

University of California Santa Barbara

1990 Long Range Development Plan

**including revisions related to the
2006 LRDP Amendment for North & West Campus**

September 2006

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PREFACE

Together with the Academic Planning Statement, the Campus Development Program is a plan for UCSB's future. It includes a Long Range Development Plan and an Environmental Impact Report.

Because UCSB is a complex community, these are complex documents. But they are founded upon three basic considerations: the academic aspirations of the campus, the resource constraints of the community, and the policies of the State of California that govern development in the Coastal Zone.

UCSB's academic goals are concerned with maintaining and enhancing excellence in research and teaching. To that end, the campus is committed to increasing its proportion of graduate students. This commitment has several implications for the physical planning process. Graduate students require laboratory, library, and other research facilities beyond the needs of undergraduates. And because they are typically older, and often have responsibilities as heads of households, graduate students also place greater demands upon such services as housing and child care.

As the largest employer in Santa Barbara County, we are acutely aware of our responsibilities toward maintaining the quality of life here. This awareness is shared by the University's president, David P. Gardener. Although the University of California must accommodate an estimated 63,000 additional undergraduate students by the year 2005, other campuses plan to admit them.

Our coastal location is another constraint upon campus development, one that the Campus Development Plan Steering Committee has been especially mindful of as they have advised me on the physical facilities required to implement the Academic Planning Statement. In addition to consulting with this committee, composed of faculty, staff, and students, I have instructed UCSB's planning staff to continue discussing our academic and physical planning with the Committee on the University and the Community.

Originally convened in 1986, this group includes a broad spectrum of private citizens and representatives of local government. Its discussions have provided us with important information about the goals, plans, and constraints related to all development on the South Coast.

The documents before you reflect this extensive consultation. As I said, they are complex. But they are also living documents that can be modified and changed. With our plans you will find a schedule of workshops and hearings designed to encourage public review of UCSB's plans to grow. We welcome your comments, and I urge your participation.

To plan is to devise a method for achievement. The achievements we seek at UCSB are no less than major, lasting contributions to the advancement of knowledge and the protection of the environment. By joining in our planning process, you help make these contributions yours, as well as ours.

Barbara S. Uehling
Chancellor

INTRODUCTION

A. PURPOSE AND AUTHORITY

The primary purpose of the 1990 Long Range Development Plan (LRDP) of the University of California, Santa Barbara is to guide the physical development of the Campus through the academic year 2005/06, enabling UCSB to achieve the academic goals set forth in the Academic Planning Statement (1989). Regental policy requires that the 1990 LRDP identify the physical development needed to achieve the Campus' academic goals and provide a land use plan to guide the development of future facilities. The year 2005/06 planning horizon has been established by the Office of the President for all of the campuses of the University of California. The LRDP is also intended to respond to the provisions of the California Coastal Act of 1976, with respect to the preparation of Long Range development Plans for Campuses in the Coastal Zone. The 1990 LRDP is a comprehensive amendment of the 1980 Long Range Development Plan (the "1980 LRDP") as amended.

Part 1 of the 1990 LRDP sets forth the Campus Plan, which contains the Campus' land use and development proposals—for buildings, roads and parking, pedestrian and recreational open space, and environmental preservation—for the ~~845,989~~-acre Campus, including the Main Campus, the Storke Campus ~~and~~ the West Campus, and the North Campus. The 1990 LRDP does not address other properties owned or used by UCSB, which are located off of the Main, Storke, ~~and~~ West, and North Campuses.

Part 1 contains three Chapters. Chapter I summarizes the Academic Planning Statement and related enrollment projections to provide an understanding of the fundamental factors underlying the 1990 LRDP. This Chapter also describes existing development, the natural setting of the Campus and provides a history of Campus planning. Chapter II is the Campus Development Plan, that portion of the 1990 LRDP which sets forth the Campus' land use, circulation, and infrastructure proposals. It also contains a description of the space needed by the Campus to implement the Academic Planning Statement. Chapter III contains more specific development guidelines which may be used to implement the Campus Development Plan.

Part 2 of the 1990 LRDP, the "Coastal Act Element," provides an analysis of the consistency of the 1990 LRDP with the California Coastal Act of 1976. It is organized to provide a discussion of the implications of the 1990 LRDP in relation to each relevant Coastal Resources Planning and Management Policy of the Coastal Act (New Development; Public Access; Recreation; Land Resources; and Marine Environment). Part 2 also contains Campus coastal policies, which are measures intended to ensure conformity of the Campus Plan with the Coastal Act.

The 1990 LRDP does not commit the University to the construction of any particular project. The establishment of funding priorities, project plans, and construction schedules are all carried out under the capital improvement programs of the University, subject to approval by the Chancellor, the Office of the President and/or The Regents.

B. NATURE OF THE 1990 LRDP

The 1990 LRDP is the product of an extensive planning and review process involving key academic and administrative officers, faculty, staff and students, interested citizens and representatives of local government. It was initiated under the direction of Acting Chancellor Daniel Aldrich in the spring of 1987, and completed under Chancellor Barbara Uehling in 1990.

A Campus Development Plan Steering Committee, appointed in early 1988 by Chancellor Uehling, guided the analysis and review of alternative Campus plans. Other committees or their representatives reviewed and commented on the proposed plan, including the Physical Planning Committee, the Committee on the University and the Community, the Santa Barbara Division of the Academic Senate, the Senate Committee on Architecture, Planning and Environment, the Public Safety Committee, the Transportation and Parking Committee, the Committee to Master Plan Student Housing, the Wetlands Committee, Associated Students, Graduate Student Association and others.

The 1990 LRDP amends and builds upon the policies of the 1980 LRDP. Basic road circulation and land use concepts, and environmental policies and standards in the plans have been retained and strengthened.

A separate document, the revised Final Environmental Impact Report also has been prepared, pursuant to the California Environmental Quality Act of 1970, identifying the environmental impacts of the 1990 LRDP, measures to mitigate identified adverse impacts, and alternatives to the proposed 1990 LRDP. A supplemental planning document containing campus design guidelines will be prepared to help implement the 1990 LRDP. It will contain advisory guidelines for the siting and design of buildings, architectural elements, landscape design concepts and the like, for specific locations on Campus.

To ensure that this plan is implemented in a way that is consistent with the Academic Planning Statement, an analysis of the overall academic impact on the Campus shall be an essential part of the review of any proposal that involves a new building, or other major capital project. Appropriate consultation with the Academic Senate, Associated Students, Graduate Student Association, and staff representatives shall occur.

The preparation of an Academic Impact Report (AIR) shall be an integral part of the Campus' major capital planning process. Among matters to be considered in the AIR shall be the effects of proposed projects on research, teaching, and public service and maintenance of a congenial environment for students, faculty and staff. Included in the AIR shall be an analysis of other options which may be foreclosed (e.g., because of budgetary or site limitations) as a result of the proposed project. Both developing and employing the AIR will be a collaborative effort of the administration and the appropriate committee or committees of the Academic Senate as designated by the Chair of the Santa Barbara Division.

C. PUBLIC PARTICIPATION

Opportunities for public participation have been provided by the Campus during the period of preparation of the 1990 LRDP. The Campus has coordinated with the City of Santa Barbara and County of Santa Barbara throughout the course of the work. An overview of the extensive public participation process to date, including a list of public meetings and hearings which have occurred, is provided in the Appendix of the FEIR.

In November of 1989, the University distributed three separate draft documents for public review, a Draft Campus Plan, a Draft Coastal Plan, and a Draft Environmental Impact Report. Written comments on these draft documents were received and reviewed. In response to comments on these draft documents, the Draft Campus Plan and the Draft Coastal Plan were combined to form one document, the Draft LRDP. Other minor modifications to the Draft Campus Plan portion of the LRDP included text changes to clarify or further expand upon Campus development issues such as building site selection criteria, including the retention of existing greenhouses as part of proposed housing development on the Storke Campus. Additionally, certain graphics revisions were incorporated in the Draft 1990 LRDP including a clarification of building sites versus parking sites, minor revisions to the boundaries of the Storke Wetlands to correspond to the boundaries identified in the *Campus Wetlands Management Plan*, and the identification of selected buildings and facilities which are discussed within the text.

Since publication of the Draft Plans and DEIR in November 1989, the University engaged in an extensive consultation process with local agencies and community groups. Key issues and concerns about the LRDP were discussed. This public participation included the following activities:

- Public workshops.
- Public meetings with campus groups and committees, and with local community groups.
- Three formal public hearings on the Draft Campus Plan and DEIR.
- One formal public hearing on the Draft Coastal Plan.
- A formal public review period during which written comments were received from the public.
- Newspaper notices of workshops and hearings.
- Ongoing discussions with local agencies regarding potential impacts and possible mitigation measures.
- Summary pamphlets of the Draft Campus Plan, Draft Coastal Plan, and DEIR.
- Newspaper advertisements of UCSB positions on some critical issues.
- Public service announcements.
- Press releases and news conferences.

The Campus' commitment to the consultation process exceeded the requirements of CEQA which mandates only that a 45 day public review period be held to solicit public comment on the DEIR. The decision to revise the Campus and Coastal Plans and combine them in the LRDP, and to revise the DEIR and recirculate it for additional public review will result in a second formal public review period beginning June 1, 1990. Members of the public and interested agencies commented on the LRDP and the revised DEIR. When this second 45-day public review period closed in mid July 1990, written responses were prepared to all of the comments received. These responses were then published, together with separate written responses to comments received on the November 1989 drafts of the Campus Plan, Coastal Plan and DEIR. These responses to comments, combined with the revised DEIR, constituted the Final EIR (FEIR), which was certified by the University of California Regents on September 21, 1990, when The Regents also approved the 1990 LRDP. With submittal of this Final LRDP, reflecting the Regents' approval, the process of certification of the LRDP by the Coastal Commission will be initiated.

The overall public review period and consultation process for this long range planning process was extended six months from the originally proposed target date of submittal to The Regents in March 1990. By extending the time period for additional public review, comment, and debate, the University committed to developing an EIR and LRDP reflective of local community and agency concerns, as well

as meeting the requirements of CEQA and the Coastal Act, while carrying out the University's basic educational mandates and goals.

D. REGENTS' APPROVAL

On September 21, 1990, The Regents of the University of California approved the 1990 Long Range Development Plan. In approving the LRDP, The Regents also adopted an alternative housing configuration for the Campus and directed that minor corrections be made to the LRDP.

In the May 1990 Draft, 100 units of faculty housing were proposed on the West Campus portion of UCSB, south of existing faculty housing, and extending along the coastal bluffs between Isla Vista and Coal Oil Point. Housing was to be set back a distance of 10 feet from the bluffs, and a linear park called Coal Oil Point Park to be developed within the setback. Under the alternative plan, The Regents relocated 50 of the faculty housing units to the interior of West Campus and removed the associated Coal Oil Point Park, bicycle and pedestrian paths, bluff stairway, and proposed wetlands restoration plan on the West Campus bluffs. The 99 units of family student housing replaced by the relocation of faculty housing was to be built on the Storke Campus along with other proposed student housing.

Subsequent to The Regents' approval, the Campus negotiated an agreement with the City and County of Santa Barbara and community groups to remove the remaining 50 units of faculty housing on the bluffs of West Campus. As part of this accord, the University also agreed to phase new student housing to enrollment growth and provide an affordable housing program for Campus staff, faculty and students. A mechanism for enforcing the enrollment ceiling and growth rate would be initiated, as well as an Isla Vista Community enhancement Program. The Campus would also contribute funds to improve nearby roadways and intersections.

Changes have been made to the LRDP's land use and coastal policy provisions as a result of The Regents' action and agreement with the community. Faculty and student housing locations and densities have been adjusted. The area along the bluffs of West Campus formerly designated for faculty housing and a park with circulation and other improvements, has been redesignated as open space. Graphics and policies have been revised to make the changes clear and consistent with the action of The Regents and the agreement with the community

In 1994, the University acquired the 174.24-acre North Campus property (previously known as the "West Devereux" property) to provide an additional site for housing. The North Campus is located immediately adjacent to the West Campus. Since the North Campus was acquired after the 1990 LRDP was approved, the 1990 LRDP did not address potential development of the property. In September 2004 the Regents adopted the LRDP Amendment for North and West Campuses. Development proposed for the North and West Campuses is described in Part 1, Chapter III C.

E. THE CAMPUS IN THE COMMUNITY

The University of California, Santa Barbara, enjoys a picturesque setting on the coastline of the Pacific Ocean - approximately 100 miles northwest of Los Angeles. No other university in the United States has its campus wholly located on the ocean shore. First time visitors and daily users alike are struck by the beauty of this setting, its varied plantings, and mild climate. This Campus Plan supports the academic mission of the Campus, while recognizing the responsibility inherent in University stewardship of this magnificent natural environment.

The Campus lies ten miles west of the City of Santa Barbara, and is less than a mile south of the community of Goleta (see Figure 1, Regional Vicinity). Surrounding the Campus on the South Coastal Plain is a mixture of suburban residential, commercial and agricultural areas and undeveloped lands. Immediately to the north and east of the Campus is Goleta Slough within the limits of the City of Santa Barbara Municipal Airport. To the west lies Ocean Meadows Golf Course and developing multi-family residential areas.

The Campus is located at Goleta Point, along a narrow marine terrace that runs from Ventura County at the east to Point Conception to the west. The flat terrace is about 35 feet in elevation, with steep bluffs descending to beaches on the east and south sides of the Campus. The Santa Ynez Mountains rise prominently about five miles inland. The Main, Storke and West Campuses of UCSB effectively surround the community of Isla Vista on three sides, with the Pacific Ocean on the south. About half of all UCSB students live in private residences in Isla Vista. It occupies an area of about 350 acres within the unincorporated area of Santa Barbara County, comprised of mostly multi-family housing, including some University-owned housing, and neighborhood commercial services. Because Isla Vista is under County jurisdiction—not UCSB—it is covered by the County's Comprehensive Plan and Local Coastal Program. However, the LRDP includes plans and policies to better integrate Campus and community facilities and to minimize potential adverse impacts of Campus development on Isla Vista.

The Campus is an active participant in the life of Santa Barbara County— offering many educational, cultural, social and recreational opportunities to the community. In addition, the Campus is a significant economic factor in the county. It is the largest employer in the area and makes significant direct and indirect contributions to the local economy.

