked if the piping remediation would create a delay in opening the Neurosciences Building. Mr. Bade responded that no delay is projected and noted that the remediation plan includes providing hot and chilled water to the Neurosciences Building on schedule in June 2011.

Regent Makarechian asked why the current cost is lower than the initial estimates. He also asked if the current contractors and subcontractors were involved in the previous construction on the site. Mr. Bade responded that savings came from materials and labor costs drastically lower than the original estimates. He added that there was no forensic evidence or legal justification for exclusion of the original underground construction contractor from the bidding. Mr. Bade elaborated that, in fact, the original company won the bid, since it had by far the best project plan scored on a cost per quality basis.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

5. **CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF THE 2010 LONG RANGE DEVELOPMENT PLAN, SANTA BARBARA CAMPUS**

The President recommended that, upon review and consideration of the Environmental Impact Report (EIR), the Regents:

A. Certify the Environmental Impact Report for the Santa Barbara Campus 2010 Long Range Development Plan (Vision 2025 LRDP), as modified and amended in Supplemental Information Memoranda #1 and #2 Regarding 2010 LRDP, Santa Barbara Campus.

B. Adopt the Mitigation Monitoring Program for the Final EIR, as modified and amended in Supplemental Information Memoranda #1 and #2 Regarding 2010 LRDP, Santa Barbara Campus.

C. Adopt the Statement of Overriding Considerations included in the Findings.

D. Adopt the Findings pursuant to the California Environmental Quality Act (CEQA), as modified and amended in Supplemental Information Memoranda #1 and #2 Regarding 2010 LRDP, Santa Barbara Campus.

E. Adopt the 2010 Long Range Development Plan (LRDP), Santa Barbara campus, on the condition that the Regents grant the Authorization to Enter into Agreements Resolving Disputes Related to the Proposed Long Range Development Plan – California Environmental Quality Act – Santa Barbara Campus, which includes authorization for the President to enter into agreements described therein.

F. Authorize the President or designee to modify the LRDP, if required, in response to comments received from the California Coastal Commission, provided that any substantial changes in principles or policies of the LRDP would be brought to the Regents for consideration.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Committee Chair Schilling observed that the members of the Committee had been provided with the proposed action item that involves a request to approve the Santa Barbara campus' proposed 2010 LRDP. Committee members were also provided with an EIR in support of the proposed LRDP, Mitigation Monitoring Program and Findings prepared pursuant to the CEQA. Committee members received copies of all public comments received and responses prepared by the University. The members of the Committee have also been provided with Supplements #1 and #2 to the item, which include letters received after the close of the public comment period and publication of the EIR and the University's responses to those letters and make revisions to the EIR and Mitigation Monitoring Program. The members of the Committee had reviewed and considered the information contained in the environmental documents, including all comments received in writing or presented to the Committee that day; they had balanced the specific benefits of the proposed action against its unavoidable adverse environmental effects.

Chancellor Yang stated that UC Santa Barbara's LRDP is an essential planning tool enabling UCSB to carry out its tripartite mission of teaching, research, and public service. He noted that UCSB has fulfilled or exceeded all of its obligations under its prior LRDP from the early 1990s. The new LRDP, planning of which began a decade ago, was built around the guiding academic principles of excellence, diversity, and collaboration. He noted that more than 60 public meetings have been held in the development of the LRDP. He reported that the Santa Barbara Board of Supervisors and the Goleta City Council each unanimously approved UCSB's LRDP on September 7, 2010. One of the goals of the LRDP is to strengthen connections between UCSB's surrounding community and natural conservation areas, exemplified by the preservation of more than 650 acres on a two and a quarter mile stretch of coastline for community use.

Chancellor Yang recalled that UCSB was elected to the Association of American Universities (AAU) in 1995. *U.S. News and World Report* recently ranked UC Santa Barbara ninth among public research universities; Academic Ranking of World Universities placed UCSB 32nd in the world and 24th in the nation. Current UCSB faculty include five Nobel Laureates, a Millennium Technology Prize winner, a Fields Medalist, 86 Guggenheim Fellows, and scores of members of national and international academies and societies. UCSB alumna Carol Greider won the 2009 Nobel Prize in Physiology or Medicine.

Chancellor Yang reported that the number of freshman applicants to UCSB has nearly tripled since 1994, with the high school grade point average of entering freshmen rising from 3.47 to 3.92. During the same period, student body diversity has increased from 14 percent to 25 percent enrollment of Chicano, Latino, African American, and American Indian students. UCSB has the highest percentage of Hispanic enrollment of any AAU member. UCSB's research funding has almost tripled since 1995, from $81 million to $222 million. The current comprehensive campaign has raised more than $590 million;

a second phase of the campaign would be launched later that fall with a total goal of $1 billion.

Executive Vice Chancellor Lucas reviewed UCSB's 2007 academic plan, which includes a vision statement and core principles. Over the upcoming 20 years, UCSB plans to increase its enrollment from 20,000 to 25,000 students and its percentage of graduate students to at least 17 percent of its total student body. Economic conditions have forced a change in the timeline for the increase in enrollment; UCSB's enrollment is currently contracting. Mr. Lucas enumerated the economic, cultural, and intellectual benefits UCSB provides to the region.

Mr. Lucas pointed out challenges facing UCSB, such as enrollment increases in the current fiscal environment. He noted that the biggest challenge in recruiting and retaining faculty and staff is the cost of local housing. A major component of UCSB's LRDP is to develop housing for faculty, staff, and students. Graduate student support is another priority. Mr. Lucas emphasized that UCSB sees itself as a leader in resource management and sustainability.

Senior Associate Vice Chancellor Fisher reviewed UCSB's physical plan, involving four areas of campus: the main campus, Storke Campus, West Campus, including the recently purchased Devereux property, and North Campus. He noted that it is important to the surrounding community that projected faculty and student growth take place within UCSB's current 1,055-acre campus and not spread into the adjacent community. The LRDP provides for additional housing for all student growth and most faculty and staff growth. He pointed out that housing the increased student population on campus would reduce traffic and create a robust campus community. Protection of open spaces is important for both the University and the community. The plan provides for improved pedestrian and bicycle circulation systems.

UCSB's LRDP proposes adding 1.8 million assignable square feet (ASF) to its existing 2.7 million ASF of academic space for instruction and research. Currently UCSB houses 35 percent of its students and has 227 faculty housing units either built or under construction. Its 2010 LRDP proposes housing 50 percent of its students and providing over 1,800 faculty and staff housing units. Eight additional acres of athletic fields would be added, primarily along the western edges of campus. The LRDP proposes adding new parking in connection with on-campus student housing, as well as replacing surface parking lots with higher capacity parking structures.

Mr. Fisher related that the 2010 LRDP was based on the planning principles of orientation to UCSB's spectacular setting, optimization of the built environment, organization of growth around gridded, structured space, definition of sites around open space, establishment of clear circulation routes, and coordination of campus development. The LRDP calls for removal of temporary buildings and alignment of circulatory paths with view corridors to take advantage of the campus' spectacular natural setting. Tallest buildings would be at the core of the campus, with shorter buildings at the edges. The recent library project is an example of infilling the campus. Mr. Fisher

emphasized the importance of maintaining a balance between built and open spaces. The LRDP attempts to protect the wetlands and their setbacks. UCSB has a strong history of habitat restoration, which accrues additional benefits such as storm water management and creation of passive recreation areas.

Mr. Fisher reiterated that housing is very important for the University and for the community. The community supported the University's plan to increase its on-campus housing. The new student housing would be in defined neighborhoods, organized in grids surrounding open space, and diverse, including faculty, staff, and students.

Vehicular traffic and parking would be concentrated on the edge of the campus. UCSB has 15,000 to 18,000 daily bicycle trips on campus and the LRDP reflects a major commitment to bicycle routes. More gridded bicycle routes would be added on campus with trails leading through pastoral areas in the greensward. Bicycle lanes would be added to many local roads.

Mr. Fisher recounted the environmental review process for the LRDP. The LRDP and draft EIR were circulated in the spring of 2008. The community comment period was extended and five sections of the EIR were re-circulated, including sections about air quality, water, wastewater, population and housing, and transportation and circulation. Responses were published in the spring of 2010. UCSB has worked with the City and County on mitigation and cooperative negotiations. Mr. Fisher thanked the City and County for their efforts in discussions and negotiations around the LRDP and EIR. Mr. Fisher noted that UCSB was requesting authority to negotiate with the California Coastal Commission, which he anticipated would process the LRDP by 2011.

Faculty Representative Simmons congratulated the team from UCSB on its accomplishments so far. He was particularly impressed by the plan to separate bicycles, pedestrians, and skateboarders. Mr. Simmons asked what UCSB's anticipated enrollment is for fall of 2010. He also asked Mr. Lucas about faculty housing costs in relation to their total remuneration. Mr. Lucas responded that UCSB's anticipated freshman enrollment for the current fall was 3,800, with total enrollment at 21,000. UCSB instituted a waiting list for the current fall class. He affirmed that the cost of housing is a particular concern for UCSB faculty, with the median area home price at $1 million. UCSB intends to develop rental and for-sale housing for faculty and staff, so that they could live in Santa Barbara rather than commute from outlying areas.

Regent Johnson asked what portion of the 35 percent of students who live on campus are undergraduates. Mr. Lucas responded that UCSB currently houses one-third of UCSB's 3,000 graduate students and approximately 35 percent of undergraduates. Under the LRDP, UCSB would increase student housing to 50 percent. He noted that UCSB's graduate student housing has been very successful, with graduate students appreciating the opportunity to live in affordable, on-campus housing.