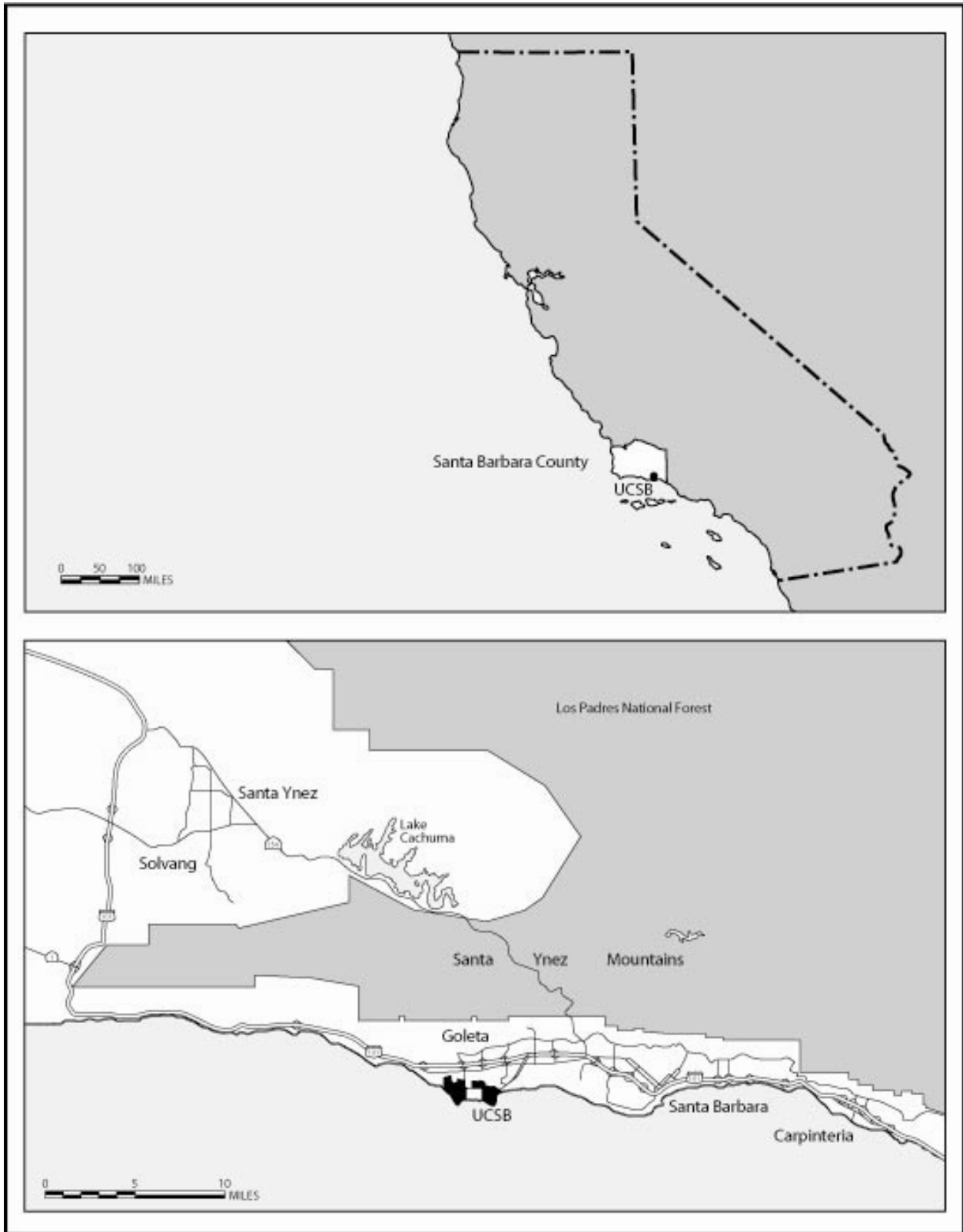


FIGURE 1 Regional Vicinity

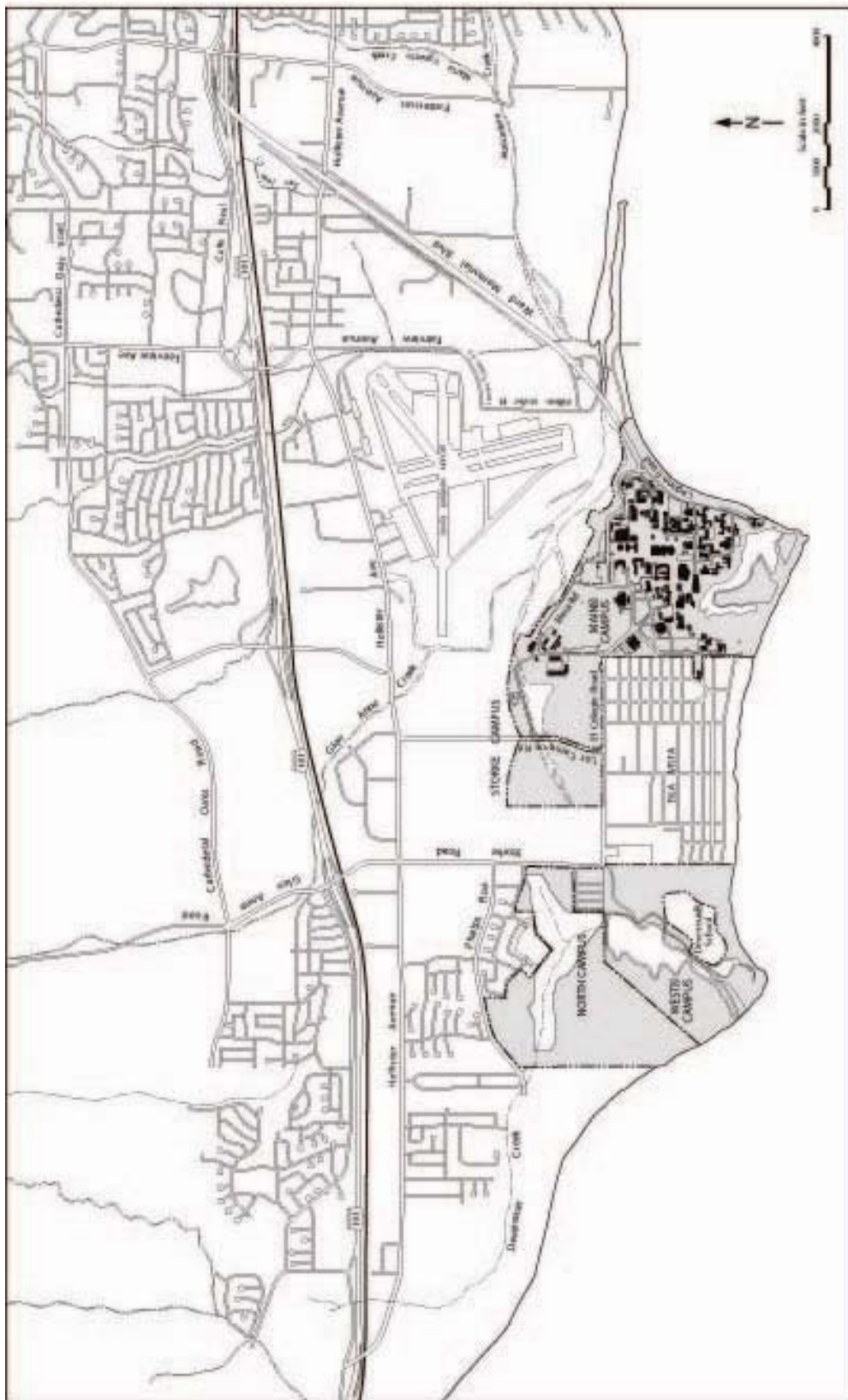


FIGURE 2 Local Vicinity and Campus Features

ACKNOWLEDGEMENTS

CAMPUS DEVELOPMENT PLAN STEERING COMMITTEE

Kenneth Millett, Chairman
Mathematics

Javier LaFianza (1988-89)
Associated Students

Jeff Chung (1988-89)
Staff Representative

Alfred Moir
Art History

Larry Coldren (1989-90)
Electrical and Computer
Engineering

Louise Moore (1989-90)
Staff Representative

Helen Couclelis (1989-90)
Geography

James Siojo (1989-90)
Associated Students

John Douglass (1989-90)
Graduate Student Association

David Sprecher
College of Letters & Science

Priscilla Drum
Education

Michael Stowers (1989-90)
Associated Students

Donald DuBay
Facilities Management

Daniel Birsall (1988-89)
Associated Students

Susan Fobes (1989-89)
Associated Students

Richard Watts
Chemistry

Mike Fuller
Geological Sciences

Roger Wood
Engineering

David Gebhard
Art History

Everett Kirkelie
Acting Vice Chancellor
Student Services

Peter Krsnak (1988-89)
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ADVISORS

Robert Kuntz
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CONSULTANTS

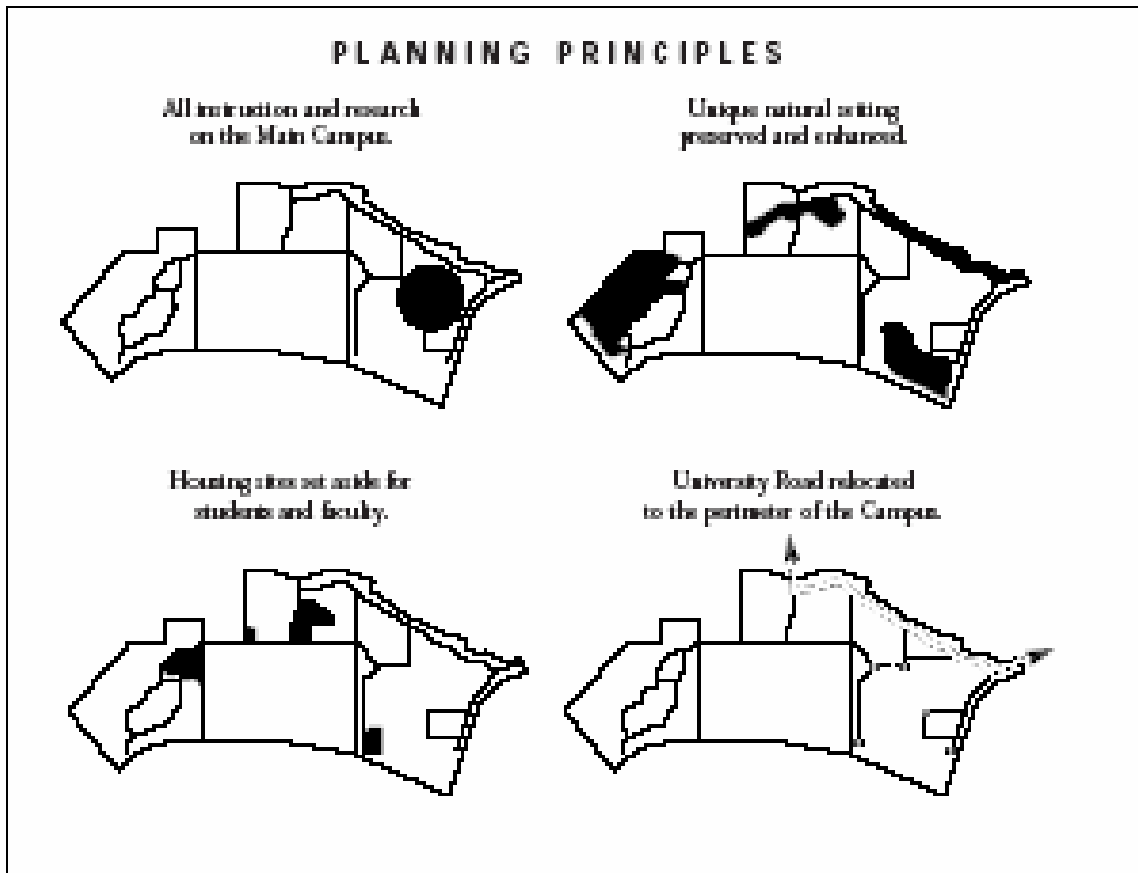
Sedway Cooke Associates
Wilbur Smith Associates

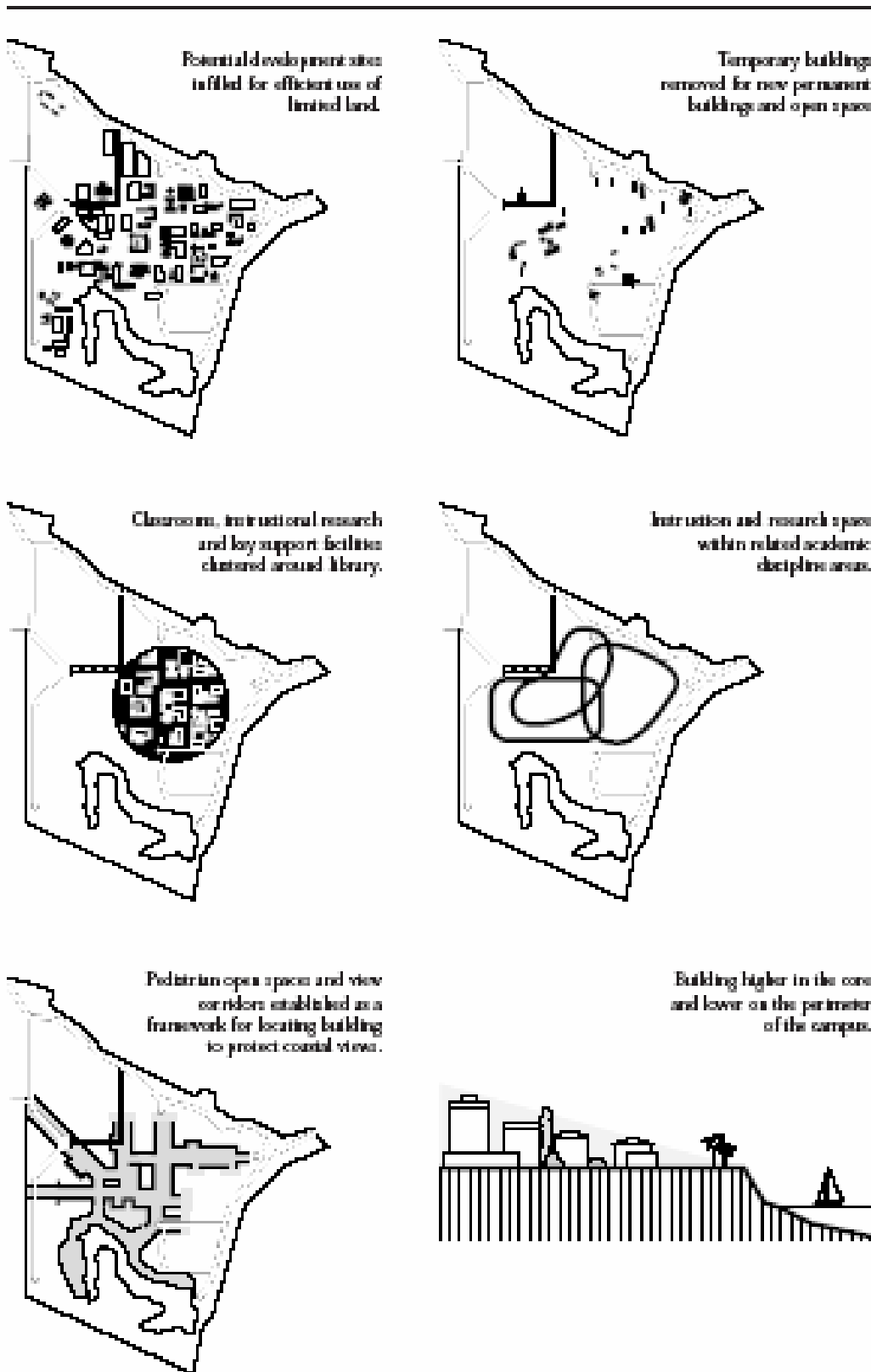
Richard Morehouse Associates
Latham and Watkins

SUMMARY

ACADEMIC PROGRAM
 (Academic Planning Statement, 1989)
Planning Horizon: 1990-2005

Academic Goals	Space Needs	Assignable Square Feet						
<ul style="list-style-type: none"> • Further the recognized distinction of UCSB in research, creative activity, and teaching • Increase the quality and quantity of research and creative activity • Ensure a diverse faculty of exceptional quality as the foundation for academic excellence at UCSB • Ensure excellence in both undergraduate and graduate instruction • Continue the University's commitment to diversity and quality of the student body • Enhance the quality of life on the campus and in the surrounding communities 	<ul style="list-style-type: none"> • Instruction and research • Organized research units and activities • Library • Academic support • Student services • Administrative services • Public facilities and services 	<p>560,000</p> <p>195,000</p> <p>175,000</p> <p>65,000</p> <p>140,000</p> <p>50,000</p> <p><u>25,000</u></p> <p>TOTAL 1,210,000</p>						
<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Population Estimates</td> <td style="width: 40%;">Housing*</td> <td></td> </tr> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Add 2000 graduate students • Add 855 faculty and staff </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Add student housing - 2000 <u>2332</u> beds/649 <u>683</u> units • Add faculty housing - 50 <u>222</u> households/<u>222</u> 50 units </td> <td></td> </tr> </table>			Population Estimates	Housing*		<ul style="list-style-type: none"> • Add 2000 graduate students • Add 855 faculty and staff 	<ul style="list-style-type: none"> • Add student housing - 2000 <u>2332</u> beds/649 <u>683</u> units • Add faculty housing - 50 <u>222</u> households/<u>222</u> 50 units 	
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PART 1:
CAMPUS PLAN

I. PLANNING CONTEXT

A. ACADEMIC PLANNING STATEMENT

The foundation for the Long Range Development Plan (LRDP) is the Academic Planning Statement, issued by the University in 1989. The Academic Plan was the result of extensive consultation which began in 1986 with the establishment of a UCSB Campus Planning Committee (CPC) composed of faculty, staff, and students. The Committee studied the planning statements of campus departments and committees, interviewed administrative personnel, and surveyed faculty, staff, and students. The CPC then developed a comprehensive report on academic concerns, administrative reorganization, community relations and quality of life issues, and the development of fiscal and physical planning devices. The CPC report was used as a basis, by a Campus-wide Task Force appointed by Chancellor Barbara Uehling in 1987, to develop the UCSB Academic Planning Statement.

The Academic Planning Statement establishes goals and objectives for UCSB to assume a position of greater leadership among state, national and world academic communities. It is intended to guide the planning efforts and academic endeavors of the colleges, the academic departments, and the Campus administrative and support units; to provide direction for the management and planning of Campus resources and for enrollment planning; and to serve as the standard against which to assess progress toward the fulfillment of three primary missions ensuring:

- Strong programs of research that adhere to high standards of academic excellence while addressing the changing needs of society,
- An outstanding environment for teaching and learning in which students will acquire life-long habits of learning, thus providing an excellent basis for their future role in the world community, and
- A faculty, student body, and staff characterized by diversity and exceptional quality.

Implementation of the Academic Planning Statement depends on an efficient organizational structure backed by sufficient resources and on the quality of contributing personnel from every segment of the Campus. Some of the elements necessary to achieve the goals and objectives are physical facilities and equipment, space, and library and computer resources - some of the most serious problems identified by the Campus community during the planning process.

The specific goals of the Academic Planning Statement enumerated here are supplemented by objectives for accomplishment of the Plan. The physical development of UCSB plays a major role in accomplishment of these goals:

- Goal 1: Further the recognized distinction of UCSB in research, creative activity, and teaching.
- Goal 2: Increase the quality and quantity of research and creative activity.
- Goal 3: Ensure a diverse faculty of exceptional quality as the foundation for academic excellence at UCSB.
- Goal 4: Ensure excellence in both undergraduate and graduate instruction.
- Goal 5: Continue the University's commitment to diversity and quality of the student body.
- Goal 6: Enhance the quality of life on the Campus and in the surrounding communities.

Several initiatives in the Academic Planning Statement bear directly upon the LRDP: instruction and research, recruitment, and enhancement of the quality of life on Campus and in the community.

Instruction and Research. UCSB, as a Campus of the University of California, is a state-supported agency with research as one of its primary missions. It seeks to enhance the research capabilities of the faculty and research staff and to involve both graduates and undergraduates in the search for new knowledge, and its analysis and application for the benefit of society. UCSB intends to promote an exciting intellectual climate; to ensure instruction that is visionary, expansionary, and timely; and to instill an appreciation for the humanities and fine arts and an understanding of the natural and social sciences in the context of a broad cross-cultural approach. In the area of research, UCSB is committed to developing and nurturing multidisciplinary research endeavors and to increasing the funding for extramural research. The Campus is preparing for the establishment of one or more new professional and/or graduate schools, which are to build on existing campus strengths.