Regent Makarechian asked why the LRDP anticipated 38 percent external financing, when UCSF's plan projected only two percent external financing. Assistant Chancellor

Lee responded that the 38 percent debt financing involved student housing, which was not a part of the UCSF plan. The second largest component of potential debt is for student services facilities that would be approved by student vote.

Regent Makarechian asked if student housing projects were public/private projects. Mr. Lee responded that while each undergraduate student housing project is examined individually, student housing projects have typically been University projects. UCSB is currently negotiating its first third-party project for student housing.

Regent Makarechian asked about caps on student enrollment tied to student housing. Mr. Fisher replied that UCSB has agreed not to accept more than 1,000 new students without starting a housing project. As new housing is developed, more students can be accepted. The University has absorbed new students by using triple rooms over the past few years.

Regent Ruiz commented that UCSB is one of the University's most important campuses. He thanked Chancellor Yang and the faculty for their hard work. He also thanked involved members of the Santa Barbara community. Regent Ruiz expressed concern about student enrollment growth projections of only one percent for the first five years and 1.5 percent for the subsequent five years. Acknowledging the difficult financial times, Regent Ruiz noted that the increasing California population would need access to the University. He asked if the enrollment plan allows for a contingency for accelerated growth should future circumstances allow. Chancellor Yang responded that he fully appreciated the University's responsibility to educate the future workforce.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

6. **ACCEPTANCE OF 2010-20 CAPITAL FINANCIAL PLAN AND PHYSICAL DESIGN FRAMEWORK AND AUTHORIZATION TO PARTICIPATE IN THE PILOT PHASE OF THE REDESIGNED PROCESS FOR CAPITAL IMPROVEMENT PROJECTS, SANTA BARBARA CAMPUS**

The President recommended that the Regents:

A. Accept the *UC Santa Barbara 2010-20 Capital Financial Plan* and the *Physical Design Framework.*

B. Authorize the Santa Barbara campus to participate in the pilot phase of the redesigned process for capital improvement projects.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Senior Associate Vice Chancellor Fisher presented the Physical Design Framework for the Santa Barbara campus. He noted that the campus' architecture is eclectic and expressed pride in recent projects, including a new pool complex. He reiterated the planning principles for development, especially organizing buildings, open space, and transportation routes along the existing grid and community streets.

Mr. Fisher emphasized the importance of landscaping, both to unify design elements and to define distinct campus spaces. The Long Range Development Plan (LRDP) shows a commitment to major open, civic spaces that link the core of the campus to the natural setting. Old greenhouses and other small buildings would be removed from the Pardall Mall area, which would be infilled with much-needed academic buildings. A new mall, oriented east to west, would connect student living areas with the academic buildings. Campus neighborhoods with distinct character would be arranged around the Greensward.

Mr. Fisher noted that strong integration is planned between the campus and the surrounding community. Buildings would take advantage of their solar orientation and site conditions for energy efficiency. Roof types would continue campus tradition, while allowing for environmental improvements. Architectural elements such as towers, clearly-defined doorways, arcades, courtyards, and paseos are encouraged by the plan. Mr. Fisher noted that the LRDP includes improvement of pedestrian and bicycle traffic patterns. He stated that a Physical Design Framework checklist was created to monitor fulfillment of planning criteria.

Assistant Chancellor Lee presented UCSB's Ten Year Capital Plan, which provides a financial framework for capital improvements consistent with the LRDP and necessary to implement the campus' academic plan. The Capital Plan focuses heavily on providing housing, both through the University housing program and through third-party privatized development. Another substantial portion of the plan would provide for renovation, including seismic and life safety corrections, to existing space. All spaces currently identified as seismically "poor" would be corrected within the ten year period of the Capital Plan.

Mr. Lee noted that 70 percent of the plan's spending would occur during its last five years, reflecting the projected rate of enrollment increase. Mr. Lee advised that nearly 67 percent of required funding for the initial five years has already been approved or is in place. Sources include funding for the library from the State, Garamendi funds for the Bioengineering Building, and reserves for a number of relatively small seismic and other renovation projects associated with student housing.

Mr. Lee stated that gift funding is becoming a more significant part of the plan, with $60 million having been raised over the last five years for capital projects. In the next ten years, the plan projects raising $251 million in gift funding for capital projects. If this fundraising goal were not met, some projects would have to be delayed. Mr. Lee noted that ongoing maintenance and operations costs of new facilities are included in the

planning estimates. External financing includes revenue sources such as student housing, auxiliary sources, and student services projects.

Mr. Lee reviewed the capital planning process, which identified clear lines of responsibility, promoted open communication and consultation, including timely review, and provision of accurate information. Key parts of the planning process included defining and prioritizing capital needs, understanding funding sources, and establishing a capability to monitor projects from start to finish. He described the campus organization for monitoring projects to ensure they are on schedule and on budget.

Faculty Representative Simmons asked about the auxiliary student fees included as 25 percent of external funding. Mr. Lee responded that these are campus-specific fees voted on by students.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

7. **UPDATE ON MONITORING PROGRESS AND PERFORMANCE OF THE UNIVERSITY CAPITAL PROGRAM**

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Vice President Lenz reported on progress relating to the Committee's approval of the 2005 report that outlined the development of ownership and accountability for capital asset utilization, both at the Office of the President and at the campuses. Mr. Lenz recounted that the report concerned the development of the capital planning and decision making process based on a formal business case analysis, the development of a shorter, simpler capital project process, pursuit of a more robust, more flexible contracting environment, and the development of systemwide building and project metrics, standards, and data. He reported that four working groups have been established and are very active.

Mr. Lenz was pleased with feedback received from the campuses. He reported that progress has been made in defining what constitutes a business case analysis and in addressing concerns of the Academic Senate about capital project funding and the campuses' support budget. Justification of campuses' business case analyses has included issues of debt servicing, operations and maintenance plans, and other costs as well as funding sources associated with capital facilities projects. Mr. Lenz noted that the process for the San Francisco campus' remediation project had included early notification to the Regents. Systemwide analysis of metrics, benchmarks and data allows campuses to share information about best practices for capital projects, resulting in greater efficiency and cost savings. Mr. Lenz reported that most of the working groups' tasks should be concluded by the end of the current year.

U C S B

OFFICE OF CAMPUS PLANNING & DESIGN

July 2014

Long Range Development Plan Amend-

Kavli Institute for Theoretical Physics Visiting Scholars Residence Project

University of Californ
Santa Barbara

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UNIVERSITY OF CALIFORNIA, SANTA BARBARA
1990 Long Range Development Plan Amendment
Bioengineering Building Project

I. INTRODUCTION

The University of California, Santa Barbara (UC Santa Barbara) has prepared this Long Range Development Plan Amendment (LRDPA) for the proposed Kavli Institute for Theoretical Physics (KITP) Visiting Scholars Residences Project. UC Santa Barbara is proposing to construct 32 apartment-style units in a three-story, 74,090 gross square foot (GSF) building that would be used as temporary housing by visiting physicists, scientists, and scholars while participating in programs sponsored by the KITP

UCSB proposes to amend its 1990 LRDP to revise and/or replace Policy 30251.15 and Policy 30254.2. Changes were made to1990 Figure 16 (Height Map) to show the KITP Residence site height and the San Clemente Villages height (established in 1990 LRDPA 1-04).

The following discussion includes a project description, the proposed amendment's consistency with the LRDP, public participation efforts, and a discussion of conformity to the California Coastal Act requirements for amendments to certified LRDPs.

II. PROJECT DESCRIPTION

The KITP Residence project would have four major objectives:

1. Provide temporary housing for KITP program participants and their families.

2. Provide living accommodations that further the objectives of the KITP by encouraging on-going interactions between persons attending KITP programs.

3. Locate housing facilities and related accessory facilities in the vicinity of Kohn Hall, the home of the KITP on the UCSB Main Campus, to minimize vehicle trips and vehicle miles travelled that currently occur when program participants reside at more distant locations off campus in the Goleta and Santa Barbara areas.

4. Provide housing that minimizes environmental impacts to resources and land uses adjacent to the project site.

Project Background

The KITP is a scientific research facility where scientists, theorists and other scholars in physics and other related fields meet for sustained periods of time to discuss and collaborate on a broad range of scientific issues. Programs sponsored by the KITP vary in duration but are often two or more months in length, and attract select groups of participants from institutions worldwide. The programs are designed to enhance interaction among participants and stimulate creative thinking leading to insight and scientific progress. The KITP programming model is designed to encourage interaction between speakers and audience members, in contrast to the "set-talk" mode of standard scientific conferences. A wide variety of subject matters are addressed by KITP programs. The KITP website[1] provides the following description of programs that are conducted:

[1] http://www.kitp.ucsb.edu/kitp-explained

> *"Remarkable is the breadth of science done at the KITP. It ranges from cosmology to biology, from string theory to climate science and geophysics, in addition to the more traditional physics fields such as condensed matter, particle physics, atomic physics, optics, turbulence, and complexity."*

The National Science Foundation has been the principal supporter of the KITP since it was founded as the Institute for Theoretical Physics in 1979. In the early 2000's, the Institute was named for physicist and businessman Fred Kavli. The KITP is located in Kohn Hall near the eastern entrance to the UCSB Main Campus.

It is estimated that approximately 1,000 persons participate in KITP programs each year. Currently, visitors to the KITP that stay for less than three weeks generally reside at hotels or motels in the Goleta and Santa Barbara area. Visitors participating in programs longer than three weeks in duration often find accommodations such as vacation home rentals or other similar arrangements. Based on the length of stay for visiting participants, it is estimated that an average of approximately 22,000 visitor days occur each year.