Both the research and instructional environments depend on the availability of adequate physical facilities. UCSB presently faces a shortage of space in laboratories, offices and appropriately-sized classrooms. Outmoded facilities for instructional programs and for modern research exist in several disciplines. In fact, the Campus physical plant has been in many ways inadequate and antiquated as early as the 1960's, particularly in the science disciplines, which have undergone dramatic shifts in technology and in space needs. Without the benefit of additional structures for instruction and research between 1971 and 1985, and despite the completion of the Biological Sciences Instructional Facility (1985), Engineering II (1987), and the Marine Biotechnology Laboratory (1989), enrollment growth and changes in teaching and research methods have resulted in insufficient space for academic departments. In addition, the organized research activities of the Campus, which include multidisciplinary program, have grown substantially and there has been no funding to build appropriate facilities for those programs.

Recruitment and Retention of Faculty and Student. UCSB now has more than 700 ladder faculty who are tenured or who have the potential to be tenured, many of whom are internationally renowned. As national projections indicate, college and universities will face the task of making significant numbers of academic appointments within the next 25 years to replace returning faculty, and UCSB anticipates the retirement of almost 50% of current ladder faculty in the period 1987 to 2000. Competition for replacement will be keen because institutions across the country have similar needs. Concurrent with the changes in faculty, UCSB envisions three important shifts in its student populations: movement toward the goals of an upper division to lower division student ratio of 60:40 (from 55:45, currently), an increase in the percentage of graduate students to 20% by the year 2005-06 from the current 11%, and increased diversity in the Campus community. In all groups (faculty, students, and staff) UCSB seeks to recruit those who meet the highest standards of quality and to achieve a diverse Campus community in terms of gender and ethnicity.

There is considerable Campus wide agreement on achieving and maintaining excellence in the area of faculty and student recruitment and retention, and here again, physical resources play a vital role. UCSB entered the 1987-88 academic year with approximately 150 fewer academic office spaces than the Campus had academic positions. Office space for visiting faculty, who add intellectual vigor and distinction to the institution, is scarce. Many graduate students do not have a place for their scholarly activities, and undergraduate students lack adequate space for group studies or for sustained independent study.

The growing numbers of faculty and students and the physical resources of the local community require that UCSB address needs related to housing and other support facilities as well.

Quality of Life. As a state-funded research institution, UCSB has a responsibility to the nation and to the international community of scholars to competently fulfill its educational mission and to ensure that its activities and its graduates contribute to societal well-being in the most productive ways. The University seeks to enhance its commitment to public service and community relations in a setting where growth and quality of life are of peak importance.

Several relevant principles for physical planning have been identified. UCSB strives to retain the unique sense of place of the Campus by preserving and enhancing its environmental quality, and architectural and open-space character. Working conditions for staff should be improved, and opportunities for recreation and informal interaction for all members of the Campus community strengthened. The quality of life should be enhanced as the Campus grows and matures. Finally, UCSB would like to better engage the surrounding communities in the life of the Campus.

Research and Academic Program Development

Much of UCSB's attention in the next 15 years will be focused on enhancing the quality and quantity of research, in concert with the growth and development of the graduate program. Specifically, graduate enrollment is expected to double (from approximately 2,000 to 4,000) from new growth in the professional schools; significant expansion in Engineering (+125%), Sciences (+88%), Humanities (+87%), and Arts (+82%); and continued expansion in the Social Sciences (+68%) and Education (+45%).

The most common theme for research and teaching initiatives in all the disciplines is that of multi-disciplinary efforts. UCSB has some areas of strength upon which to base a number of unique programs across and within departments, schools, and colleges. The Campus is especially committed to expanding knowledge associated with internationalization, technological and scientific change, and population diversity. In addition to the existing programs that exemplify multi-disciplinary efforts, potential new multi-disciplinary programs are identified. Some of these programs will be in environment, art, music and computer science, cultural studies from both the humanistic and social science perspectives, biotechnology, materials, and environmental sciences and management.

Graduate Enrollment

There are several reasons for focusing growth plans at the graduate level. According to the UC Graduate Enrollment Plan, graduate student mix on the UC campuses should approximate 20%, a figure comparable to similar institutions nationwide, thereby contributing to the maintenance of the academic preeminence for both the UC and UCSB.

The academic maturity of the Campus and the needs of the state and nation combine to support new planned development at UCSB. As UCSB matures, its success depends on its ability to strengthen its research programs and enhance the quality of its undergraduate programs. There is a mutual relationship between the size and quality of an institution's graduate population and the strength of its research programs; likewise, sufficient numbers of graduate students facilitates undergraduate learning in a research environment.

At the state and national levels, certain problems can only be solved by increasing the numbers of persons receiving advanced university training. The U.S. and California are faced with growth of their collegiate institutions at the same time that a large sector of the nation's faculty are reaching retirement age. In California, the situation is exacerbated by an increasing population who traditionally demand post secondary education, as well as by growing needs of changing demography and increasing demands for scientists and scholars.

Growth in the graduate population at UCSB requires housing, financial aid, employment opportunities, and facilities to support advanced training and graduate study. The arguments for increased graduate enrollment suggest a more rapid rate of growth than is projected for UCSB, but the practical requirements of administrative support, faculty hiring, and new facilities suggest that a moderate, long-term increase in the number of graduate students is more appropriate.

Implementation of UCSB's Academic Planning Statement requires the appointment of ladder faculty of more than 50 per year from 1989-2005, or nearly 900 new ladder appointments, including replacements for retirements and turnover and new faculty positions. UCSB competes for appointments with the top universities in the world, and recent studies show that affordable housing is a major tool in the competition for new faculty appointments.

In comparison to housing costs for other UC Campuses and comparative institutions, the Santa Barbara housing market is one of the most expensive. Financial assistance programs provided by the UC in the past have been helpful but have not solved the problem for the typical new hire at the assistant professor level, most of whom have competing offers, and lack assets for a housing purchase. Affordable housing is a particularly critical and effective asset.

B. ENROLLMENT PROJECTIONS

In order to achieve its academic planning goals, UCSB has determined that existing programs must be broadened and new programs initiated. These initiatives will require additional faculty, staff, and graduate students. Increases in graduate student enrollment, coupled with development of appropriate new facilities, will significantly strengthen the research orientation of UCSB.

By the academic year 2005/06 approximately 200 additional faculty and 650 staff will teach and work on Campus, and approximately 2,000 additional graduate students will be enrolled. Undergraduate enrollment will decline by about 200 students. Each year, for the next 15 years, enrollment and employment will gradually increase from the present levels of about 18,000 students, 970 faculty, and 2,650 staff to about 20,000 students (of which approximately 4,000 would be graduate students) 1,175 faculty, and 3,300 staff.

As set forth in Chapter II, Campus Development Plan, three-quarter average enrollment is to be no higher than 20,000 students without further amendment of the LRDP by The Regents and appropriate environmental review.

The rate of enrollment increase projected by UCSB during the next 15 years is significantly less, on average, than has occurred during the last 10 years. This reduced rate of enrollment growth will allow the campus to "catch-up" in the construction of facilities to respond to the concerns of the surrounding communities about UCSB's role in managing its share of growth in the region.

C. EXISTING DEVELOPMENT

From its designation in 1958 as a “general campus” of the University of California, UCSB has increased its enrollment from about 2,500 to 18,000 in 30 years. The Campus began with about 75, mostly wood frame structures when it took over the former World War II marine air base on Goleta Point. The Goleta Point Campus was later called the “Main” Campus, when the Storke and West Campuses were added in the 1960’s. UCSB now occupies nearly 2 million assignable square feet of space (including about 273,000 Assignable Square Feet (ASF)¹ in World War II vintage buildings) on the Main Campus.

Generalized existing land use is shown in Figure 3. This exhibit, along with Figure 4, Natural Features, is intended to broadly portray existing conditions, and locations of selected facilities and natural features mentioned in the text. Current land use classifications used in the 1980 LRDP, as amended, are shown in Figure 9.

Most of the 405 acre Main Campus is developed, although infill development is possible on some sites still occupied by the World War II and other temporary structures as well as some parking lots and open space. The Storke and West Campuses, representing about 410 acres of land, include playfields and open areas and approximately 165 acres of sloughs, wetlands, and wooded slopes.

About 85% of all UCSB students live on, or within a one-mile radius of the Main Campus, encompassing the Storke and West Campuses and the adjacent community of Isla Vista. Because the University prohibits students living within this radius from purchasing long-term parking permits, most students rely on buses and bicycles to travel to school, and use the extensive pedestrian and bike path network to go between classes.

Existing development on each of the three areas of the Campus is discussed below.

Main Campus

Instruction and Research. There are 24 permanent instruction and research buildings on the Main Campus, generally arranged along pedestrian concourses, which are laid-out in a north-south or east-west direction. The pedestrian open space network converges on the library at the center of the Campus, which, at eight stories, is its physical and symbolic center.

Classrooms and Instructional Laboratories. Most general classroom and instructional laboratory space is located within a five-minute walk of the library, with the exception of the Marine Biotechnology Laboratory to the south, and Snidecor Hall and the Isla Vista Theater on the west side of the Campus. Roadways surround the Main Campus in a horseshoe configuration open to the Campus Lagoon to the south. Surface parking lots are adjacent to these major roadways, although—notably—one lot internal to the Campus serves the library and another serves the University Center (UCen). The UCen, together with Storke Plaza and Storke Tower, is the secondary focus of the Campus. The principal roadway along the north side of the Main Campus connects Isla Vista to the west with Ward Memorial Boulevard to the east, leading to Highway 101 and Santa Barbara. This roadway—sections of El Colegio Road, Ocean Road, and University Road—winds through the Campus and separates instruction and research facilities to the south from athletic facilities and some parking lots to the north.

¹ Assignable square feet (ASF) is a measure of the usable area within a building available to occupants, such as classrooms, offices, laboratories, storage, etc. ASF in existing buildings ranges from about 60% to 90% of outside gross square feet.

Student Housing. About 2,700 of the 4,000 students housed in University owned or operated facilities live in six residence halls on the Main Campus.

Recreation Fields and Facilities. The northwest corner of the Main Campus includes Pauley Track and playfields, one baseball and one softball diamond, 24 tennis and 6 basketball courts. Although separated from the rest of the Campus by the through road, Robertson Gymnasium and these facilities are in close proximity to the academic core of the Campus.

Facilities Management. Offices, warehouses, garages and various other support functions dealing with maintenance and operation of the campus physical plant are located in a topographic depression in the extreme northwest corner of the campus. The fire station/public safety building is located at the intersection of Stadium and Mesa Roads.

Open Land. Open land on the Main Campus consists of parking lots, landscaped areas within and adjacent to the academic use areas, open fields and environmentally-sensitive sites. The environmentally-sensitive habitat areas include the bluffs overlooking the ocean and Goleta Slough, and the Campus Lagoon and lands bordering the lagoon, including the "island" on the south side. Landscaped, park-like settings abound throughout the Main Campus, including lawn areas along Lagoon Road overlooking the ocean, and south of the Faculty Club and University Center, adjacent to the lagoon.

Storke Campus

Housing. This Campus is divided by Los Carneros Road, with student housing to the west, and playfields and open land to the east. On the west side of Los Carneros there are two housing complexes separated by the Storke Campus Wetlands and adjacent floodplain: the Storke Apartments for about 310 student families to the north, and the Santa Ynez apartment complex for about 480 to 600, mostly upper division students, to the south, adjacent to El Colegio Road. *The 976-bed San Clemente student housing project is under construction (2006).*

Recreation Fields and Facilities. The area between Los Carneros Road and Stadium Road includes Harder Stadium, ten tennis courts and large multi-purpose playfields—facilities which supplement the baseball track, playfield, and tennis courts on the Main Campus to the east.

Open Land. Remaining open space consists of undeveloped land on the higher ground surrounding the playfields and seasonal wetlands and floodplain to the north, bordering Mesa Road. A greenhouse and garden are located adjacent to the playfields.

Administrative Support. Aside from a small utilities substation on the west side of Stadium Road at Mesa Road, the only other nonresidential building on the Storke Campus is the Central Stores and Receiving building, located north of Mesa Road.

Figure 3 Existing Land Use

West Campus

Housing. There are two separate UCSB housing complexes on West Campus. The student housing project for 250 student families lies to the north, adjacent to Storke Road. The faculty townhouse project for 65 families is located further south, adjacent to Isla Vista. Between the two complexes are horse stables, and the Children's Center, a child day care facility for children of students, faculty and staff.

Devereux School. The private Devereux School owns land in the middle of the Campus, entirely surrounded by UCSB property. It is served by Devereux Road which follows an alignment west of the school, leading farther south to Coal Oil Point. The Campus Plan assumes that the school will remain at this location indefinitely.

Open Land. The West Campus includes 125.3 acres of the 165.3 acres of environmentally sensitive Coal Oil Point Natural Reserve, encompassing coastal lagoon, dune, estuary and adjacent upland habitats. The reserve system is established by the University of California for sites throughout the state which have unique ecological and educational value. It is managed by the Marine Science Institute of UCSB.

To the east and above the lagoon, open spaces are interspersed among the developed facilities, some of which date from the period when the Devereux property was a ranch. The most heavily used open space on West Campus includes the top of the ocean bluff and the small Coal Oil Point itself—a promontory containing the Cliff House, a small conference center, and older frame cabins. The area along the top of the bluff between Coal Oil Point and Isla Vista is an open field rutted with paths and roads, and used as a passive recreation area.

North Campus

Open Land. *The North Campus includes the North, South, and Storke Whittier Parcels encompassing approximately 156.5 acres of non-native and native grassland, wetland, coastal sage brush, and riparian area. The North and South parcels are traversed with informal trails and the Storke-Whittier parcel, adjacent to the Ocean Meadows Golf Course was formerly used as a driving range for the golf course.*

Venoco Leased Property *Venoco Oil Company leases 17.5 acres of land in North Campus adjacent to the COPR. The Venoco lease expires in 2016 at which time the property will be designated as open space. The North Campus also includes 40 acres of the 165.3 acre Coal Point Reserve as described above.*

D. THE NATURAL SETTING

UCSB is surrounded by the ocean, lagoons, marshes, wetlands, and pockets of native vegetation. This is a unique heritage which has always influenced the University's physical and academic development. Its coastal location is the most extraordinary characteristic of the Campus. The strength of its programs in marine, biological and other environmental and natural sciences testifies to the value of the setting to faculty and scholars. The Coal Oil Point Natural Reserve, encompassing Devereux Slough on the West Campus, is a particularly important laboratory for biologists.

Portions of the site constitute an important ecological setting and a scenic resource for the Campus and community. Great rows and stands of Eucalyptus trees, planted as wind breaks before the Campus was

acquired by the University, have helped to orient buildings, frame roads and walkways and focus views of the mountains and ocean. Thousands of other native and ornamental trees have been planted over the past 40 years, and have helped to create a park-like setting for much of the Main Campus.

Special natural features, considered as both opportunities and constraints to future development, are shown in Figure 4, Natural Features. Other features such as environmentally sensitive habitat areas (ESHA) and potentially active earthquake faults are discussed in detail in the accompanying Environmental Impact Report and Part 2 of the LRDP.

E. HISTORY OF CAMPUS PLANNING

This is the eighth in a series of Campus and master plans undertaken by UCSB to guide its growth. The first plan was prepared in 1950, when the University took over the former Marine Corps Air Station on Goleta Point, and the most recent complete plan was prepared in 1975. However, the 1975 Long Range Development Plan (LRDP) was amended in 1980 and again in 1986 and effectively serves as the current Campus planning guide.

UCSB's Campus Plans were prepared during three broad periods of enrollment development: 1950-1970, 1971-1980, and 1981-present. The Campus grew steadily during the first and third periods, but showed only sporadic growth during the 1970's. Enrollment fell from 1970 through 1973, rebounded by 1975, and then leveled off for the rest of the decade.

These fluctuating periods of enrollment growth affected Campus policy on land acquisition and development. For example, West Campus was acquired in 1967, in anticipation of growth of the 1970's and 1980's and the establishment of a 25,000 enrollment target in the 1968 plan. On the basis of 1970 census data, the 1975 plan scaled back its enrollment projections to 14,000-16,000 students. Because of this apparently lower demand, almost no instruction or support space was built on Campus over the subsequent 10 years, even after enrollment growth resumed in the 1980's. Capital facilities expansion has not kept pace with enrollment growth and has left the Campus with its current shortage of instruction, office, research and library space and housing, and with the academic deficiencies described in the Academic Planning Statement.

Many of the development patterns proposed in the early Campus plans have been implemented. Some which have not been implemented are components of the 1990-2005 plan.

The biggest difference between the 1950-68 plans and the 1975 and 1980 plans, is the much greater sensitivity to environmental protection in the latter plans. For example, while the 1953, 1963, 1968 and 1990 plans all call for a perimeter road circulation system on the Main Campus, the 1963 and 1968 plans locate it in the Goleta Slough. Figures 5, 6, 7, and 8 show the Campus plans approved in 1953, 1963, 1968 and 1975, respectively. The current 1980 plan, as amended, is shown in Figure 9.