Environmental Setting

The 1.1-acre KITP Residence project site is level and mostly occupies the western and central portions of a paved ~~182~~ *148* space parking lot (Lot 53) that serves the San Clemente Villages housing. Lot 53 and the project site are accessed by a driveway that connects with El Colegio Road and aligns with the signalized intersection of Camino Pescadero, a north-south street in Isla Vista. Appendix A, Figure 2

The project site also encompasses several small unpaved areas adjacent to Lot 53. The portion of the project site that is north of and adjacent to the parking lot is approximately 4,500 square feet and is covered with wood chips and gravel. The northern project site boundary is also the southern edge of a 100-foot buffer area for a wetland located north the project site. A post and cable fence has been installed along the project site's northern boundary/southern edge of the wetland buffer. The portion of the project site located west of and adjacent to the parking lot is approximately 2,500 square feet in area and contains a variety of native plants that were planted in 2009 in conjunction with the San Clemente Habitat Restoration Area and the development of the San Clemente Stormwater Management System (SMS). Also located in this area are two underground Continuous Deflective Separator (CDS) water treatment units that treat stormwater runoff from the San Clemente Village and portions of El Colegio Road. Small areas of ornamental landscaping along the southern edge of the project site/Parking Lot 53 separate the parking lot from the adjacent bikepath.

The boundary of the project site and the delineated edge of the wetland to the north are depicted on Appendix A, Figure 3. The project site is level and slopes gently to the northwest. The southwestern portion of the site has an elevation of approximately 32 feet above sea level, while the northern portions of the site have an elevation of approximately 28 feet. The topography of the project site is shown on Sheet C1 (Appendix B). Stormwater from the project site flows northward and is collected by a series of five drainage swales that direct water to the wetland north of the site.

Landscaping on the project site consists of small ornamental trees, shrubs and ground covers. Lighting is provided throughout the parking lot, and the existing light fixtures are shielded and directed downward.

A 20-foot wide drainage easement is located on the western portion of the project site. A 42-inch storm drain is located in the easement area.

Surrounding Land Uses.

The San Clemente Habitat Restoration Area and the San Clemente Stormwater Management System (SMS) are located north and west of the KITP Residence project site. Storke Field is north of the site and is used for a variety of recreation and athletic purposes.

A class I bike path, walkway and El Colegio Road are south of and adjacent to the project site. San Clemente Villages is located to the east and the southern basin of the SMS is west of and adjacent to the project site. Los Carneros Road is further west adjacent to the SMS.

III. II. PROJECT DESCRIPTION

Project Site: The project site is primarily a paved parking lot (Lot 53). Unpaved portions of the project site include small areas of ornamental landscaping along the southern margin of the parking lot and ornamental landscape islands within the parking lot; and an approximately 4,500 square foot area covered with wood chips and gravel along the northern edge of the parking lot. Another unpaved area is located in the western portion of the project site and consists of an approximately 2,500 square foot area that has been planted with native vegetation and vegetation associated with a drainage swale that was constructed in 2009. The *UCSB San Clemente Housing Project Habitat Restoration and Enhancement Plan* (Appendix A, Figure 4) indicates that only a very small area (approximately 400 square feet) located in the northwestern corner of the project site was to be planted with grassland vegetation. The remainder of the native vegetation planted in 2009 on the western portion of the project site is located beyond the approved boundary of San Clemente Habitat Restoration Area and SMS (as depicted on Appendix A, Figure 3), has not been designated ESHA by the 2010 LRDP, and was not required as mitigation for the San Clemente Villages project.

Appendix A, Figure 3 depicts the project site boundaries and the "footprint" of the proposed KITP Residence building. The project site is located entirely outside a 100-foot buffer area established for a wetland north of the site, and that the majority of the proposed building footprint is located on areas that are currently paved. The location of an existing 20-foot wide drainage easement is also depicted on Appendix A, Figure 3. As shown, the proposed building would be located adjacent to, but outside of the easement area.

The KITP Residence building would be a 74,090 gross square foot three-story structure with a partial basement. The building would have 32 residential suites developed in a variety of configurations, providing a total of 61 beds. Residential units would include 18 one-bedroom suites, 11 two-bedroom suites, and three (3) seven-bedroom suites. Facilities that would be provided on each of the four levels of the proposed building are described below.

First Floor. The ground level portion of the proposed building would provide a variety of indoor and outdoor facilities and amenities. Indoor areas would encompass 22,087 square feet and include guest rooms, common areas, storage and mechanical areas. Specifically, proposed indoor facilities would include:

- Four (4) one-bedroom, one (1) two-bedroom and one (1) seven-bedroom suite
- An entrance lobby and informal meeting area
- Reception and office areas
- A conservatory, great room and lounge for informal gatherings and activities
- Kitchen and dining areas
- Children's play room
- Restrooms
- Equipment and bicycle storage facilities to accommodate up to 87 bicycles

- A trash and recyclable material storage area
- Electrical and mechanical equipment areas

Outdoor areas would include a variety of courtyards and terraces that provide seating, tables, BBQs and other similar amenities. Other outdoor areas on the project site include a turf play area on the western end of the site, and an all-weather emergency vehicle access covered with artificial turf on the northeastern portion of the site. A site plan depicting proposed ground floor uses is provided on Sheet A2.2, Appendix B.

Second Floor. The second floor would be 20,191 gross square feet in area and include seven (7) one-bedroom suites, five (5) two-bedroom suites, and one (1) seven-bedroom suite. A mezzanine, housekeeping and storage areas would also be provided. The second story floor plan is provided on Sheet A2.3, Appendix B.

Third Floor. The third floor would be 20,178 gross square feet in area and include seven (7) one-bedroom suites, five (5) two-bedroom suites, and one (1) seven bedroom suite. A mezzanine, housekeeping and storage areas would also be provided. The third story floor plan is provided on Sheet A2.4, Appendix B.

Basement. This 11,634 square foot area would provide a variety of common areas, including exercise rooms, music and recreation facilities, laundry facilities, storage areas, and restrooms. A commissary would also be provided that would sell food items to project site residents. The basement floor plan is provided on Sheet A2.1, Appendix B.

2.2.2 Building Design

The proposed building would have a Mediterranean architectural style, and would include design features such as varied roof lines, step backs and projections in the outside walls, balconies, and other architectural articulation on all four sides of the building. The building height, as measured from finished grade to the "top of plate" would be approximately 36 feet. The Elevations of the proposed building are shown on Sheets A3.0 and A3.0.1, Appendix B.

Suites on the first floor would have small landscaped patios on the south side of the building. The patios would be screened by a privacy wall approximately eight feet in height, and the wall would also extend around the western side of the building to secure access to the project site.

2.2.3 Access and Parking

Site Access. Local access to the KITP Residence project site would be provided from El Colegio Road, which is located south of and adjacent to the Project site. Vehicle access to the building for deliveries, as well as emergency vehicle access, would be provided by an existing driveway that serves Lot 53. This driveway aligns with Camino Pescadero, a north-south street in Isla Vista. An existing walkway and class I bicycle path located south of and adjacent to the project site would provide access between the project site and the Main Campus. The bicycle path is also part of a regional bicycle path network. There are also Class II bike lanes in El Colegio Road.

Parking. The project site is currently occupied by Lot 53, which provides 148 spaces primarily for residents of the San Clemente Villages project (see attached Figure 5 Parking Lot 53 count figure). Development of the project would remove 112 of the existing spaces, and 36~~8~~ spaces located on the eastern portion of the parking lot would be retained. The parking spaces to remain would be slightly

reconfigured to facilitate the emergency vehicle access to the project site. Vehicles displaced from Lot 53 would park in Parking 50, which is 785-space structure located approximately 1,500 feet east of the project site on the east side of the San Clemente Villages project site.

Due to the temporary nature of their stay at UCSB, approximately 10-15 percent of the participants in KITP programs have a vehicle during their stay (Bildsten, 2014). Most program participants rely on bicycle transportation. With the provision of on-campus housing, it is anticipated that even fewer program participants would have vehicles. Program participants that do have a vehicle would park in Parking Lot 30. Fifteen parking spaces would be dedicated for the KITP residents in Parking Lot 30.

Coastal Access Parking. There are no Coastal Access parking spaces being removed or added with the proposed KITP project since this is a housing project.

Sustainable Design Features

The KITP Residence project would provide on-campus housing for visiting scholars and their families, reducing the need for visitors to find remote off-campus housing. Providing on-campus housing will decrease commuter trips and vehicles miles travelled that currently occur when KITP program participants temporarily reside at distant off-campus housing locations. Providing on-site amenities such as food sales, laundry and recreation facilities, and facilitating the use of bicycles by providing an indoor bicycle storage facility will further reduce vehicle trips and miles travelled.

The KITP Residence project would provide a variety of sustainable design features to reduce the building's energy use and associated direct and indirect air emissions. The proposed building design would also support University sustainability goals by seeking a LEED "Silver" certification while striving to attain a "Gold" certification. In accordance with the UC Sustainable Practice policy, it is the goal of the proposed building's design to outperform the energy-efficiency standards of California Code of Regulations Title 24, Part 6, which is also known as the California Building Energy Efficiency Standards, by at least 20 percent. Energy efficient design features would also include providing solar hot water heating panels on the roof of the building, wiring the building to facilitate the future installation of photovoltaic panels, and various passive cooling, ventilation and lighting mechanisms.

The project would also comply with California Green Building Standards Code (Part 11 of Title 24, the California Building Standards Code). The purpose of the Green Building Standards Code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Provisions of the Green Building Standards Code apply to buildings designed and constructed by the University of California.

OFF-SITE IMPROVEMENTS

The KITP Residence project would include several project-related and optional components that would be located beyond the boundaries of the project site.

Bicycle Path Reconstruction. As described previously, two Continuous Deflective Separator water treatment units are located on the western portion of the project site. Access to the units for routine maintenance is currently provided through Lot 53. Maintenance of the units generally consists of using a vacuum truck to remove collected debris. After the proposed project is constructed, the existing maintenance access would no longer be available.

Maintenance vehicle access to the water treatment units after the proposed project is constructed would be provided along the bicycle path located south of and adjacent to the project site. To avoid damage to the bicycle path by maintenance vehicles, the portion of the bicycle path located between the project site driveway and the western end of the project site would be reconstructed so that it can support the weight of a maintenance vehicle. The reconstruction of the path would take approximately two weeks to complete and this off-site construction would be conducted at a time that minimizes circulation disruption. While the path is being reconstructed, bicycles would be diverted to the sidewalk located south of and adjacent to the pathway.

Project Operation
One of the primary objectives of the KITP Residence project is to provide housing that will encourage and facilitate interaction among program participants. To accomplish this, the Project provides a variety of areas where informal meetings, gatherings and conversations can take place. To accommodate the Project residents and minimize the need to off-site trips, a variety of facilities would be provided such as kitchens within each residential suite, communal kitchens, laundry facilities, a commissary that would sell food items, and recreation facilities. Most KITP program participants rely on bicycles for transportation, which they often purchase from other program participants. To accommodate the extensive use of bicycles by residents, the project includes a large indoor bicycle parking area.

The majority of the staff that would work at the project site would be current employees of UCSB Housing and Conference Services. One new KITP employee would be on-site to serve as the facility manager.

CONSTRUCTION CHARACTERISTICS

Grading. The KITP Residence project site is level and slopes gently to the north. Grading required to construct the project would be for foundation preparation and to excavate the basement area. Approximately 5,990 cubic yards of soil would be excavated and used to grade the site and create a level building pad. There would be 4,720 cubic yards of cut and 1,270 cubic yards of export. A retaining wall varying in height from two to five feet would be installed along the western and northern perimeters of the project site. A 42-inch high wrought iron safety fence would be installed on the top of the retaining wall. The retaining wall/safety fence along the northern perimeter of the project site would connect to the existing post and cable fence near the northeastern corner of the project site. The preliminary grading is shown on Sheet C3 and C4, Appendix B.

Drainage. The project site is primarily a paved parking lot; therefore, the project would not result in a substantial increase in impervious ground cover or a substantial increase in stormwater runoff when compared to existing conditions. Runoff from the project site would be discharged in a non-erosive manner to the each of the drainage swales that currently drain water from Parking Lot 53. Site grading and drainage would be designed so that runoff volume and rate characteristics in each of the existing drainage swales north of the project site would remain similar to existing conditions. Preliminary drainage calculations show a slight increase in runoff volume in a 2year and 25 year storm event however the runoff would be directed over the wetland buffer into the wetland area resulting in a benefit to the wetland. The preliminary drainage is shown on Sheet C3 and C4, Appendix B.

Vegetation on the western portion of the project site includes a variety of native species planted in the San Clemente Habitat Restoration Area and SMS. The Cheadle Center for Biodiversity and Ecological Restoration (CCBER) will be given the opportunity to salvage the plants before grading operations begin in that area. The western portion of the project site also contains two CDS water treatment units that treat stormwater runoff from the San ClementeVillages project site and portions of El Colegio Road. The two water treatment units would be retained in their current locations.

Table 1. Site Statistics

Description	*Amount**
Building Footprint (new)	22,243 sf.
Building Area (new Gross Area):	75,946 gsf
Landscape Area (inc. landscape and open space)	11,592 sf.
Hardscape Area (inc. total building and roof)	22,591 sf.
Overall Limit of Work	56,426 sf (1.3 acres)
Grading:	
Cut	5,990 cy
Fill	4,720 cy
Net export	1,270 cy
Site Drainage/Runoff (2-yr storm event)	
Pre-project	1.63 cfs
Post project	1.82cfs

*All amounts shown are approximates

Geotechnical Engineering/Soils

A Preliminary Geotechnical Engineering Study was prepared by Fugro in April 2012 (Appendix C).

Soils
The project site is level, is primarily developed as a paved parking lot, and has an elevation of approximately 28 to 32 feet above sea level. The site is covered by a surficial layer of artificial fill that is underlain by alluvial soil, marine terrace deposits and siltstone bedrock of the Pico Formation. The artificial fill material extends approximately three to five feet below the ground surface, while the alluvial soil extends to a depth of about seven to 15 feet below the ground surface. The terrace deposits extend to depths of approximately 22 to 26 feet below the ground surface and are generally comprised of sand and silt deposits. The Pico Formation bedrock consists of weak, massive, weathered to slightly weathered siltsone (Fugro, 2012).

Groundwater
Groundwater was encountered in five drill holes at about 6 to 10.5 feet below ground surface (bgs). Other studies have shown a depth of groundwater between 7 and 19 feet bgs. The geotechnical report recommends a depth to groundwater of about 5 to 6 feet be assumed. The site would be dewatered if necessary during the excavation of the basement. Dewatering would be conducted in accordance with the final geotechnical engineering study.

Seismic

Faults within the More Ranch fault system are the faults closest to the project site, roughly trending west-northwest about 1,500 feet north of the project site. There would be no or less than significant impact from ground rupture impacts at the project site.

The site-specific evaluation of liquefaction potential (Fugro, 2012) concluded that the potential for liquefaction at the project site is low to very low. The evaluation also concluded that the potential for related effects such as seismically-induced settlement and lateral spreading would also be low to very low.

Utilities. Connections to utility service for the KITP Residences, including potable and fire flow water, electricity, natural gas, and sewer, are available on the San Clemente Villages site east of and adjacent to the project site. The preliminary site utility plan is shown on Sheet C5, Appendix B.

A 20-foot drainage easement extends north to south across the western portion of the project site. A 42-inch, County-owned storm drain line is located within the easement and drains runoff water from El Colegio Road and parts of Isla Vista. A six-inch natural gas line is also located within the easement area. Both the drain and gas lines would be located in the field prior to the start of project-related grading to avoid construction-related damage. The proposed building would not be located within the easement area.

Landscaping. Major landscaping elements would include a turf-covered children's play area on the southwest end of the project site, an artificial turf/emergency vehicle access on the northeast portion of the site, and a variety of trees and shrubs located around the perimeter of the site. The preliminary landscape plan is attached (Appendix B).

Trees

Quercus agrifolia/Coast Live Oak
Metrosideros excelsus/ New Zealand Christmas Tree
Arbutus 'Marina'/Marina Strawberry Tree (in a planter) with Clivia miniata at base/South African Lily
Eucalyptus ficifola/Red Flowering Gum
Tipuana tipu/Tipu Tree
Citrus Tree
Ficus nitida/Indian Laurel Fig
Hymenosporum flavum/Sweetshade

Plants

Dianella 'Cassa Blue'/Flax Lily
Anigozanthos 'Harmony'/Kangaroo Paw
Senecio serpens/Blue Ice Plant
Lonicera hidebrandeana/Giant Honeysuckle
Camellia sasanqua/Sun Camellia
Agapanthus 'Queen Anne'/Lily of the Nile
Clivia miniata/South African Lily
Anigozanthos 'Harmony/Kangaroo Paw

Lighting. Existing lighting on the project site consists of light fixtures in Parking Lot 53, which are to be removed and replaced with lighting with the most current lighting standards. Proposed exterior lighting

would consist of low-level safety and security lighting adjacent to the building and in the proposed courtyard and terrace areas. All lighting would be shielded and directed downward. See the electrical site plan Sheets E1.1, E1.2, and E1.3, Appendix B, for the lighting locations. The following plan legend describes the preliminary lighting to date:

DW: LED, Wet Location Downlight (complete cut off)

P: Tall Pole (12-14') with complete cut off LED for parking lot

P1: Short Pole (8') with complete cut off LED for play ground

P2: Medium Pole (8'-10') with complete cut off LED for bike path

ST: Recessed wall exterior LED step light for patio lighting
(complete cut off)

W: Large decorative only exterior building mounted light

W1: Small decorative only exterior building/fireplace mounted light

W2: LED complete cut off exterior wall light, mounted at about 12'

W3: Trellis mounted LED complete cut off exterior light (downlight only)

Construction Staging and Bicycle and Pedestrian Circulation

Construction Staging will take place on the west end of Storke Field. Access to the project site will be from El Colegio road and Parking Lot 38. See the Construction Staging Plan (Sheet A1.2).

The bicycle path and sidewalk will remain accessible during construction until the access to the CDS is under construction. At this time the bicycle path will be closed and a detour plan will be created to direct bicycles to the Class III path along El Colegio Road. Pedestrian access will remain along El Colegio Road.

Schedule

It is anticipated that construction of the KITP Residence project would begin in October, 2014, and that construction operations would occur over an approximate 24 month period. Throughout the duration of the construction project, appropriate traffic, pedestrian, and bicycle safety control measures would be implemented, including the use of temporary fencing around the construction site and storage areas, barriers, signage, flag persons, traffic control and detours.

During the project's construction period, a fenced staging area would be provided in the southwestern corner of Storke Field. All areas within and adjacent to the project site and staging area that are disturbed by construction-related operation would be restored to a condition similar to what existed prior to the start of construction activities.

Prior to the start of construction activities a Notice of Intent to comply with the NPDES General Construction permit would be filed with the State Water Resources Control Board. All project-related construction activities would occur in accordance with the requirements of a Stormwater Pollution

Prevention Plan that has been reviewed by the UCSB Environmental Health and Safety office and filed with the Central Coast Regional Water Quality Control Board.