Earlier Plan Concepts Retained in the 1990-2005 Plan

Although the early plans have undergone much refinement, many underlying planning principles have been broadly retained in this 1990 plan:

- The concept of a more residential Campus with academic buildings grouped at the center of the Campus' coastal mesa, and residential facilities placed along the shore (1950 plan).
- The principle of instruction space located within a reasonable walking distance from the center of Campus (1953 and 1963 plans).
- The creation of academic courts or large quadrangles linked by pedestrian malls which extend to the edges of the Campus, at major points of entry by automobile (1953 and 1963 plans). Similarly, the concept of an Arts Quadrangle, proposed in the 1963 and 1975 plans, has been reincorporated in the 1990 plan, albeit as West Park, slightly to the northwest of Storke Tower.
- Developing Mesa Road as a four-lane, west entrance road to the Campus (1975 Plan). The 1990 plan extends the idea further by eliminating some existing segments of University Road to reinforce the perimeter through-road concept.
- The concept of a perimeter loop road system on the Main Campus serving perimeter parking lots, within which a perimeter bike path system connects feeder paths to more central bike parking lots. Elements of this concept were devised early to maintain a strong pedestrian enclave in the heart of the Campus (1953 and 1963 plans).
- Replacement of World War II barracks and other temporary buildings with permanent buildings. In this plan, some buildings may be retained as reminders of Campus history. All were to be removed in the 1953, 1963 and 1968 plans, although some were retained in the 1975 and 1980 plans, reflecting the scaled-back building program at that time.
- The idea of "academic groupings" of buildings, reflected in the "disciplinary areas" defined in the 1990 plan to guide the placement of instruction and research and heavily student-serving buildings on the Main Campus (1963 and 1975 plans).
- The concept of locating activities on the west side of the Main Campus which serve UCSB as well as the larger community (1975 plan). The idea of concentrating cultural, athletic and student services, particularly in nighttime activity areas, for synergy and security has been retained in the 1990 plan.
- Retention of a 65-foot building height restriction for new buildings, consistent with the 1980 LRDP, as amended. The new plan also requires that new buildings along the perimeter of the campus be no higher than 45 feet, and in some cases as low as 30 feet.
- Retaining land for the protection of wetlands, sloughs, coastal bluffs and wildlife habitats, in accordance with the 1980 plan.

Acquisition of North Parcel and the Ellwood-Devereux Coast Joint Proposal

In 1994, the University acquired the 174.24-acre North Campus property (previously known as the "West Devereux" property) to provide an additional site for housing. The North Campus is located immediately adjacent to the West Campus (Appendix F, Figure D). Since the North Campus was acquired after the 1990 LRDP was approved, the 1990 LRDP did not address potential development of the property. Prior to its purchase, development of the North Campus was governed by the Goleta Community Plan, adopted by the County of Santa Barbara in August 1993, which included policies for the West Devereux Specific Plan area and the privately-owned Ocean Meadows Golf Course property. Policies from the Goleta Community Plan were subsequently incorporated into the County's Local Coastal Plan and approved by the Coastal Commission in January 1994.

In 1997, the University prepared an LRDP amendment to address acquisition and proposed development of the North Campus. This amendment was approved by the UC Regents in 1998. The 1998 LRDP amendment dedicated 40 acres of the North Campus to the Coal Oil Point Reserve, and allowed for development of 269 units of faculty housing and 144 units of student housing elsewhere on the North Campus. The planned housing in 1998 included 147 units of faculty

housing on the North Parcel, 122 faculty units on the South Parcel, and 144 student units on the Storke-Whittier Parcel of the North Campus. In addition, the 1998 LRDP amendment reduced the residential development permitted on West Campus from 167 units (117 student and 50 faculty) to 100 units (100 faculty units).

Although adopted by the UC Regents, the 1998 LRDP Amendment was never forwarded to the Coastal Commission for review and certification. As a result, the University's 1990 LRDP remained the adopted Local Coastal Plan (LCP) for the West Campus and Santa Barbara County's 1994 Goleta Community Plan was the last adopted coastal plan for the North Campus area.

Since 1998, the University has developed more detailed plans for faculty and student family housing projects on the North Campus. In addition, over the past two and a half years the University has been working with Santa Barbara County and the City of Goleta to prepare a regional open space and development proposal for the Ellwood-Devereux Coast, which encompasses the North and West campuses and approximately 2.25 miles of undeveloped coastline between Isla Vista and the Sandpiper Golf Course.

In 2001, prior to the incorporation of the City of Goleta, the University and the County worked with community representatives to prepare a land use concept for this area entitled the Joint Proposal for the Ellwood-Devereux Coast. The Joint Proposal was released in March 2002 (Appendix F, Figure A: Joint Proposal Area – Ellwood Devereux Coast). After incorporation, the City of Goleta began consideration of the Joint Proposal since it has jurisdiction over one of the development projects and much of the open space included within the Joint Proposal area. In March 2003, a Memorandum of Understanding (MOU) was executed by the City of Goleta, the County, and University establishing a Joint Review Panel (JRP) to oversee the preparation of a coordinated open space plan and the associated environmental review documents for the three development projects included in the Joint Proposal.

The intent of this cooperative effort is to comprehensively plan a multi-jurisdictional coastal area, determine the appropriate balance between development and open space preservation, and consolidate and provide permanent protection for the area's most sensitive resources while accommodating appropriate development.

The Joint Proposal for the Ellwood-Devereux Coast articulates four goals:

- Protect, restore, and enhance natural resources by moving development away from the coast.
- Establish and maintain integrated, permanent recreational opportunities, including an extensive trails network, coastal access, and passive recreation and open space.
- Provide needed housing for University faculty and students, and ease pressure on the Goleta housing market.
- Resolve the reasonable investment-backed expectations of the many private landowners.

Appendix F, Figure B Proposed Development Relocations and Land Exchange graphically depicts the re-distribution of development potential proposed by the Joint Proposal in an effort to achieve these four goals.

To refine the open space components described in the Joint Proposal, the County of Santa Barbara, the City of Goleta, and the University subsequently prepared the Draft Ellwood-Devereux Open Space and Habitat Management Plan (Open Space Plan), which was released for public review in March 2004. The Open Space Plan identifies specific habitat, trail, and coastal access improvements for the 652-acre open space area and policies to guide the long-term management of the open space resource. More discussion on North and West Campus development and Open Space Plan improvements are included in Part 1, Chapter III C.

In 2004 the University prepared a second LRDP Amendment to address the acquisition and proposed development of the North Campus and implementation of the University's portion of the Ellwood-Devereux Open Space Plan. The

amendment dedicates 40 acres of the North Campus to the Coal Oil Point Reserve, designates the South Parcel as an open space nature park, allows development of faculty housing on the North Parcel and family student housing on the Storke-Whittier parcel, eliminates future student housing on the West Campus, and incorporates management measures, trails, and other open space improvements on the North and West Campus. In 2006 the amendment was edited based off comments of Coastal Commission staff and, at that time, forwarded the North and West Campus Amendment to the Commission. The North and West Campus Amendment is described in Part 1, Chapter III C in more detail.

F. SUMMARY OF DIFFERENCES BETWEEN THE 1980 PLAN AND THE 1990 PLAN AS AMENDED

As a result of UCSB's proposed growth in enrollment and increased space needs, and to comply with the California Coastal Commission's request to prepare a comprehensively updated LRDP for UCSB, the 1980 LRDP is being comprehensively amended to address the long-term land use needs of the Campus. The proposed 1990 LRDP retains and builds upon the basic land use, road circulation and environmental policies of the 1980 LRDP while providing for necessary growth. The 1990 LRDP proposes clearer land use designations (Academic, Student Housing, Faculty Housing, Administrative and Student Support, Recreation, Open Space, and Environmentally Sensitive Habitat Area (ESHA)) along with specific development proposals for each use category to replace the more general land use designations of the 1980 LRDP.

Main Campus

The 1980 LRDP identified two general land use concepts for the Main Campus: reinforcing the existing "academic core" (around the library) to maintain the convenience and efficiency of proximate related activities; and developing a "community core" for cultural, public services and recreational activities. It also called for new buildings or additions totaling 176,000 Assignable Square Feet (ASF) on "high density" infill sites on the Main Campus. Additionally, a central heating and cooling plant was proposed near the Facilities Management buildings. None of the identified projects were constructed, though several other projects were built.

The 1990 LRDP reincorporates nearly all of the academic building sites identified in the 1980 LRDP for the Main Campus. All future instruction and research activities, including specific capital projects to be developed by 2005, will be constructed within the Main Campus contiguous to existing development. The 1990 LRDP also deletes the 1980 LRDP's proposal for the development of instruction and research space on the northwest portion of the West Campus. This change represents an improvement over the 1980 LRDP because the uses would have been located at a distance from their land use counterparts on the Main Campus creating unnecessary operational separation and attendant commuting.

The 1990 LRDP increases the number of potential building locations on the Main Campus over the 1980 LRDP to accommodate future development. The total area of proposed building sites on the Main Campus has also been increased. Aside from locations to be used for housing and parking, these sites total about 1.21 million square feet of area; however, the land area needed to accommodate the building space projected for the Main Campus by 2005 totals about 830,000 square feet. Consequently, there is an excess of approximately 380,000 square feet in site area designated for potential development. This excess is designated to provide flexibility in the selection of sites for capital projects. By 1994 the Campus constructed the following buildings which total 342,000 square feet on approximately 245,000 square feet of land:

Physical Sciences Building
Institute of Theoretical Physics
Environmental Health and Safety Buildings
Recreation Center
University Center Expansion
Humanities and Social Sciences Building

This reduces the building space needs identified in the LRDP from 1,210,000 to 868,000 square feet (ASF), and the available land from 830,000 to 585,000.

New student housing on the Main Campus will be located in the southwest corner contiguous with the existing San Rafael housing project and Isla Vista, an area designated as “general open space” in the 1980 LRDP.

They are a part of the 830,000 square feet of site area to be developed on the Main Campus as identified in the 1990 LRDP. These buildings are:

Materials Research laboratory (12,270 square feet of building footprint)
Student Affairs and Administrative Services Building (22,500 square feet of building footprint)

These projects total 280,477 square feet of building footprint, hence allowing 549,523 square feet of additional site area for development.

Present capital project needs with respect to size, proximity to related functions, phasing and construction logistics and so forth are unknown. However, the 1990 LRDP ensures that academic buildings will be developed on infill sites within the developed Main Campus, contiguous to related functions. Moreover, sufficient sites have been designated within each of three broad academic discipline areas (Sciences and Engineering, Arts and Humanities, and Social and Behavioral Sciences) to allow new instruction and research projects to be built close to parent departments or related disciplines.

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 sides of the Storke Playfields will be developed with 281 apartment units for up to 900 single and family students. 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.