IV. PROPOSED PROJECT CONSISTENCY WITH THE 1990 LRDP

The proposed project is consistent with the 1990 LRDP land use designation of *Student Housing* since the visiting scholars are similar to graduate students. The proposed building height of 41 feet from existing grade is not consistent with 1990 LRDP Figure 16, Height Limits, which specifies a 35 to 45-foot height limit on the San Clemente Villages housing site (1990 LRDP Policy 30251.15) with the 35-foot portion fronting El Colegio Road. The LRDPA would designate the KITP Residence project site height limit as 45 feet. A revised 1990 Figure 16, Height Limits, is attached in Appendix C.

Housing is not included in the potential building site locations identified on 1990 LRDP Figure 12, Amended Potential Building Locations and the KITP Residence project is therefore consistent with this figure.

Three 1990 LRDP Policies would be revised:

1990 LRDP Policy 30251.15 (Added in 2005 for the San Clemente Housing project LRDPA 1-04) states: "The San Clemente Housing development on Storke Campus shall be limited to a maximum of 35 feet above existing grade (except for mechanical and electrical equipment) where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke field. Parking structures shall not exceed 35 feet in height, or 45 feet in height if an additional level of parking is provided on the San Clemente graduate student housing project."

Is proposed to be revised to:

Policy 30251.15 **(2010 LRDP** ***Policy LU-SC):*** *At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 325 student housing units accommodating 973 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards:*

a. Bicycle parking serving the development shall be provided on the site. A total of 244 parking spaces shall be provided to serve the San Clemente Village housing development including 51 guest spaces on the site;

b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and

c. Parking Structure 50 shall not exceed 45 feet in height as shown in certified Figure D.4.

This policy would replace the former policy in 1990 LRDP Section II. New Development, B. Scenic and Visual Qualities (PRC 30251) 4. Policies and Implementation Measures.

1990 LRDP 1990 LRDP Policy 30254.2 Added in 2005 LRDPA 1-04 for San Clemente Housing states: "One parking space shall be provided for each bed space in San Clemente graduate student housing for residents and visitors of the San Clemente graduate student housing project. Existing parking spaces shall not be used to satisfy this requirement."

Is proposed to be revised to:

Policy 30254.2 (2010 LRDP Policy TRANS-15):

A. *All family housing (faculty, staff and student) shall have a minimum of 1.5 parking spaces per unit plus ½ space per unit for guest parking for a total of 2 parking spaces per unit. Dormitory housing, or other housing that accommodates individuals rather than families, shall provide a minimum of one parking space per four student bed-spaces.*
B. *A reduced number of parking spaces may be approved where a site-specific parking study, submitted with the relevant Notice of Impending Development, provides a detailed evaluation of the site's current and potential parking needs for the life of the development that evidences that the actual parking need at the site is lower than the total number of spaces required in "A" above. The detailed parking analysis shall include, but not be limited to: housing size and types; resident population; resident restrictions; designated location of parking; potential areas where parking may inadvertently occur due to convenience or an insufficient designated parking capacity; University commitments to alternative transportation for the life of the project; monitoring provisions; and potential adaptive measures to be approved through a future NOID if monitoring shows that parking associated with the development is being displaced to areas outside of the designated location.*
C. *Without need of a site-specific parking study, the required number of parking spaces mandated by the ratios in Policy TRANS-15 may be reduced by 0.5 spaces per unit (compared with the spaces that would otherwise be required in accordance with these requirements) where the University includes, as based individual transportation pool vehicles, such as "Zip-Car" rental vehicles, within the same development. The pool vehicles must be supplied in sufficient numbers to reasonably reduce the number of personal vehicles maintained on site by residents of the pertinent housing development, and must be legally available for rental to the population for which the subject housing development is designed. The Commission may impose a condition on the pertinent Notice of Impending Development to ensure the permanent provision of the required community-based vehicle pool in lieu of the higher parking space requirement that would otherwise apply.*

Where otherwise-required parking is reduced pursuant to the provisions of Subparagraph B or C above, the University shall monitor the parking to determine whether parking associated with development is displaced to sites other than the designated parking area, and submit a resultant report to the Executive Director of the Coastal Commission by January 1, annually. If the Executive Director determines that monitoring of parking shows displacement, the Executive Director shall notify the University and within one year from receipt of such notification the University shall provide a NOID, or LRDP Amendment as necessary, to remediate the parking capacity

This policy above would replace the former policy in 1990 LRDP Section II. New Development, F. Maintenance & Enhancement of Public Access (PRC 30252), 4. Policies and Implementation Measures.

***1990 LRDP** Policy (30240(b).14). No more than 281 units of student housing shall be developed north and west of the Storke recreation fields on the Storke Campus in the area so designated for such housing on the Land Use and Circulation map, at an approximate overall density of 16 units per acre.*

Policy 30240(b).14 will be replaced with the revised 30240(b).14 (2010 LRDP LU-SC) above and an additional **NEW** Policy will be added to the 1990 LRDP. The new policy number will be 30240(b).14a (2010 LRDP Policy LU-KITP.

Policy 30240(b).14a:

Development at the Kavli Institute of Theoretical Physics Housing site shall be located within the approximately one-acre potential development envelope designated as Housing on certified Figure D.3 and shall be consistent with the following build-out provisions:

a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families;

b. Bicycle and vehicular parking serving the development shall be provided on or near the site. A total of 15 parking spaces shall be assigned to Parking Lot 30; and

c. Development shall be limited to a maximum of 45 feet as shown in certified Figure D.4. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features.

The revised 30240(b).14 (2010 Policy LU-SC) would replace the former policy in Section V. Land Resources, A. Environmentally Sensitive Habitats, 4. Policies and Implementation Measures.

1990 LRDP Text Changes

Text changes were made to the 1990 LRDP in Sections I. Planning Context, F. Summary of Differences Between the 1980 Plan and the1990 Plan as Amended (Page 23); II. Campus Development Plan, B. Land Use Element, Table C. Planned Housing, Page 32; III Development Guidelines, B. Storke Campus, Page 79; and (Coastal Act Element) II New Development, 2. 1990 LRDP, Page 116.

These pages are attached in Appendix C.

V. PUBLIC PARTICIPATION

In satisfaction of California Code of Regulations (CCR) Title 14, Division 5.5, Section 13552 (a) the following is a summary of the measures taken to provide the public and affected agencies and districts maximum opportunity to participate in the LRDP Amendment process.

Pursuant to State law and in accordance with the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the KITP Residences project. The public review period was from April 24, 2014 through May 27, 2014 (SCH# 2014041095). The Draft MND was available for public review at the UCSB Government Information Center in the Davidson Library, and the Santa Barbara and Goleta Valley pubic libraries. In addition, the Draft MND was available on the Office of Campus Planning and Design's website. Copies of the public notices and a list of agencies contacted are included as Appendix D.

The proposed LRDP Amendment was approved by the University of California, Board of Regents at the Grounds and Buildings Committee meeting in September 2010 as part of the 2010 LRDP. A 45-day public review period for the LRDPA was from March 21 to May 9 2008 with the 2010 LRDP. The LRDP was available for public review at the UCSB Government Information Center in the Davidson Library, and the Santa Barbara and Goleta Valley public libraries. In addition, the LRDPA was available on the Office of Campus Planning and Design's website. Copies of the public notices and a list of agencies contacted are included as Appendix D.

VI. SUBMISSION OF ALL POLICIES, PLANS, STANDARDS, OBJECTIVES, DIAGRAMS, DRAWINGS, MAPS, PHOTOGRAPHS, AND SUPPLEMENTARY DATA SUFFICIENT TO ALLOW REVIEW FOR CONFORMITY WITH THE COASTAL ACT

In accordance with CCR Title 14, Division 5.5, Section 13552, this document includes all policies, plans, standards and other information sufficient to allow review for conformity with the Coastal Act. It includes

a description of the proposed amendment along with an explanation of the project objectives. This document also contains a discussion of the amendment's conformity with the Coastal Act and contains figures that depict the project site plan, LRDP figure changes, and other information incidental to the proposed LRDP amendment. The 1990 LRDP has been previously sent to interested parties, local governments, state agencies, and local organizations and is also available at local libraries.

The 1990 LRDP includes a readily identifiable public access component in Part II, Section III, Public Access. The proposed project would not impact public access to the coast. The bicycle and pedestrian paths would be relocated prior to construction. Increased vehicular traffic from service vehicles would not have any significant impact upon intersections or result in any degradation of levels of service or delay; and the project would not increase the demand for parking on campus. Public access is described in more detail in Section VII G of this document.

VII. THE LRDP AMENDMENT'S RELATIONSHIP TO AND EFFECT ON THE OTHER SECTIONS OF THE LRDP

In accordance with CCR Title 14, Division 5.5, Section 13552, the relationship of the proposed LRDP amendment for the proposed project to the certified LRDP is discussed in Section III. The KITP Residences project is consistent with LRDP land use designations and is consistent with all other sections of the LRDP. Some minor text edits were added to include the KITP Residences housing units to the appropriate Storke Campus sections of the LRDP. See a list of corrections above and see the attached pages.

VIII. ANALYSIS THAT MEETS THE REQUIREMENTS OF CCR SECTION 13511 AND THAT DEMONSTRATES CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 6 OF THE COASTAL ACT

CCR Title 14, Division 5.5, Section 13511, Common Methodology, requires information be supplied on the kind, location, and intensity of the proposed development in relation to the effects of the project on coastal resources protected by the California Coastal Act (Chapter 3). The information must also include potential cumulative impacts on coastal resources. In accordance with CCR Title 14, Division 5.5, Section 13552, the proposed project's relevance to particular Coastal Act policies is reviewed in this amendment and the Campus strategy for ensuring conformity with Coastal Act policies is described. Finally, specific policies from the Coastal Element included in the LRDP and the LRDP Final Environmental Impact Report (EIR) and adopted by the Chancellor were reviewed to ensure conformity with the Coastal Act.

The application of the Chapter 3 policies of the Coastal Act to the proposed project and LRDP amendment is set forth below. The discussion consists of four sections, each of which corresponds to one of the applicable articles of Chapter 3 of the Coastal Act.

A. New Development

Consistency Analysis - California Coastal Act

1. With regard to the location of new development the Coastal Act provides that:

§30250 (a) New residential, commercial or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, whether individually or cumulatively, on coastal resources.

The KITP Residences will be located on Storke Campus contiguous to existing developed areas where it will be easily accommodated with adequate public services.

2. With regard to scenic and visual qualities, the Coastal Act provides that:

§30251 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas.

The project design is consistent with LRDP policies protecting scenic and visual qualities in accordance with Coastal Act § 30251. Views to and along the coast would not be impeded by project development. The LRDP Figure 4, Natural Features, recognizes special features, which are both opportunities and constraints to future development including prominent tree groupings and windrows. The KITP Residences project is on Storke Campus and not in proximity to the ocean bluffs. View corridors would not be impeded.

3. With regard to safety, stability, pollution energy conservation and visitors, the Coastal Act stated that:

§30253 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 land forms along bluffs and cliffs.*
3) *Be consistent with requirement imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.*
4) *Minimize energy consumption and vehicle miles traveled.*
5) *Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The proposed building would not be constructed on an unstable geologic formation or location, nor would it contribute or exacerbate any form of instability or erosion and would be designed to meet all building code requirements. The construction project would be in compliance with the local requirements of the Air Pollution Control District, would not generate substantial additional traffic, and will encourage bicycle and foot traffic to and from the site. The project would be consistent with the above-mentioned Coastal Act policy.

UCSB is improving air quality and minimizing energy consumption and vehicle miles traveled with implementation of its Transportation Demand Management (TDM) Program. The LRDP TDM policy is being implemented through a comprehensive Campus Parking and Transportation plan. The project would therefore be consistent with the above-mentioned Coastal Act policy for new development.

Consistency Analysis - LRDP

1. With regards to total developed area, the LRDP states:

30250(a).1 No more than 830,000 square feet of site area will be developed on Main Campus for buildings other than potential parking garages and student housing.

Housing development is not subject to this policy.

2. With regards to bluff-top structures, the LRDP states:

30251.4 Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe upon public views from the beach unless development presently impacts views from the beach. All new developments shall include landscaping which mitigates the developments' adverse visual impacts.

The KITP Residence project is not located near the bluff edge and will not infringe upon public views of the coast. A landscaping plan has been prepared for the proposed project.

3. With regards to building design, the LRDP states:

30251.5 New structures on the campus shall be in general conformance with the scale and character of surrounding development. Clustered developments and innovative designs are encouraged.

The project has been designed consistent with all applicable development standards and guidelines established in the LRDP. The proposed building scale and character will blend with the surrounding buildings.

4. With regards to building heights, the LRDP states:

30251.6 Buildings shall not exceed the height limits established in Figure 16 measured to the ridgeline, except for mechanical and electrical equipment.

The height designation for the proposed project area established in the LRDP is 35 to 45 feet with a requirement that the portion of the building affronting El Colegio Road be 35 feet. The building will be 36 feet high from proposed grade and 41 feet high from existing grade. The LRDP would be amended to designate a 45-foot height limit across the site to ensure consistency with the policy.

5. With regards to vegetation, the LRDP states:

30251.7 In order to preserve existing native trees and significant stands of trees which pre-date University acquisition of the campus, to the extent feasible, native trees shall be retained within the overall site area of new development.

Non-native, ornamental parking lot trees would be removed. These trees do not pre-date the University's acquisition of the campus.

6. With regards to buildings and fault location, the LRDP states:

30253.1 Buildings shall not be placed astride any faults. The actual setback from the fault trace shall be determined based upon site-specific geotechnical studies, but no closer than 50 feet from active or potentially active faults.

There are four active and three potentially active faults that bisect the South Coast Region of Santa Barbara County. The project site is not within 50 feet of any fault and is considered consistent with the above policy.

7. With regards to geotechnical issues, the LRDP states:

30253.2 Sub-surface geotechnical and soil studies shall be conducted to determine proper building foundation design to address potential seismic and liquefaction hazards, if any.

A geotechnical engineering report was prepared specific to the proposed project. Recommendations contained in the geotechnical report have been incorporated into the project design and will be implemented during construction.

8. With regards to energy conservation, the LRDP states:

30253.14 In order to minimize energy consumption and vehicle miles traveled, the campus shall implement the following measures to manage parking demand and supply:

(a) Implement the Transportation Demand Management Program with the goal of diverting at least 10 percent of all passenger trips to and from campus to alternatives to the single occupant automobile;

The Campus continues to implement its Transportation Demand Management Program. The proposed project incorporates bike facilities and circulation design that provide for transportation alternatives.

9. With regards to transportation, the LRDP states:

To improve traffic flow and thereby reduce auto emissions, the Campus shall:

a. *Make road improvements as generally shown in Figure 10 and bicycle and pedestrian path improvements as generally shown in Figure 11 of the 1990 LRDP.*
b. *Exact alignments and intersection geometric may change during the project design phase.*

The Campus continues to implement roadway improvements identified in the 1990 LRDP. Bicycle parking will be provided to encourage bicycling to campus. Visiting scholars will not generally bring cars to the housing site. 15 vehicle spaces would be dedicated for the KITP residents at parking lot 30, less than a mile to the east and close to campus.

10. With regards to public utilities, the LRDP states:

30254.1 Development of water mains, reclaimed water distribution systems, water treatment facilities, sewage lines, telephone transmission lines, and parking lots and structures will be designed and constructed to meet campus needs. Future development provided for in the LRDP land use plan will only be permitted by the University after it has been demonstrated that adequate water and sewer services are available to supply the existing and proposed development. The program for monitoring current levels of water and sewage services shall be continued to ensure a reserve of water and sewer capacity to serve the campus.

All necessary utilities and infrastructure are located in the vicinity of the proposed project. Electrical and telecommunications service are available adjacent to the proposed project site. All supplies and services available to the University are adequate to serve the proposed project. No expansion of supplies or facilities would be required.

B. Public Access

Consistency Analysis - California Coastal Act

1. In terms of maintaining and enhancing public access to the coast, the Coastal Act states:

§30252 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.

Public access to the coast would not be impacted by the proposed project. A major bicycle and pedestrian circulation route passes in front (south) of the project site and would not be impeded by the project.

2. The Coastal Act provides that:

§30210 Maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety need, and the need to protect public rights, rights of private property owners, and natural resource areas from overuse

Public access to the coast would not be impacted by the proposed project. A major bicycle and pedestrian circulation route passes in front (south) of the project site and would not be impeded by the project.

Consistency Analysis – 1990 LRDP

The LRDP implements Coastal Act §30210 with LRDP policies 30210.1 through 30210.25. These policies permit maximum coastal access, consistent with the responsibility to preserve natural resource areas from overuse. Public access to the coast would not be impacted by the proposed project. The campus provides posting of access information - both online and at various locations on campus (including public visitor parking areas and bluff-tops).

C. Land Resources

Consistency Analysis - California Coastal Act

1. With regards to environmentally sensitive habitat areas; adjacent developments, the California Coastal Act states:

§30240

a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Coastal Act §30240 requires protection of Environmentally Sensitive Habitat Areas (ESHAs) from disruption by adjacent development. The proposed project is not located within an ESHA and is 100 feet from designated ESHA.

Consistency Analysis – 1990 LRDP

1. With regards to lighting, the LRDP states:

30240(b).4 All new lighting on the West Campus, Storke Campus and Main Campus shall be kept at the minimum level which strikes a balance between safety and habitat protection and shall be designed to avoid glare into adjacent properties.

Existing nighttime lighting sources in the project area include low-level nighttime security lighting along the perimeter of the Davidson Library and other buildings in proximity. Nighttime security lighting currently exists in the project area. Any new lighting for the proposed project would conform to this policy. The proposed project would be consistent with this policy.

2. With regards to noise, the LRDP states:

30240(b) 18 The following noise sources are not subject to the maximum sound levels established in policy nos. 30240(b).16 and 30240(b).17: (a) Noises from construction and maintenance activities between 7 am and 8 pm; (b) Noise of safety signals, warning devices and emergency pressure relief valves; and (c) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc.

Project construction would be regulated by standard noise reduction measures. The project would also implement project generated mitigation measures NOI-1a 1 through 7 (Final MND Page 5.11-6 through 5.11-7) to ensure consistency with this policy. Therefore, the project would be considered consistent with this policy.

3. With regards to archaeological resources, the LRDP states:

30244.1 All available measures shall be explored to avoid development, which will have adverse impacts on archaeological resources.

The building would be constructed on a previously developed area. The project would not be located on a known archaeological site. The project is not anticipated to have adverse impacts on archaeological resources.

4. With regards to archaeological resources, the LRDP states:

30244.2 The Office of Public Archaeology, Department of Anthropology, and Native Americans will be consulted when development may adversely impact archaeological resources.

The building would be constructed on a previously developed area and the project would not be located on a known archaeological site. The project is not anticipated to have adverse impacts on archaeological resources.

5. With regards to archaeological resources, the LRDP states:

30244.3 When development is proposed for areas where archaeological resources are affected, the Project will be designed to minimize impacts on such resources.