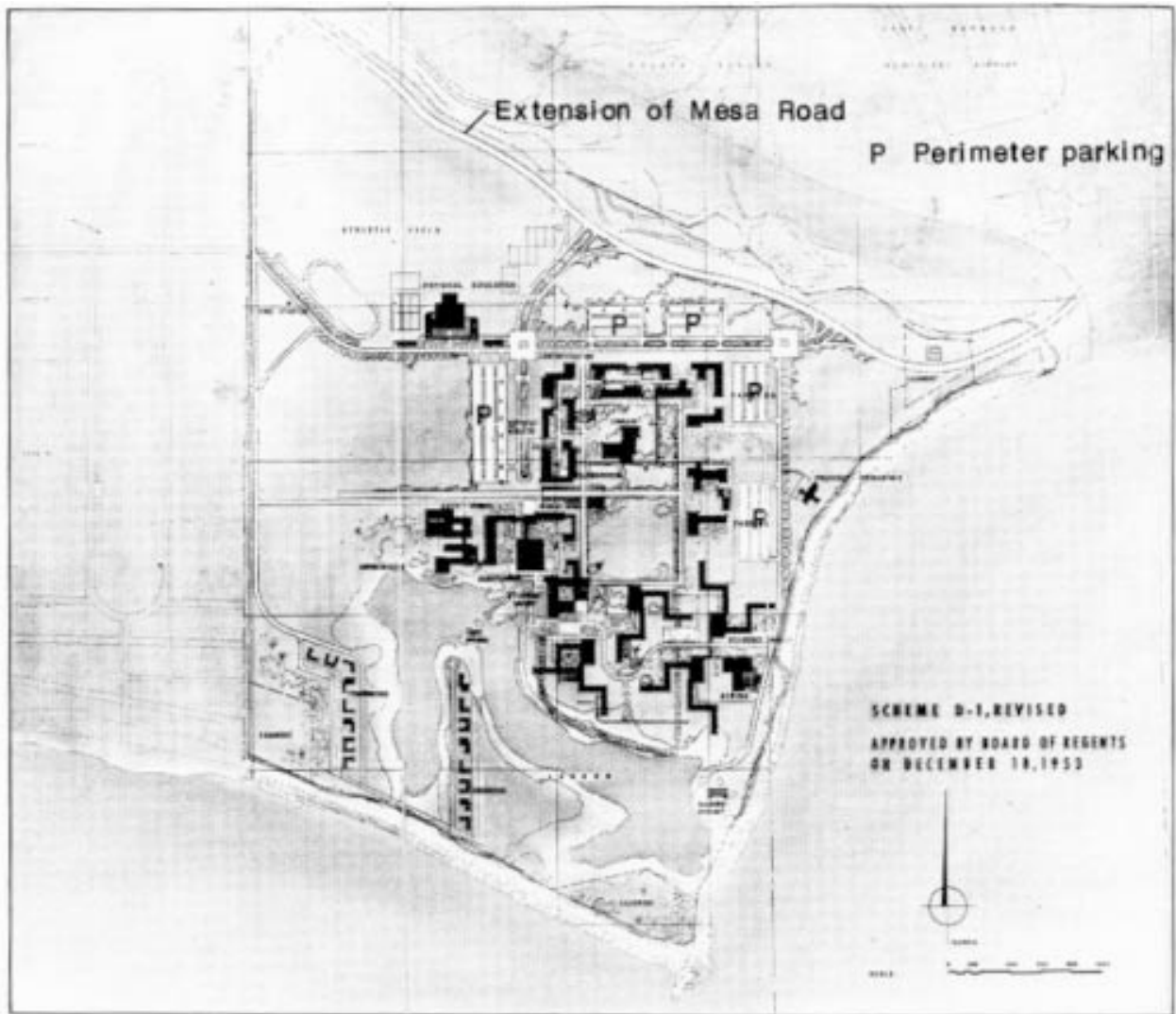


FIGURE 5 1953 Campus Master Plan

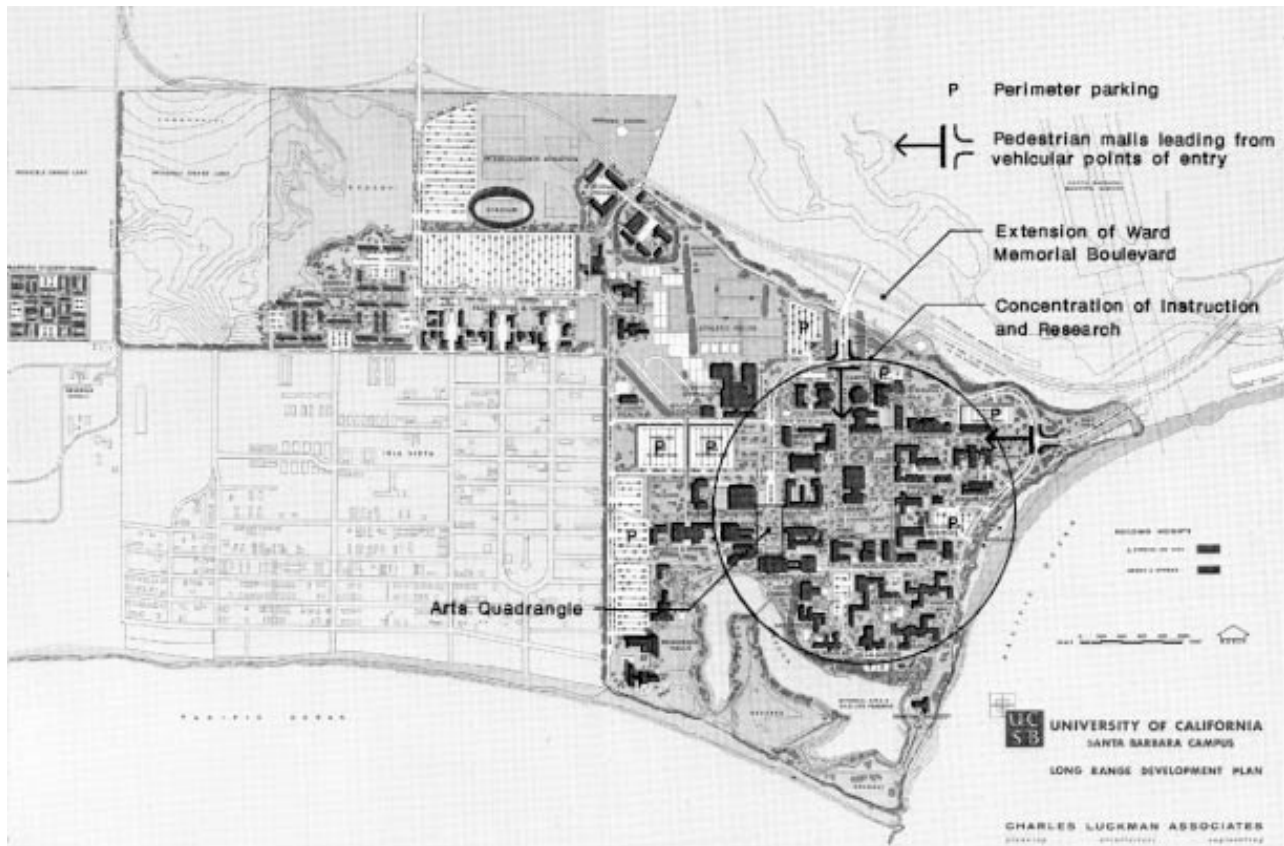


FIGURE 6 1963 Campus Plan

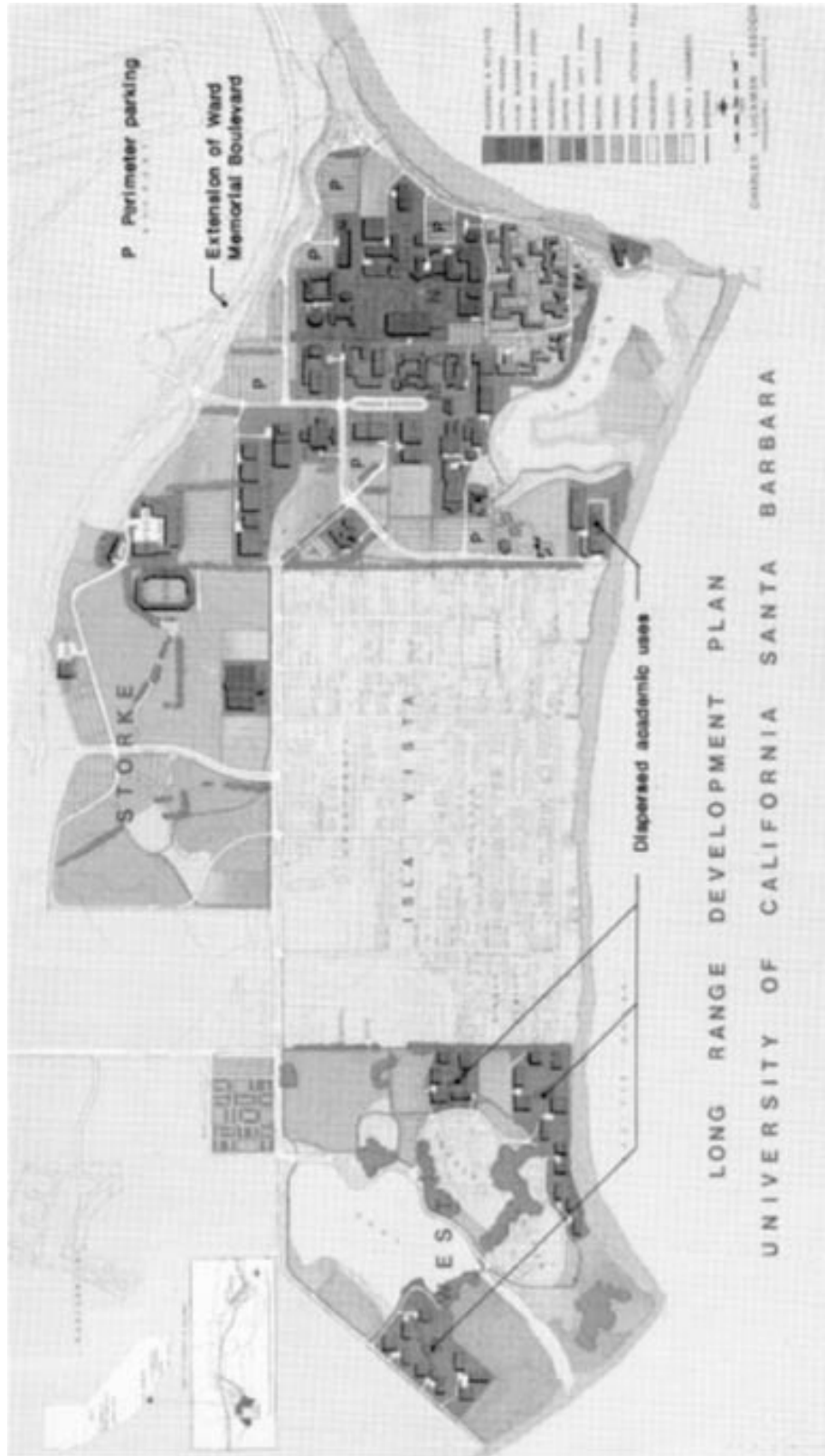


FIGURE 7 1968 Campus Plan

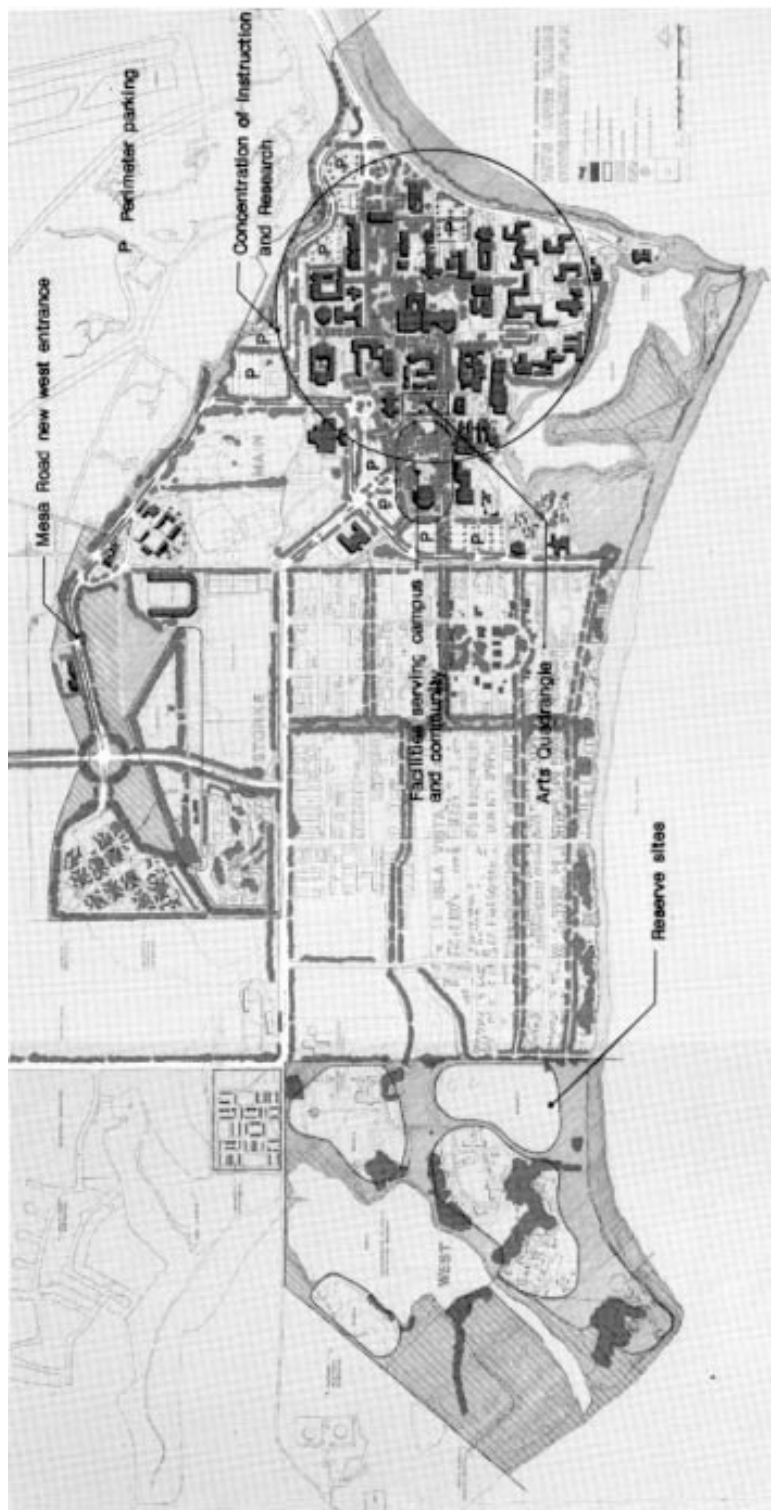


FIGURE 8 1975 Campus Plan

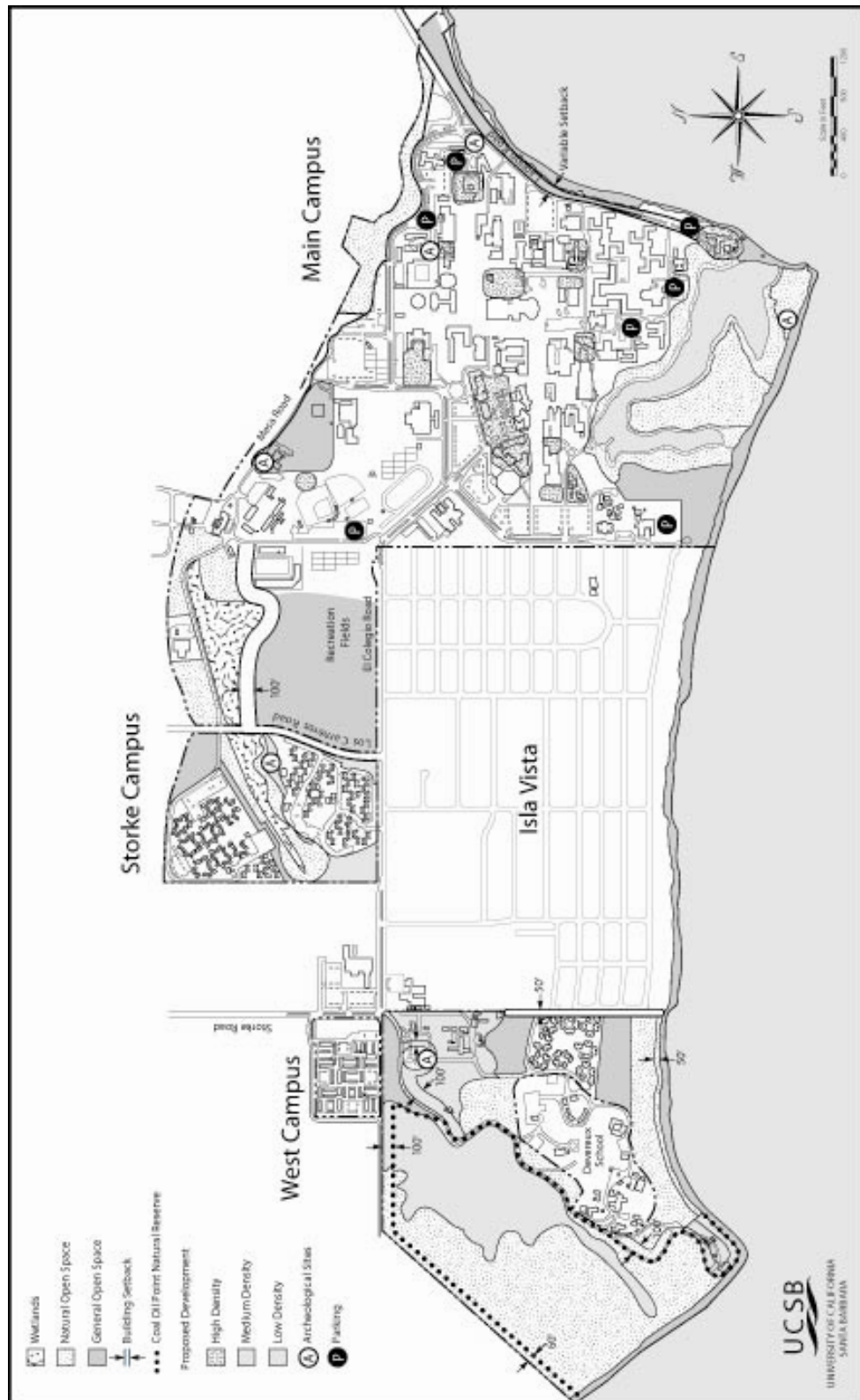


FIGURE 9 1980 LRDP, As Amended

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 housing density will be approximately 18 units per acre, comparable to the existing 16-unit-per-acre family student housing complex to the north.~~ *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, Figure B). For further discussion of changes to West Campus and the addition of North Campus see Part 1, Chapter III C.*

The 1990 LRDP also proposes 50 additional faculty housing units on the north portion of West Campus, west of West Campus Point Lane and the proposed family student housing. This site was designated for low density instruction and research in the 1980 LRDP. A portion of the site was identified as natural open space surrounding an archeologic site. The overall density of housing to be built at this location is about 6 units per acre, nearly the same density as the existing faculty housing.

For further discussion and elaboration of this summary of the differences between the 1980 LRDP and 1990 LRDP, see Appendix B, "Coastal Policy Reference Index" and Appendix C, "New Coastal Policies."

North Campus

The 1990 LRDP did not include North Campus. North Campus development is discussed in Part 1, Chapter III C.

II. CAMPUS DEVELOPMENT PLAN

This chapter outlines the rationale for and the nature of proposed changes to the use of land and circulation systems on Campus. General space needs are identified through the year 2005-06, considering both existing deficiencies and future needs, based on the Academic Planning Statement, state standards and estimates. Three plan elements are then discussed, which together comprise the Campus Development Plan: the land use element, the circulation element and the utilities infrastructure element.

This general framework for Campus development has been adopted by The Regents for locating new buildings and improving grounds and circulation systems. It is supplemented by the Chapter III discussion of development guidelines, which serve to elaborate on and illustrate the principles in this chapter on a site specific basis. Chapter III C includes discussion of changes in West Campus development and includes new discussion of North Campus development.

Proposed development and the phasing of development is dependent upon funding, and may occur after 2005-06.

Four general types of space would enable the Campus to meet its academic goals. This includes space necessary to allow for the establishment of one or more professional schools, expansion of the physical plant to remedy existing space deficiencies, increasing the number of residential units, space to accommodate the anticipated increase in graduate students, and capital expansion to allow for growth in instructional and research programs. Additional space is also required for service functions to support the academic goals and objectives, such as space for the library, academic support, public services, and administrative and student services.

A. SPACE NEEDS

UCSB intends to strengthen its academic programs, in part through the provision of adequate facilities. Up to 1,210,000 assignable square feet (ASF)¹ of academic and support space will be added to the Campus by 2005. The resulting space will be sufficient to serve about 200 faculty and 650 staff and support an enrollment level of 20,000 students.

The Campus shall not exceed a three-quarter average headcount enrollment of 20,000 students under the 1990 LRDP, unless the LRDP is amended by The University of California Board of Regents, after additional environmental review as required, in accordance with the California Environmental Quality Act.

The Campus shall not permit increases in the three-quarter average student enrollment to exceed for two years in succession a linear rate, with a two percent variance, as indicated on Table 4.7-9 and Figure 4.7-3 of the Final EIR, with the exception of the 1992-93 academic year when the three-quarter average student enrollment may increase by approximately 155 students due to the opening of the new Environmental Science and Management professional school. Three-quarter average enrollment is the

¹ Assignable square feet (ASF) is a measure of the usable area within a building available to occupants, such as classrooms, offices, laboratories, storage, etc. ASF in existing buildings ranges from about 60% to 90% of outside gross square feet.

total number of enrolled students who are attending classes on the Campus as of the fifteenth day of classes in the Fall, Winter and Spring Quarters, divided by three.

UCSB's housing objective in the Academic Planning Statement is to provide Campus-owned or controlled housing for 35% of the students. The types, densities and quality of housing will be responsive to student preferences. If there is not enough land on Campus to accomplish these objectives, UCSB will endeavor to acquire additional land for housing and/or to purchase existing housing close to the Campus.

Table A summarizes the existing building space and housing on Campus, the additional space needed to remedy existing deficiencies, and the projected total new space needed by 2005. As shown, the 384,000 ASF of existing space needs represents nearly one-third of the total 1.21 million ASF needed by 2005. Housing needs are based upon UCSB's assessment of need to support its academic objectives. The percentage mix of projected space is not intended to be used for allocating space among functional categories. The particular needs of each academic and support function are discussed below. Each of the functional categories identified in Table A is discussed below.

Table A: Space Needs 1987/88 - 2005/06

<u>Function</u>	<u>Baseline 1987-88</u>		<u>Assignable Square Feet (ASF)</u>			
	<u>Space</u>	<u>Percent</u>	<u>1987-88 Deficiency</u>	<u>Needs (includes Deficiency)</u>	<u>Projected 2005/06 Total (includes Need)¹</u>	<u>Percent of Total</u>
Instruction and Research*	1,004,971	52%	155,000	560,000	1,564,971	50%
Organized Research Units and Activities	157,607	8%	50,000	195,000	352,607	11%
Library*	272,165	14%	70,000	175,000	447,165	14%
Academic Support	136,480	7%	15,000	65,000	201,480	6%
Student Services	215,610	11%	60,000	140,000	355,610	11%
Administrative Services	129,012	6%	25,000	50,000	179,012	6%
Public Services	<u>28,866</u>	<u>2%</u>	<u>9,000</u>	<u>25,000</u>	<u>53,866</u>	<u>2%</u>
Total	1,944,714,069	100%	384,000	1,210,000	3,154,711	100%
Student Housing	Students			2,000	6,069	
				649 <u>800</u>		
				Units		
Faculty Housing	65			50 <u>222</u>	<u>445</u> <u>287</u>	
	Units			house-	units	
				holds/units		

1 Does not include replacement space for any temporary buildings, trailers and transportables which could be removed and replaced by permanent buildings.