The building would be constructed on a previously developed area and the project would not be located on a known archaeological site. The project would be consistent with this policy.

6. With regards to archaeological resources, the LRDP states:

30244.4 During any grading and other activities that may result in ground disturbance on archaeological sites, a non-University of California affiliated archaeologist recognized by the State Office of Historic Preservation and a Native American representative shall be present.

The building would be constructed on a previously developed area and the project would not be located on a known archaeological site.

7. With regards to archaeological resources, the LRDP states:

30244.5 Should archaeological or paleontological resources be disclosed during any planning, pre-construction or construction phase of the Project, all activity which could damage or destroy these resources shall be temporarily suspended until the site has been examined by a non-University archaeologist recognized by the State Office of Historic Preservation. Mitigation measures shall be developed and implemented to address the impacts of the Project on archaeological resources.

The building would be constructed on a previously developed area and the project would not be located on a known archaeological site.

D. Marine Environment

§30230 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.

Consistency Analysis - California Coastal Act

The proposed project would not impact marine resources. However, the LRDP policies below are designed to reduce impacts on and protect marine resources from campus activities.

Consistency Analysis - LRDP

1. With regards to biological resources, the LRDP states:

30231.1 In order to protect identified campus wetlands, environmentally sensitive habitat areas, and coastal waters from sediment transfer or contamination from urban runoff during construction, the following grading and erosion control practices shall be followed:

(b) If grading occurs during the rainy season (November through April), sediment traps, barriers, covers or other methods shall be used to reduce erosion and sedimentation;

A project-specific erosion control plan has been prepared and includes best management practices for controlling sedimentation during construction. The project has incorporated low impact development (LID) design features to minimize impacts from storm water runoff. These LIDs include a vegetated swale along the south side of the building and a pervious surface strip along the north side to receive and treat water before it enters the wetland buffer. The proposed project would be consistent with this policy.

2. With regards to erosion, the LRDP states:

(c) A site-specific erosion control and landscape plan shall be prepared for all new construction;

Project-specific erosion control and landscape plans have been prepared and includes implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

3. With regards to erosion, the LRDP states:

(e) Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff;

A project-specific erosion control plan has been prepared and includes implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

4. With regards to grading and erosion, the LRDP states:

(f) Grading operations on campus shall be conducted so to prevent damaging effects of sediment production and dust on the site and on adjoining properties;

A project-specific erosion control plan has been prepared and includes implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

5. With regards to erosion, the LRDP states:

(g) When vegetation must be removed on campus, the method shall be one that will minimize the erosive effects from the removal;

A project-specific erosion control plan has will be prepared and will include implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

6. With regards to erosion, the LRDP states:

(h) Exposure of soil to erosion by removing vegetation shall be limited to the area required for construction operations. The construction area should be fenced to define Project boundaries:

A majority of the project site is developed with very little vegetation. A project-specific erosion control plan has will be prepared and will include implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

7. With regards to vegetation removal, the LRDP states:

(i) Removal of existing vegetation on campus is to be minimized whenever possible;

A majority of the project site is developed as a paved parking lot and minimal vegetation would be disturbed outside of the parking lot (2,200 square feet). A project-specific erosion control plan has been prepared and includes implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

8. With regards to erosion, the LRDP states:

(j) Temporary mulching, seeding or other suitable stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities on campus;

A project-specific erosion control plan has been prepared and includes implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

9. With regards to grading and erosion, the LRDP states:

(k) Topsoil removed from the surface in preparation for grading and construction on-campus is to be stored on or near the site and protected from erosion while grading operations are underway, provided that such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments of building pads so as to a provide suitable base for seeding and planting;

A majority of the project site is developed as a paved parking lot. The site does not include valuable top soil to be restored with the exception of the 2,200 square feet of vegetated area to the north of the parking lot. Plants and topsoil would be salvaged in this area and put back after construction (finished grading). The proposed project would be consistent with this policy.

10. With regards to erosion, the LRDP states:

(n) Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and

A project-specific erosion control plan has been prepared and includes implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

11. With regards to construction, the LRDP states:

(o) Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands.

The proposed project site is 100 feet from the wetland in the San Clemente Habitat Restoration Area. Wet concrete will not enter the wetland. The project site will be fenced during the entire duration of construction and best management practices for erosion and sediment control will be in place at all times. The proposed project would be consistent with this policy.

12. With regards to erosion, the LRDP states:

30231.2 *Projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters, environmentally sensitive habitat areas, and wetlands, according to the following policies:*

A project-specific erosion control plan has been prepared and will include implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

13. With regards to erosion, the LRDP states:

(b) During campus development, sediment shall be retained on the site;

A project-specific erosion control plan has been prepared and will include implementation of standard best management practices to reduce sediment transport off-site. The proposed project would be consistent with this policy.

14. With regards to runoff, the LRDP states:

(e) If storm water can only be feasibly discharged into campus wetlands it shall comply in all respects to all applicable standards of the Regional Water Quality Control Board;

Storm water from the project site is discharged into the San Clemente Stormwater Management System and through vegetated swales/strips into the San Clemente Habitat Restoration Area. Stormwater ultimately flows to the East Storke wetland and Goleta Slough. The project would incorporate a variety of LID design features (vegetated swale and pervious surface strip) to minimize impacts to storm water runoff and the volume of storm water runoff is not expected to change from current conditions, therefore the project would be considered consistent with the above policy.

15. With regards to wastewater, the LRDP states:

(m) All sewage from campus development shall be disposed of in sanitary sewer lines or approved septic tank system subject to design and performance requirements of the Regional Water Quality Board.

Wastewater from the proposed project would be sent through sanitary sewer lines to the Goleta Sanitary District for treatment and disposal. The project would be consistent with this policy.

16. With regards to runoff, the LRDP states:

30231.3 Drainage and runoff shall not adversely affect campus wetlands

(a) The near slopes along the edge of the wetlands shall remain an undisturbed buffer area;
(b) Pollutants shall not be allowed to enter the area through drainage systems (1980 LRDP Development Standard; and,
(c) Runoff into the wetlands will not increase sediment from campus property.

The project site is 100 feet from a wetland within the San Clemente Habitat Restoration Area. Storm water from the project site is discharged into the San Clemente Stormwater Management System and through vegetated swales/strips into the San Clemente Habitat Restoration Area. Stormwater ultimately flows to the East Storke wetland and Goleta Slough. The project would incorporate a variety of LID design features (vegetated swale and pervious surface strip) to minimize impacts to storm water runoff and the volume of storm water runoff is not expected to change from current conditions, therefore the project would be considered consistent with the above policy.

17. With regards to hazardous material, the LRDP states:

30232.1 The campus will continue its compliance with hazardous material and hazardous waste laws and regulations and will maintain and strengthen its hazardous waste minimization program.

The EH&S Department establishes programs to comply with laws and regulations pertaining to hazardous materials and waste. Requirements have been established for storage and disposal of such material as well as training programs to inform staff in the proper use and storage of this material. EH&S also administers the Emergency Operations Plan in the event of a hazardous materials emergency. These programs are constantly reviewed and updated as needed to ensure the proper management and disposal of hazardous materials and wastes as well as proper containment procedures in the event of an accident. The Bioengineering Building program operations will be consistent with this policy.

18. With regards to hazardous materials, the LRDP states:

30232.2 The campus will maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release.

The campus Emergency Operations Plan and various departmental Emergency Action Plans will be updated to reflect the proposed Bioengineering Building. The project is considered to be consistent with the above policy.

19. With regards to hazardous materials, the LRDP states:

30232.3 The EH&S Office will appropriately dispose of hazardous materials.

UCSB continues to comply with hazardous materials and hazardous waste laws. Therefore, the project is considered to be consistent with the above policy.

20. With regards to hazardous materials, the LRDP states:

30232.4 Waste minimization efforts by the EH&S Office will be strengthened and particular consideration will be given to: monitoring of hazardous materials storage and handling procedures; recycling (onsite and offsite) and source reduction goals and implementation procedures; and informational and educational programs.

UCSB continues to comply with hazardous materials and hazardous waste laws. Therefore, the project is considered to be consistent with the above policy.

IX. ENVIRONMENTAL REVIEW DOCUMENTS, PURSUANT TO CEQA REQUIRED FOR ALL OR ANY PORTION OF THE AMENDMENT TO THE LRDP

Pursuant to State law, a Final Initial Study/Mitigated Negative Declaration (SCH# 2014041095) was prepared for the KITP Visiting Scholar Residence project and approved by the A CD copy of the Final IS/MND is attached.

Appendix C

Also, a number of sites are within a 10-minute walking distance, so the new classrooms can be concentrated near existing classrooms. Hence, the 1990 LRDP further strengthens the "academic core" on the Main Campus by developing on its limited land use resources new teaching and research facilities in proximity to similar existing facilities.

Storke Campus

Many of the UCSB employees and students live on the Storke Campus in either the Storke Apartments or the Santa Ynez Student Housing complex. The 1980 LRDP called for new housing (number of units not specified) to be sited on the Storke Campus contiguous with the Santa Ynez student housing. Fifty-one units were constructed and are presently occupied.

No additional administrative or Support functions were proposed in the 1980 LRDP for the area adjacent to the Central Stores and Receiving building rather, it was designated as "natural open space." Under the 1990 LRDP, new administrative and student support facilities are proposed to be located contiguous with the now isolated Central Receiving building. Since these functions do not need to be on the Main Campus, their location on the Storke Campus will help to create a logically consolidated "services district," as well as reserve much needed space for instruction and research activities within the "academic core" of the Main Campus. Like the Central Receiving building, these new service support facilities will be built outside of the Storke wetlands. The planned widening of Mesa Road (to reconfigure through traffic on the Main Campus) will serve these additional support buildings.