* Based upon State/UC formulas. All other projections are based upon estimates of need.

Instruction and Research

During the first 15 years of Campus development the construction of teaching and research space approximately paralleled growth in enrollment. Since 1971, however, enrollment grew by one-third, or about 6,000 students, and only three permanent Instruction and Research (I&R) structures were built. The net result is a shortfall of 155,000 ASF, which has resulted in overcrowded facilities throughout the Campus. When added to anticipated space needs generated by enrollment growth, and a planned shift to a higher proportion of upper-division and graduate students are taken into account, a net additional demand of 560,000 ASF of I&R space will be required by 2005. The current deficiency of I&R space is about 28% of the total need.

Office Shortage. Office space needs are subsumed within five of the functional categories listed in Table A (I&R), Organized Research Units (ORU) and Organized Research Activities (OA), Academic Support, Student Services and Administrative Services. The lack of office space for faculty, visiting faculty and teaching assistants and staff is one of the greatest specific space problems on Campus. Offices are used not only for class preparation, advising students, meeting with colleagues, but also for teaching small classes, and for research, particularly in the Humanities, and Social and Behavioral Sciences. Office shortages result in such problems as overcrowding, the separation of faculty from their home departments, and difficulties in recruitment.

Demand for Small Classrooms. A second important need is for small classrooms and seminar rooms containing about 30 seats or less. Some of the demand for small classrooms can be achieved by division of some larger general assignment classrooms, but additional classrooms will still be needed.

Deficient Research Facilities. Some buildings are functionally obsolete, particularly those serving the natural and physical sciences. These deficiencies, coupled with space shortages, constrain the number of faculty that can be hired, reduce laboratory research essential for training undergraduate and graduate students, and limit the number of students in laboratory-intensive fields.

Need to Replace Some Temporary Structures. The Campus' long term shortage of proper facilities is reflected in the continued use of inadequate temporary structures. Numerous temporary buildings and trailers totaling about 273,000 ASF need to be replaced and the valuable sites they occupy converted to more appropriate permanent uses. Table A does not account for the extra space needed to replace these temporary structures, hence it represents net increases in space needs.

Research Trends. A shift in planned enrollment from undergraduate to graduate students will require higher amounts of space per student than required for the existing enrollment mix. Projected enrollment in the sciences and engineering disciplines and the research orientation prescribed in the Academic Planning Statement will require more space for laboratories, offices for teaching assistants, and library and study space.

Organized Research and Activities

Organized Research Units (ORU) and Organized Activities (OA) conduct research and public service programs which are primarily funded by grants. Such programs may last from a few months to several years. Many ORUs and OAs are housed in temporary buildings, trailers or in leased space off-Campus. Consequently, there is a continuing shortage of permanent space for such research. This current deficiency is estimated at about 26% of the total space needed by 2005-06.

Organized Research Units and Organized Activities space will need to grow by about 195,000 ASF to remedy the existing deficiencies and provide for future needs, based on projected increases in extramural funding.

Library

The additional demand for book stacks and study space today is estimated at about 70,000 ASF, or 40% of the total estimated new library space of 175,000 ASF needed by 2005-06. This total assumes a concentration of all departmental library space at the Main Library. If some library resources are dispersed among departments, the library space needs would be so apportioned. However, dispersed libraries may require more aggregate space than concentrated library space.

Academic Support

Academic support facilities will grow commensurate with increases in faculty, staff, and enrollment. Space in existing trailers, transportables and temporary buildings should be replaced in permanent buildings. In recent years, UCSB has converted some hallways, balconies and arcades into support space, but this is not a practical solution for rectifying continued shortages of academic support space. Projected new academic support space will reach 65,000 ASF by 2005.

Student Services

Student services include social, recreational, and educational programs and facilities. There is a current deficiency in space in the University Center to accommodate demand for additional bookstore and meeting space and expanded food service areas.

Existing recreational facilities such as the swimming pool, old gym and weight rooms are also deficient in size and/or condition. Some are used for instruction. UCSB has an unusually high rate of participation among students in intramural sports programs, and faculty, staff and visitors make heavy use of athletic facilities. As enrollment and employment grow, demand is anticipated to increase for the use of existing tennis, baseball, basketball, swimming, track and gymnasium facilities. Total new space for student services to accommodate current deficiencies and added demands is estimated to reach 140,000 ASF by 2005.

Administrative Services

New facilities related to administrative support, such as accounting and information systems will total about 50,000 ASF by 2005.

Public Services Facilities

This category includes such activities as arts and lectures, public information and publications. Projected space needs will be 25,000 ASF by 2005.

Housing

The addition of about 2,000 graduate students and 200 faculty by 2005 will increase the demand for student and faculty housing. Although the need for housing could be met by the private sector in the wider community, such housing may be too costly, too distant from the Campus, or simply unavailable. Dispersed housing tends to increase commuting, intensify traffic congestion, worsen air quality and requires more on-Campus parking. Housing is to be developed for an additional 2,000 students, which

would raise the percentage of university-housed students to 30%. Additional space for expanded dining commons and housing services is estimated under the category of student services space needs.

UCSB also intends to provide as much faculty housing as is financially feasible, beyond the 65 existing townhouses on West Campus. Land constraints limit the amount of faculty housing which can be developed on Campus to an additional 50 units; hence UCSB must also pursue other housing programs for faculty. Additional housing will significantly strengthen the University's ability to recruit superior faculty to the Santa Barbara area, which has been hampered by high market rate housing costs which exceed the ability of many faculty to pay.

In 1994 the Campus acquired the North Campus property specifically to develop faculty and student housing. The Regents approved an amendment to the 1990 LRDP for these housing proposals in September 2004. Appendix F, Figure C shows the LRDP Amendment Area for North and West Campuses. The 2006 LRDP Amendment for North and West Campus is included in Chapter III C.

B. LAND USE ELEMENT

This section describes the long-range land use changes on Campus necessary to fulfill the academic goals of the institution and accommodate its projected space needs through 2005/06. The overall physical plan is represented in the Land Use and Circulation map, Figure 10 *and Appendix F, Figure D.*

In the course of preparing the Campus Plan, the Steering Committee considered a wide variety of alternative concepts. Among these concepts were decentralizing the academic core, grouping academic areas into well-defined precincts, and shifting research activities to West Campus. Housing concepts were considered in terms of integrating housing into the academic core, locating all new housing off-Campus, and increasing the density of housing in current locations. Parking concepts varied from preserving all existing lots, distributing parking throughout the Campus to concentrating all parking at the outer perimeter of the Campus in garages. Open space concepts ranged from the more formal concepts of quadrangles and courtyards to informal, naturalistic approaches.

The plan evolving from numerous alternatives studied by the Campus Plan Steering Committee and environmental impact analyses, embodies the following important goals:

- Enhancement of the Main Campus as the academic center of UCSB. To take advantage of limited land resources, and to enhance opportunities for scholarly interchange and informal social interaction, future instruction and research activities and most administrative and student support facilities will be located within the compact, pedestrian-oriented Main Campus.
- Enhancement of the residential character of the Storke and West Campuses. To minimize traffic impacts in the wider community associated with dispersed faculty and student housing, land areas adjacent to existing housing on the Storke and West Campuses are designated for additional housing.
- Clarification and strengthening of circulation networks. To provide a clear sense of arrival and orientation to the Campus, to improve safety, to minimize the disruptive effects of through-traffic, and to release valuable land for academic uses, the existing University Road will be relocated to the perimeter of the Main and Storke Campuses. Parking facilities will be located along this road and secondary roads leading into the Main Campus.
- Protection and enhancement of natural settings. To preserve ecologically important, environmentally sensitive habitat areas (ESHA) as defined in the Part 2 of the LRDP, these areas will be

prohibited from development and protected from the potentially significant adverse effects of nearby development.

As shown in the Land Use and Circulation map, most of the Campus will be preserved in open space, environmentally sensitive habitat areas, and recreation fields. The remainder is dedicated to academic, administrative and student support uses and housing. As discussed in Chapter III, additional open space including parks, plazas and courtyards will be included within the academic and housing areas.

In broad terms, the plan makes no significant departure from the existing plan shown in Figure 9 (1980 LRDP, as amended). That is, it does not involve any fundamental restructuring of the Campus. The principal change is in the allocation of student and faculty housing to portions of the Main Campus and West Campus which were formerly classified as open space. This change is a direct outgrowth of an important new Academic Planning Statement objective to significantly expand the University's inventory of housing; and the sites chosen for housing are well-suited for that purpose, with appropriate protection for the environmental values of adjacent areas.

Table B shows the projected acreage allocated to the land uses illustrated in the Proposed Land Use and Circulation map. The land area for academic uses on the Main Campus is adequate to accommodate the year 2005 building space projections. And the land area for student and administrative support facilities on the Storke Campus will also accommodate projected space needs.

~~However, UCSB should acquire additional property and housing to provide the necessary flexibility to meet evolving academic and support needs. *The Campus acquired the 174-acre North Parcel in 1994 to develop faculty and family student housing. See Chapter III C, for a description of development and land use for North Campus.*~~

Table B: Land Use Allocation

	Land Use and Circulation Map	
	Acres	%
Academic Uses	136	47.9
Recreation	73	9.5
Administrative and Student Support	27	3.2
Parking	611	73.9
Housing	462 196.6	20 13
Open Space	405 191.3	43 12
Environmentally Sensitive Habitat Areas	254 291	31 19
<i>Natural Reserve Area</i>	<u>15</u>	<u>1</u>
TOTAL	815 <u>1,540.9</u>	100

Notes: 1. Road are incorporated as part of land use categories.

2. Includes land acquired as described in the 2006 LRDP Amendment for North and West Campus (Chapter III C).

3. Coal Oil Point Natural Reserve includes 165.3 acres of area, 15 acres of that area is not designated as ESHA. ESHA is an overlay of the Reserve.

1 Some may be retained as the underlying land use. The land area devoted to parking may vary depending upon surface versus garage parking, or the potential for some parking sites also to be partially developed with academic buildings or recreations facilities.

The land use classifications are discussed in more detail below.

Academic Uses

Academic uses include all instruction and research space, and Organized Research Unit and Organized Activity space as well as most administrative and student support space on the Main Campus.

A small area has been designated for academic and support uses on the Storke Campus, just west and south of Harder Stadium. This site is established for trailers and transportable structures for functions not essential to the Main Campus. This location may also be appropriate for some administrative and support activities.

Administrative and Student Support

Areas along Mesa Road on the Storke Campus will serve Facilities Management and Administrative Services, and support other functions which are not required to be located on the Main Campus. A total of 9.5 acres are available in the area for long-range development.

Parking

Parking is a land use which may vary in land area and distribution throughout the Campus, depending upon parking demand and the type of parking (surface lot versus garage). The locations shown in the Proposed Land Use and Circulation map are candidates for long-term use, not all of which may need to be developed. Not shown are some existing parking lots within the academic use area which may continue to be used until such time as they are replaced by permanent new academic buildings. If all sites designated "P" were developed with surface parking, approximately 55 acres, or 7% of the Campus would be covered by parking lots. This represents a net increase of about 17 acres from the 38 acres now devoted to parking, recognizing that some existing parking lots will be replaced by buildings and open space. Parking within planned student or faculty housing areas is not included.

Housing

The ~~37~~ 45.3 acres of land identified for student housing will accommodate the year 2005 program of ~~649~~ 683 new housing units (~~2,000~~ 2339 bed spaces). Another ~~9~~ 35.3 acres is available for ~~50~~ 222 faculty units (see Table C). *Family* Student housing will be developed in two to three-bedroom "master suite" configurations, for occupancy by students with families, or up to four students, at densities comparable to existing University-owned student apartments at about 11 to 19 units per acre. The density of student housing on the Main Campus will be about 22 units per acre, near the higher density San Rafael dormitories. Actual densities may vary, depending upon site constraints. Faculty housing will be developed at about ~~6~~ to 10.8 units per acre, comparable to the existing West Campus faculty housing density.

Parking for student housing could be provided at a ratio of 2 to 3 spaces per apartment unit. Some portion of the parking needed to serve the planned student housing on the valuable, close-in Main Campus site may be located at remote lots. Parking at the faculty housing site on West and North Campuses would allow for ~~an average~~ at least 2 spaces per unit. Additional parking will be provided for visitors to student and faculty housing.

Figure 10 Land Use and Circulation

Table C: Planned Housing

<u>Location</u>	<u>Number of Units/Students</u>	Student Apartments	
		<u>Approximate Site Area</u>	<u>Approximate Density</u>
Main Campus, South of San Rafael Housing	200/800	9 acres	22 units/acre
Storke Campus, north and west of Storke recreation fields	281/900	17 acres	16 units/acre
Storke Campus, addition to Santa Ynez housing	51/204	4.5 acres	11 units/acre
West Campus family student housing	417/212	6.5 acres	48 units/acre
<u>North Campus Family Student Housing</u>	<u>151/212</u>	<u>14.8 acres</u>	<u>10 units/acre</u>
	<u>649/683/2000</u>	<u>37 45.3 acres</u>	<u>47 15 units/acre</u> overall average
<u>Location</u>	<u>Number of Units/Students</u>	Faculty Townhouses	
	<i>Faculty</i>	<u>Approximate Site Area</u>	<u>Approximate Density</u>
West Campus, west of West Campus Point Lane	50/50	9 acres	6 units acre
<u>North Campus Faculty Housing</u>	<u>172/172</u>	<u>26.3 acres</u>	<u>6.5 units acre</u>

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.

There are two areas where playfields could be expanded, depending upon need. One location is the “old golf course” site north of the Main Campus playfields. This site is classified for recreation, with a designation of parking, allowing surface parking for the interim. The second location is west of the existing Storke Campus playfields, a site whose primary land use classification is student housing. This site will be developed last among the housing sites, to preserve the option to develop it for field sports. Under those circumstances, substitute housing would be purchased or developed off-Campus. For existing playfields and these expanded playfields, properly-shielded night-lighting may be installed to extend their availability to evening hours.

Four alternative locations are suggested for a potential recreation center: on the “old golf course” adjacent to Mesa Road, a second site north of Robertson Gymnasium, a third west of the Gymnasium, and a fourth site west of the tennis courts on Storke Campus.

Environmentally Sensitive Habitat Areas (ESHA)

Environmentally sensitive habitat areas (ESHA) are established where human activity is to be limited and/or carefully controlled (e.g., *parts of* the Coal Oil Point Natural Reserve, where a permit is required to enter), the Storke wetlands, the Campus Lagoon and “island” and, *designated areas on North and West Campuses*. It also includes the unique stands of native oak trees on the bluff overlooking Goleta Slough.

Natural Reserve

Natural Reserve areas include all portions of the Coal Oil Point Reserve. The University of California Natural Reserves Committee has authority to control access to the Reserve, reviews proposals for minor development (e.g. blinds, installation of equipment, etc.) to support research activities within the Reserve, and recommend management and maintenance programs for the Reserve. The Natural Reserve area, as does all of Coal Oil Point Reserve, includes control of unleashed dogs and motor vehicles through fencing and the posting of signs (present policy is to replace signs, if vandalized), and a restriction on development to research-related structures.

Open Space

The open space classification includes such areas as a planned park along the southern coastal bluffs on the Main Campus, the existing student garden and horse stables on West Campus, *West Campus Bluffs, and the North Campus South Parcel*. It also includes less actively used areas such as the tree-covered bluffs along the Campus Lagoon and the West Campus Marsh.

The category of open space includes areas which were designated as “general open space” and “natural open space” in the 1980 LRDP.

Additional portions of the academic and housing areas may be designated as open space, pending more detailed site analysis. For example, new buildings will be set back from potentially active earthquake faults if geologic investigation indicates the presence of fault lines. In such cases, the setback area could be used for non-building activities such as surface parking, recreation, and open space.

Open space may be planted with turf grass, such as south of the UCen; but most open space is intended to be developed with native drought-tolerant plant materials. Such an area is the proposed Lagoon

Park, along the ocean bluff and along the west side of the Campus Lagoon on the Main Campus. By relying more on drought-tolerant native plants, less irrigation water is needed and the landscape will have a more appropriate regional character.

Interim and Secondary Uses

The Proposed Land Use and Circulation map indicates primary, under-lying land uses for long-term development. However, secondary or interim uses are allowed at some locations. The existing greenhouse and gardens north of the Storke recreation fields could be retained at least until the planned student housing is developed. The housing could incorporate the greenhouse and gardens as an amenity. The existing recreation fields may be expanded westward, if necessary, onto the site designated for student housing, if alternative housing can be purchased or developed off-Campus. And parking may be developed on identified sites which are classified as open space, recreation and housing.

Specific Permitted Uses

As a supplement to this discussion of land uses, Appendix D to Part 2 identifies specific permitted and prohibited uses within the seven land use categories shown on the Proposed Land Use and Circulation map.

C. CIRCULATION AND PARKING ELEMENT

The long-term improvement of UCSB is best served by a clear, comprehensive and coherent framework of vehicular, bicycle and pedestrian circulation systems. It is important to the Campus and nearby communities, that car and bus access and through traffic be carefully managed, that bicycles serve the Campus in the least disruptive manner and that pedestrians and visitors are easily oriented to the Campus. The LRDP provides an integrated system of roadway, bicycle, pedestrian and bus and service vehicle routes which will serve the long-term needs of the Campus. Improvements to roads and bicycle routes on-Campus will also lessen vehicular traffic associated with Campus growth, reduce conflicts between bicycles and pedestrians, and allow improved access to public transportation.

Roadway Network

There are four primary objectives for improving vehicular circulation on Campus:

- Allow for clear, safe and convenient access by commuting students, faculty, staff, and visitors, to parking facilities.
- Accommodate traffic passing through the Campus between Isla Vista and other locations east of the Campus, without disrupting Campus activities.
- Introduce greater clarity into the roadway network and a better sense of orientation to the Campus.
- Create a stronger sense of a pedestrian-oriented academic core.

The long-term roadway plan meets these requirements by creating a new perimeter roadway along the northern boundaries of the Main Campus and Storke Campus. From this road, existing secondary roads feed into the Campus along the east and west sides of the Main Campus. Parking lots or possible future garages would be located mostly adjacent to the perimeter and secondary roadways, on the sites designated with the letter “P” on Figure 10, the Land Use and Circulation map. Most of these sites are now occupied by parking lots.

The perimeter roadway will include the widening of the Mesa Road segment from two up to four lanes. A new entry kiosk could be located on the widened Mesa Road near its intersection with Los Carneros Road; and the existing east entry kiosk could be moved farther to the east to provide greater maneuvering distance between the kiosk and the intersection of Ward Memorial Boulevard and University Road, for west-bound vehicles.

The planned circulation system will have other benefits to traffic flow. By intercepting traffic bound to the Campus on Los Carneros Road at the new Mesa Road entry, traffic through Isla Vista should be reduced. Specifically, there should be no pressing need to widen El Colegio Road to four lanes between Los Carneros Road and the existing west entry gate at Stadium Road to accommodate increased traffic volumes. Stadium Road and its intersection with El Colegio Road will be improved to carry traffic from the new perimeter Mesa Road to the west side of the Main Campus.

The Proposed Land Use and Circulation plan will foster a clearer sense of orientation and identity to the Campus by providing four new drop-off points on the Main Campus. These large vehicular roundabouts are located at the termini of major pedestrian concourses. The existing round-about near the Old Gym is to be removed. Additional features of the Main Campus roadway system are discussed in Chapter III.

On the West Campus, West Campus Point Lane, which terminates at the existing faculty housing project, will also serve the new faculty and student housing. Devereux Road will primarily serve Devereux School traffic, pedestrians and bicyclists. A small parking lot for visitors to Coal Oil Point Natural Reserve will be located near the north entrance to the West Campus, and another lot for visitors to the planned Coal Oil Point seminar facility and the coast provided at Coal Oil Point.

The western portion of North Campus Faculty Housing is accessed from Phelps Road and the eastern portion of the housing will be accessed from Marymount Road. Sierra Madre Family Student Housing is accessed from Storke Road onto Venoco Road which is currently access to the Venoco Oil tanks and the University's South Parcel. Appendix F, Figure D shows the Land Use and Circulation for North and West Campuses.

Transit Access

The University will continue to work with the Santa Barbara Metropolitan Transit District (MTD) to provide the best possible bus service to UCSB and Isla Vista. On the Main Campus, the proposed roundabouts will serve as prospective MTD bus stops.

A section of University Road and Mesa Road will be replaced by the new perimeter road (see Proposed Land Use and Circulation map). This existing section will be retained for bus use, including a possible bus mall in the vicinity of Robertson Gym. The bus mall would allow buses exclusive use of the existing roadway, promoting efficient operations. Another section of University Road north of Cheadle Hall will be replaced by the new perimeter roadway, but two lanes could be retained on an interim basis for exclusive bus use. These preferential bus and possible shuttle routes will provide an attractive alternative to automobile travel, minimizing traffic congestion, automobile pollution, and pedestrian encounters with automobiles.

Bicycle Path Network

Another important, and well-established alternative to automobile use at UCSB is the bicycle. The Campus' extensive network of bike routes will be expanded in conjunction with development of new buildings and extension of roadways.

Figure 11 shows the primary bicycle network on Campus, distinguishing between existing segments, and added segments.

On the Main Campus, the system is to be expanded toward the east with new perimeter routes replacing some internal routes which will be displaced by new construction. Existing and additional bike parking areas, sized in proportion to demand, will be located along the bike paths and feeder paths internal to the Campus. Chapter IV illustrates in more detail the planned alignment of paths and bike parking on the Main Campus.

On the Storke Campus, an additional bike path will be developed in conjunction with new student housing, running east-west from Harder Stadium to the existing crosswalk on Los Carneros Road, leading to the Storke Apartments. It could follow the alignment of the existing, broken-up asphalt path adjacent to the tree row, north of the Storke playfields.

On the West Campus, the existing roadway alongside the slough leading to Coal Oil Point will serve as an on-street bike route. Using such traffic control devices as signs and speed bumps, vehicular traffic will be kept to a minimum along the slough road, to make it as safe as possible for bicyclists and pedestrians, and to minimize the disruptive effects of vehicular traffic and noise upon the slough wildlife habitat.

On the North Campus bicycle access will remain along Storke Road and will be developed into the access road following Venoco Road and on to the west towards Ellwood Mesa. On the North Parcel a pedestrian/bicycle/emergency access bridge will be constructed to allow access between the east and west portions of the housing area and beyond. Appendix F, Figure H shows the bicycle trails on North Campus.

Pedestrian Circulation

Pedestrian access to and throughout the Campus and Isla Vista is well established. Chapter III provides more detail on pedestrian paths on the Main Campus.

Potential new pedestrian facilities on the West Campus could include a new walkway adjacent to Devereux Road to allow for safer, off-road viewing of bird life. Some sections of this path could use the roadway where space between the road and slough would otherwise require filling of wetlands. Along the coastal bluff, a pathway could also be built to replace the present rutted and degraded dirt roads and paths leading to a new stairway to the beach, on the east side of Coal Oil Point.

All new buildings will be accessible by disabled people. Crossings of bikeways by pedestrians and disabled people will be upgraded on the Main Campus, by expanding the use of refuge islands, potential signalization and/or grade separations at heavily-used crossings.

Over 8 miles of existing trails within the North and West Campuses will be repaired and enhanced for use by pedestrians, bicyclists, and equestrians (Appendix F, Figure H: Trail System). Trail alignments will provide convenient access to the coast

from surrounding neighborhoods and within the open space area. In addition to these local trail connections, trail improvements will include major new sections of two trail systems: the national Juan Bautista de Anza Trail and the California Coastal Trail. These trails will extend the length of the joint OSHMP area connecting to existing trail facilities at Storke Road and Hollister Avenue (see Appendix F, Figure I: Anza and Coastal Trail Alignments). Trail design will be tailored to respond to the needs of projected user groups, ranging from low-intensity single-track trails to higher intensity multi-use, multi-track trails (see trail cross-sections in Appendix F, Figures J through O). Generally, trail construction and maintenance will emphasize the use of natural or natural-appearing materials consistent with the rural/natural character of the area.

D. UTILITIES INFRASTRUCTURE ELEMENT

The Campus utilities network will be expanded to serve a larger Campus population and new buildings. Existing water, sewer, storm drainage, power and communications lines will be extended in conjunction with expanded roadway, bicycle and pedestrian routes, to serve new development. New development sites are contiguous to existing development on the Main, Storke and West Campuses, allowing for the potential to extend existing lines, rather than construct new trunk lines. Guidelines for control of storm drainage to protect environmentally sensitive habitat areas are included in Part 2.

Building locations have been chosen which can be developed with the least disruption or relocation of underground utilities. Most parking lots designated potential building sites in Chapter III are free of underground utilities.

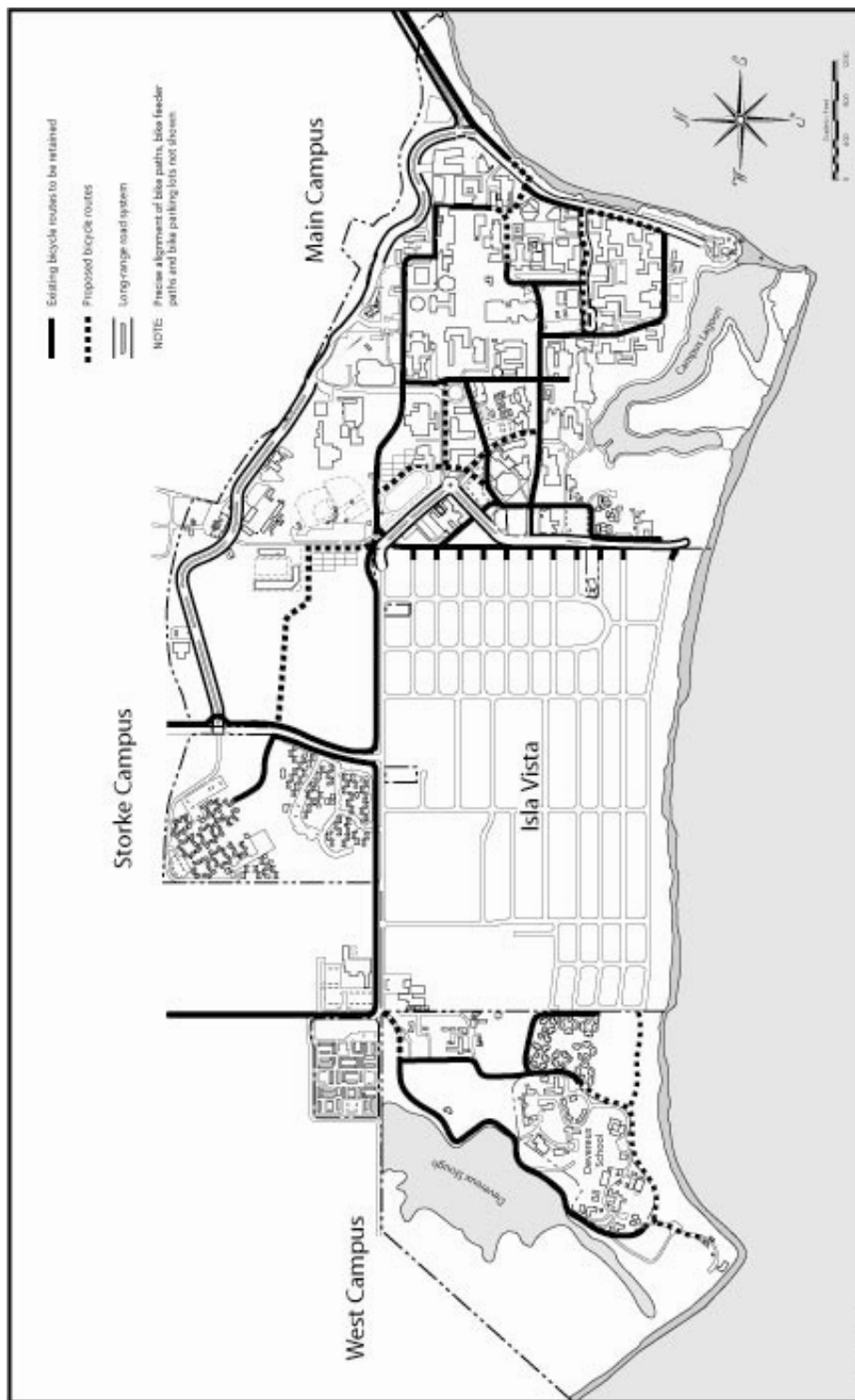


FIGURE 11 Bicycle Circulation

III. DEVELOPMENT GUIDELINES

While University of California Long Range Development Plans are only intended as general land use plans, UCSB's location in the Coastal Zone requires more detailed consideration of building locations, building height, open spaces, circulation and parking. The broad design guidelines in this chapter supplement the requirements in Chapter II. The guidelines are intended to assist in the siting of buildings and other improvements and to protect, enhance, and make advantageous use of the natural resources and environment of the campus. Additional site specific development policies and standards are included in Part 2.

A. MAIN CAMPUS

Potential Building Locations

An important principle of the LRDP is to make advantageous use of existing limited land use resources. A second principle is to develop new teaching and research facilities in proximity to similar existing facilities on the Main Campus to strengthen the academic community and multidisciplinary research. Therefore, 29 candidate building locations have been established on the Main Campus to accommodate all of the instructional and research space, organized research, library expansion and most support space projected through the year 2005.

The potential new building locations are shown in Figures 12 and 13. All of the locations are candidates for development; however, not all of the areas shown will be used for buildings. Unused building locations will be available for development needs which may emerge after the year 2005. Some of the sites are now vacant; others are occupied by temporary buildings or parking lots. No other sites than those shown in Figures 12 and 13 would be developed without amendment to the LRDP.

The boundaries of the building locations were defined in conjunction with the open space guidelines and circulation plans for vehicles, bicycles and pedestrians discussed in this Chapter. The outside limits of any potential building or buildings are shown. However, buildings designed for a particular site are unlikely to take up the entire space delineated. Courtyards, internal walkways and landscaping could also be included within the building location boundaries.

Criteria for Site Selection

The selection of a particular location for a specific building should be based upon the following kinds of considerations:

- The proximity of academic uses to related functions (“academic discipline areas”).
- The placement of classrooms near each other and close to related departments.
- The grouping of planned social and cultural facilities within activity areas.
- The clustering of student services near existing services.
- The provision of appropriate childcare facilities where there is need for such services.
- Approximate building heights, considering the size and scale of nearby buildings, building height and open space.
- The development capacity of building sites.

- Replacement of temporary buildings, which disrupt the open space and circulation systems.
- Preservation of currently useful sites.

Each of these considerations is discussed in more detail below.

PROXIMITY OF RELATED ACADEMIC USES. The Campus Plan permits the enhancement of the academic discipline area concept. New instruction and research facilities should be developed close to their parent departments or related disciplines.

There are three broad, overlapping academic discipline areas on the Main Campus to assist in the siting of new academic and support facilities (see Figure 14):

Sciences and Engineering disciplines, whose space needs are the most rapidly growing on campus, are generally located on the east side of the campus. Existing buildings may be converted and new buildings developed for these departments at building locations north and south of the library.

Arts and Humanities disciplines are located on the west side of the campus, with potential for expansion on candidate sites west of Snidecor Hall and the Events Center, and north toward Robertson Gymnasium.

Social and Behavioral Sciences are now generally located in the center and north of Campus and are slated for expansion at locations to the north and west, as necessary.

Discipline areas would serve to promote a stronger sense of academic community by grouping similar activities. Potential building sites are available within these areas for discipline area departments affinity programs and affiliated research organizations to be located near each other.

The academic discipline areas are also homes to other uses which need to be on the Main Campus: academic and student support, frequently-visited student programs and enterprises, and cultural facilities.

Places where discipline areas overlap, particularly along major pedestrian corridors, are available for facilities to serve the broad social and academic needs of the entire Campus, such as general use classrooms, food service, common use computers, and study areas. It is important that discipline areas be seen as loose, outwardly-focused clusters with flexible boundaries.

PROXIMITY OF CLASSROOMS. Generally, classrooms should be within a ten-minute walking area so students and faculty have enough time to travel between classes. Most existing classrooms and approximately fifteen candidate building locations (see Figure 14) are within a five-minute walk of the library.

PRIMARY ACTIVITY AREAS. Some building locations are more appropriate for locating cultural uses and night time activities. These sites are closer to parking, heavily-travelled walk ways, gathering places, and exiting and potential cultural and social facilities. The grouping of these activities provides mutual support, opportunities for socialization outside departmental settings, and the personal security afforded by concentrations of people.

Figure 12 Potential Building Locations

Figure 13: Potential Non-Residential Building Development Intensity & Type

Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[1]	42	74	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Non Classroom building within Arts & Humanities disciplinary area • Campus-Community serving function befitting location adjacent to new entrance and turnabout.
2	16	34 <u>26.4*</u>	<p>Project: Alternative Site for Potential Art Museum</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Expansion of Snidecor Hall (speech, hearing, dramatic arts and dance) • Expansion of Faculty Club recreation amenities (e.g., squash and racquetball courts) • Campus-Community serving function befitting location close to parking, faculty club, and visibility from Campus periphery.
3	28	24	<p>Project: Potential Alumni Center</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Meeting rooms, offices & food service • Expansion of faculty club functions
4	55	54	<p>Project: Recreation & Aquatics Center</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions.
[5]	85.7	30.3	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions
6	54	46(1) <u>28.6*</u>	<p>Project: Intercollegiate Athletics Building</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> • Recreation, athletic functions • Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions

[] No major capital project currently planned at this location

(1) Not including pools

* Amended by LRDP Amendment 1-03, Student Resource Building project, Approved November 2003.