The 1990 LRDP also reinforces and reincorporates many of the 1980 LRDP's goals for the Storke Campus. For example, the 1990 LRDP also includes the 1980 LRDP's addition to the Santa Ynez housing complex of an estimated 51 units. The 1990 LRDP adds that the vacant land on the ~~west and north~~ *south* side of the Storke Playfields will be developed with ~~281~~ *341* apartment units for up to 9~~0~~076 single and family students. *A 32 unit/61 bedspace building would also be developed south of the Storke Playfields to accommodate KITP visiting scholars.* Finally, the 1990 LRDP provides that parking lots may be developed as necessary to supplement parking facilities and/or student housing on the Main Campus.

West Campus. On the West Campus, the 1980 LRDP proposed low-density development: academic and research uses only for a northern site near the Children's Center, and student and faculty housing or academic and research uses for a southerly site between Devereux School and Isla Vista. The northerly site has not yet been developed, but the southern site has been partially developed with sixty-five units of faculty housing. Redevelopment of the existing Cliff House and buildings at the somewhat isolated Coal Oil Point was proposed with the provision that the intensity of use would not be increased. This project has not yet been carried out.

The 1990 LRDP locates the Coal Oil Point seminar facility at the same site designated in the 1980 LRDP. Like the 1980 LRDP, the 1990 LRDP also designates the remainder of the West Campus for low density development. One hundred seventeen units of additional family student housing in close proximity to existing student housing were proposed at the northern site which was designated for instruction and research development in 1980 LRDP. The 2006 North and West Campuses LRDP Amendment shifts the 117 units of student housing from West Campus to North Campus at the Storke-Whittier site and develops 151 units of student housing (approximately 10 units per acre) (Appendix F,

Table C: Planned Housing

	Student Apartments		
	Number of Units/Students	Approximate Site Area	Approximate Density
Main Campus, South of San Rafael Housing	200/800	9 acres	22 units/acre
Storke Campus, ~~north and west~~ *south* of Storke recreation fields	~~281/900~~ *341/976*	17 acres	16 units/acre
Storke Campus, addition to Santa Ynez housing	51/204	4.5 acres	11 units/acre
Storke Campus-KITP Residences	*32/61*	*1.2*	*32 units/acre*
North Campus Family Student Housing	151/212	14.8 acres	10 units/acre
	683/2000	45.3 acres	15 units/acre overall average

	Faculty Townhouses		
Location	Number of Units/Faculty	Approximate Site Area	Approximate Density
West Campus, west of West Campus Point Lane	50/50	9 acres	6 units acre
North Campus Faculty Housing	172/172	26.3 acres	6.5 units acre

The housing sites were determined by the Committee to Master Plan Student Housing in 1988/89. The committee considered such factors as: the scale and density of existing housing; housing types to serve a variety of needs, from undergraduates to students with families; and preservation of open space. A committee-designated site for faculty housing on West Campus was reduced in area by the Regents, when they approved the LRDP in September 1990. The Regents required the relocation of 50 of the 100 units proposed on the southern portion of West Campus, to the northern portion of West Campus, replacing planned family student housing which was relocated to the Storke Campus. The remaining 50 units south of the existing faculty housing were removed, pursuant to a subsequent agreement between UCSB and the City and County of Santa Barbara and community groups.

The University acquired the 174.24-acre North Campus property in 1994 to provide an additional site for housing. The UC Regents adopted an LRDP Amendment for development on North Campus in 1998 but the amendment was not forwarded to the California Coastal Commission. The UC Regents adopted revised LRDP Amendments for North Campus in 2004 and 2006, respectively. The 2006 Amendment was forwarded to the California Coastal Commission for approval.

Recreation

The area designated for recreation includes field sports, court sports and indoor athletic facilities, with the exception of the existing Events Center, which is shown in the academic use area of the plan. The existing Old Gym and swimming pool and some tennis courts, also within the academic use area, will ultimately be relocated to the area designated for recreation.

upon the configuration of new buildings. The network is entirely separate from bicycle paths and roads, but shares some short alignments with service vehicles Refuge islands for pedestrians and disabled persons should be developed between divided bike paths along heavily traveled bikeway corridors, and in conjunction with new bike path round-about.

Service and Emergency Vehicle Access

Nearly all buildings on Campus require service access which is separated as much as possible from automobile, bicycle or pedestrian routes. New buildings will be served from existing or extended service driveways, and in some locations, follow wide pedestrian corridors. Planned service vehicle routes are shown in Figure 22, illustrating generally preferred alignments and points of access to existing and new building service yards and service vehicle parking areas. Emergency vehicles will continue to have access to all parts of the Campus on service vehicle driveways and bicycle and pedestrian paths.

B. STORKE CAMPUS

Land Use

The role of the Storke Campus is to support the academic, recreational, housing, and parking needs of the Main Campus (See Figure 23, Storke Campus Plan). The area south of Mesa Road and north of Harder Stadium will be developed with Administrative Services and Student Support facilities which do not need to be on the Main Campus. Recreational facilities may be developed near the existing tennis courts.

Open areas on the ~~west and north~~ *south* side of the Storke playfields will be developed with *341* ~~281~~ apartment units for up to *976* ~~900~~ students. *Also 32 units/61beds of housing will be developed south of the Storke playfields for KITP visiting scholars.* The existing greenhouse and gardens on the north side of the fields could be relocated or incorporated into the housing project. In the long-term, housing has a greater priority for use of this site. Candidate replacement sites for the greenhouse/garden project include areas designated as open space on the Storke and West Campuses.

The existing Santa Ynez student housing complex will also be expanded to the west by an estimated 51 units, for up to 204 students. The Proposed Land Use and Circulation Map shows a generous buffer between the proposed housing and the Storke Wetlands. The existing drainage channel which bisects the site will be retained, and runoff entering the wetland controlled by a variety of measures identified in the Coastal Act Element.

Parking lots may be developed as necessary to supplement parking facilities and/or student housing on the Main Campus. The three locations south of Harder Stadium, north of the Public Safety Building and northwest of the intersection of Mesa and Los Carneros Roads could provide up to 930 spaces, with perimeter landscaping. Expansion of Parking Lot No. 32, north of the Public Safety Building shall be permitted to a maximum of 250 additional spaces to accommodate remote parking and public access to the Storke Campus and Goleta Slough Wetlands.

The natural open space and wetland which bisects the Storke Campus will be retained and protected. Development policies and standards to protect the wetland and to retain other natural features such as tree rows are included in Part 2 and in the Final Environmental Impact Report.

Student Housing

New housing in the southwest corner of the Main Campus is to be located contiguous with the existing San Rafael housing project and Isla Vista. This area was designated as general open space in the 1980 LRDP. Parking will be developed based on parking demand and any development will be consistent with this Section and parking management practices. Public service infrastructure including water, sewer and power lines serving instruction and research facilities, and existing student housing units have sufficient carrying capacity to accommodate the new student housing and potential parking lots (see FEIR, Chapters 4.8 - Water Supply, 4.9 - Wastewater, 4.19 - Energy Use) or would be extended as part of specific projects. The protection of coastal resources adjacent to the housing is provided by the plan and policies set forth in Part 2, Chapter V - Land Resources and in Part 2, Chapter VI Marine Environment. These policies include, but are not limited to, a 150-foot building setback from the ocean bluff-top on the Main Campus.

In addition, the 1990 LRDP allows for new housing on the vacant land to the west and north of the Storke Campus athletic fields. This development is to consist of ~~281~~ *341* apartment units for up to *976* ~~900~~ students and is in close proximity to the existing Santa Ynez student housing complex. *Also, 32 units/61 beds of housing will be developed south of the Storke playing fields for KITP visiting scholars.* The existing Santa Ynez student housing complex will also be expanded by approximately 51 units for up to 204 students. In addition, parking lots may be developed on the area south of Harder Stadium, north of the Public Safety Building, and northwest of the intersection of Mesa and Los Carneros Roads to provide up to 930 parking spaces.

Public service infrastructure including water, sewer, and power lines serving the existing student housing units have sufficient carrying capacity to accommodate the proposed student housing developments and the proposed parking lots (see FEIR, Chapters 4.8 - Water Supply, 4.9 - Wastewater, 4.9 - Energy Use) or they would be extended as part of specific projects. Finally, the new student housing developments and parking lots also will be built outside of the Storke Wetlands.

Faculty Housing

The 1990 LRDP locates 50 additional faculty housing units on the northern portion of West Campus, west of West Campus Point Lane. The 6 units per acre density of this housing is comparable to the density of existing faculty housing. The 1980 LRDP identified this site for the development of low density instruction and research uses, set back from Devereux Slough and an archaeological site. The 1990 LRDP allows for development within the boundaries of the archaeological site, but provides equivalent protection policies (see Part 2, Chapter V, Section B, Archaeological or Paleontological Resources).

Additionally, the 1990 LRDP locates a conference facility on the Coal Oil Point site identified for low-density development in the 1980 LRDP. The conference facility development site is in close proximity to Devereux School. Public service infrastructure including water, sewer and power serves the existing faculty housing and Devereux School and have adequate carrying capacity to accommodate the new faculty housing, student housing and conference facility (see DEIR, Chapter 4.8 - Water Supply, 4.9 Wastewater, and 4.19 - Energy Use). The protection of coastal resources is provided by the policies set forth in Chapter V - Land Resources and in Part 2, Chapter VI - Marine Environment. Policies in these chapters include, but are not limited to, a building setback area from the bluff-top line or edge, the planting of native vegetation for forage and bird roosting, and control of run-off and sedimentation.