Figure 13: Potential Non-Residential Building Development Intensity & Type

Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[7]	269	385	Project: No current major capital projects planned at this location Range of Uses: <ul style="list-style-type: none"> • Social and Behavioral Sciences and/or Arts and Humanities discipline functions consisting of offices, classrooms, class and research laboratories, and support functions • Multiple instruction and research buildings arranged around a large, central quad linked to pedestrian and bicycle circulation corridors • Multidisciplinary undergraduate programs • Student and administrative service functions • Computer and/or instructional development facilities.
8	58	443 <u>21.8*</u>	Project: Potential Humanities and Social Sciences Building Range of Uses: <ul style="list-style-type: none"> • Humanities and Social Sciences discipline area • Offices, classrooms, class and research laboratories, and academic support functions
9	62	64	Project: Alternative Site for Potential Art Museum Range of Uses: <ul style="list-style-type: none"> • Art gallery and support functions • Expansion of Snidecor Hall (speech, hearing, drama and dance) and/or arts building functions • Expansion of Faculty Club
[10](2)	310	60	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Relocation of University Road • Parking structure & surface parking • Administrative & student support functions
[11]	67	87	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Administrative & student support functions
[12]	35	82	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Computer laboratories and/or instructional development • Instructional and research facilities for behavioral and social sciences, arts and/or humanities
13	46	72	Project: Potential University Center Expansion Range of Uses: <ul style="list-style-type: none"> • Student and UCen administrative offices, food services, retail, mid-range to large meeting rooms, lounges

[] No major capital project currently planned at this location

(2) Parking also permitted

* Amended by LRDP Amendment 1-03, Student Resource Building project, Approved November 2003.

Figure 13: Potential Non-Residential Building Development Intensity & Type

Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[14](2)	31	28	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Campus-community serving function • Visitor center • Mixed use academic and administrative functions
15	69	126	Project: Potential Library Expansion Range of Uses: <ul style="list-style-type: none"> • Library stacks, special collections, study carrels, open study space, small meeting rooms, administrative offices
[16]	28	41	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Library expansion space • Instruction and research building for the sciences including: departmental administrative offices, class and research laboratories, small-mid range classrooms, conference rooms, support space • Instructional development functions
[17]	25 <u>16.2**</u>	39 <u>33**</u>	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Instructional and research building for physical, natural and/or behavioral sciences to including administrative and faculty office, class and research laboratories, conference/seminar rooms and support space • Expansion of psychology building
[18](2)	44	51	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Parking structure • Student services • Campus-community related services
19	32	33	Project: Potential Expansion of Ortega (Dining) Commons Range of Uses: <ul style="list-style-type: none"> • Student dining facilities, administrative operations, student activity rooms
[20](2)	48	15.5+ <u>8.5*</u>	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Instruction and research building for the sciences and engineering, and/or education • Campus-community related services

[] No major capital project currently planned at this location

(2) Parking also permitted

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

* Amended by LRDP Amendment 1-03, Material Research Laboratory Addition project, Approved November 2003.

** Amended by LRDP Amendment 1-03, Student Resource Building project, Approved November 2003.

Figure 13: Potential Non-Residential Building Development Intensity & Type

Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
21	50	72	Project: Potential Physical Sciences Building (North Building) Range of Uses: <ul style="list-style-type: none"> • Expansion of existing chemistry facility • Class laboratories • Research laboratories • Academic and support offices and conference rooms • Storage, stores, machine shop, glassblowing and other support space
22	22	26	Project: Potential Physical Sciences Building (South Building) Range of Uses: <ul style="list-style-type: none"> • Class laboratories for geological sciences • Physics shops • Loading dock
[23]	27	37	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Expansion of Broida Hall (Physics Building) • Instruction and research activities for the sciences and engineering including: departmental administrative offices, class and research laboratories, small classrooms, conference rooms, academic support space
[24]	7	9	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Expansion of Broida Hall (Physical Building) • User facilities for free electron laser including: reception, offices, preparation rooms and support space
25(2)	81	103	Project: Alternative site for Potential School of Environmental Sciences and Management (ESM) Building Range of Uses: <ul style="list-style-type: none"> • Academic offices and support space for natural and physical sciences disciplines • Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space • ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g. storage, instrument rooms, computer service etc.) • Expansion of geological sciences • Academic office and support space for natural sciences disciplines

[] No major capital project currently planned at this location

(2) Parking also permitted

Figure 13: Potential Non-Residential Building Development Intensity & Type

Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
26	33	69	Project: Life Sciences Building Range of Uses: <ul style="list-style-type: none"> • Academic offices and support space for natural sciences disciplines • Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space • ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g., storage, instrument rooms, computer service etc.) • Expansion of Noble Hall (Biological Sciences)
[27]	47.5 ¹	59.5 ¹	Project: Engineering Science Building Range of Uses: <ul style="list-style-type: none"> • Parking structure • Expansion of engineering • Visitor center
[28] (2)	12.5 ²	71.8 ²	Project: California Nanosystems Institute/Campus Parking Structure 2 Range of Uses: <ul style="list-style-type: none"> • Instruction and research building for the sciences and engineering • Mixed Use Parking Structure (approximately 605 spaces) and Cafe
29	15	29	Project: Institute of Theoretical Physics Range of Uses: <ul style="list-style-type: none"> • Academic offices • Conference, seminar, and meeting rooms • Support space for computing, library, and other ancillary functions
[30]	9	44 <u>21*</u>	Project: No major capital project currently planned at this location Materials Research Laboratory Building* Range of Uses: <ul style="list-style-type: none"> • Class laboratories for sciences and engineering discipline area • Academic offices and support space
[31]	27	28	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> • Expansion of functions located in Marine Biotechnology Laboratory • Class and research laboratories for biological sciences related to seawater system • Aquaria for research and visitor serving functions • Support space for equipment related to seawatersystem (e.g. filter, pumps, tanks)

[] No major capital project currently planned at this location
¹ Amended by Engineering Science Building LRDP Amendment, 2000.

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

(2) Parking also permitted

* Amended by LRDP Amendment 1-03, Material Research Laboratory Addition project, Approved November 2003.

Figure 13: Potential Non-Residential Building Development Intensity & Type

Intensity & Type

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
32	0 ⁱⁱ	0 ⁱⁱ	Project: Open Space Range of Uses: <ul style="list-style-type: none"> Habitat restoration Existing pump station Existing service area Existing utility related functions
[33]	318	25	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> Expansion of existing functions in public safety building Housing and residential services support functions Offices, meeting rooms, and conference space Warehouse and storage space Service loading docks
34 ⁱ	20 ⁱ	3.1 ⁱ	Project: Harder Stadium Offices Range of Uses: <ul style="list-style-type: none"> Surge space including academic and administrative offices, dry teaching/research space, and storage space.
35 ⁱⁱ	189.3 ⁱⁱ	37.6 ⁱⁱ	Project: Recreation and Aquatics Center Expansion Range of Uses: <ul style="list-style-type: none"> Recreation, athletic functions Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities & functions
36	4.3	<u>3.8</u>	Project: The Arbor Expansion Range of Uses: <ul style="list-style-type: none"> Convenience store, sandwich vendor, pizza vendor, ATMs and utility room.
<u>37*</u>	<u>26.6*</u>	<u>43.2*</u>	Project: Student Resource Building Range of Uses: <ul style="list-style-type: none"> <u>Offices and meeting rooms</u> <u>Student services and administrative functions</u> <u>Computer laboratories</u> <u>Childcare facilities</u> <u>Related support functions</u>
<u>38**</u>	<u>8.8**</u>	<u>6**</u>	Project: Residential Life Resource Center Range of Uses: <ul style="list-style-type: none"> <u>Administrative offices for the Housing and Residential Services Department</u>

[] No major capital project currently planned at this location
ⁱ Amended by Harder Stadium Offices LRDP Amendment, April 2002.
ⁱⁱ Amended by Recreation and Aquatics Center Expansion LRDP Amendment, November 2002.
* Amended by LRDP Amendment 1-03, Student Resource Building project, Approved November 2003.
** Amended by Residential Life Resource Center project, May 2003.

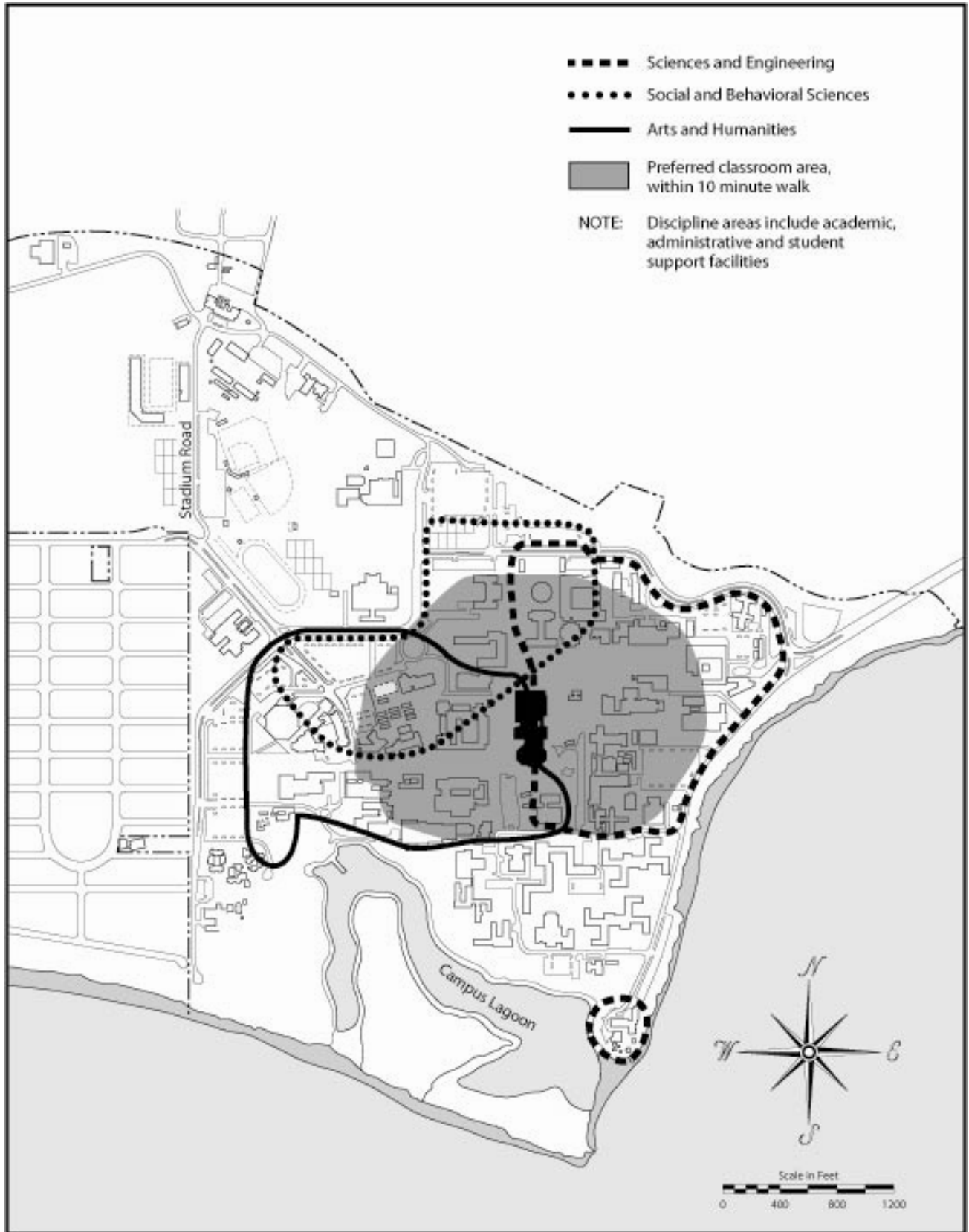


FIGURE 14 Building Siting within Academic Discipline Areas

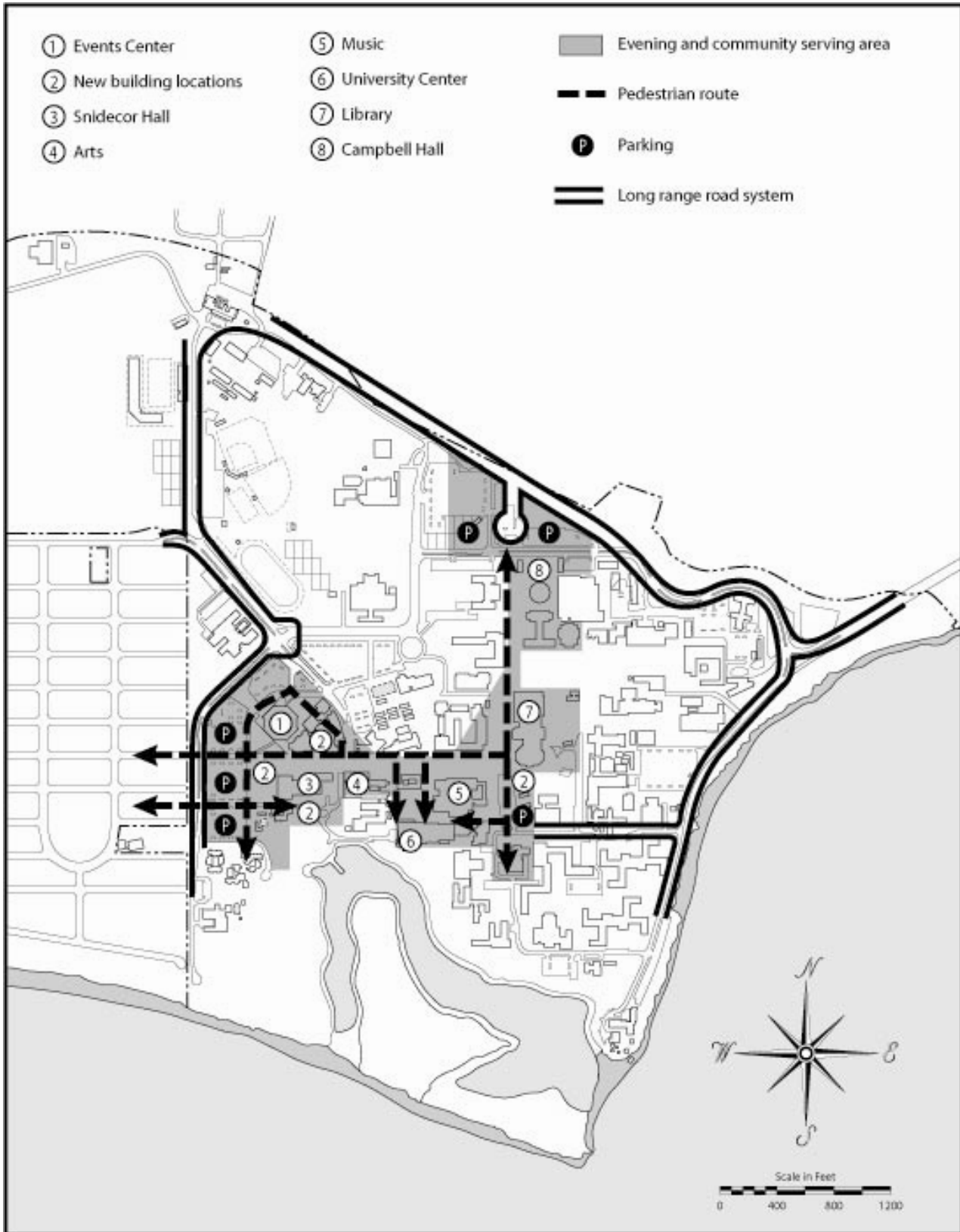


FIGURE 15 Facility Siting within Primary Activity Areas

Figure 15 shows areas of the Campus which could be considered for new development to foster social interchange and promote security. Nighttime activities now focus on dormitories, the library and buildings for music, drama, student activities and athletic events. To provide nighttime security, especially for women, illuminated night parking is available at existing locations south of the library and east of the University Center. Additional illuminated parking spaces should be available near some existing and new buildings for use at night, particularly for women's safety and use by disabled persons.

This suggestion to concentrate new activity areas is not intended to fully address the need for nighttime security throughout the entire campus, a need for which other programs should be developed. Notwithstanding other guidelines for siting food services where discipline areas overlap, or near open spaces, small food service facilities could be considered for many areas of the Campus. Food service is an activity which can help to provide a necessary focus for informal social interaction within and between academic disciplines which might not otherwise occur.

CLUSTERING STUDENT SERVICES. Student service facilities, such as the Community Housing Office, Educational Opportunity Program, Women's Center, and Financial Aid, will be located near existing student-oriented facilities such as the University Center. This grouping of student support services reduces bicycle and pedestrian traffic throughout the Campus and fosters a sense of cooperation and communication among related service functions.

CHILDCARE SERVICES. Appropriate childcare services are important to improving the quality of Campus life and should be located in areas where there is need for the services. The plan recognizes the obligation of providing adequate childcare services by allowing flexibility about whether the services should be provided near housing or the work place.

APPROPRIATE BUILDING HEIGHTS. To protect views, and to maintain a pedestrian- scale Campus, the LRDP establishes height limitations for new buildings (see Figure 16, Campus Building Height Limits). The limitations will also help to protect views to and along the coast, consistent with Part 2, the Coastal Act Element. The building height limits generally vary from 30 feet at the perimeter to 65 feet in the core of the Main Campus. The maximum limit is consistent with the limit established in the 1980 LRDP. The height limits are generally well below the heights of the taller existing buildings and below the canopy of eucalyptus trees, which are found in proximity to most candidate sites. Depending upon the height of adjacent buildings, new buildings might be designed well below the maximum allowable height limits.

DEVELOPMENT CAPACITY OF BUILDING SITES. Building locations vary in their capacity for new development based upon such variables as the land area of the site; the kinds of facilities considered for the site; site features, such as trees, which might be retained; relationship to the size and massing of adjacent structures; and number of floors in the planned structure.

REPLACEMENT OF TEMPORARY BUILDINGS. Most existing World War II era and other temporary buildings will be removed or relocated for development of permanent buildings. About a dozen of the building sites shown in Figure 12, Potential Building Locations, are now occupied by temporaries or trailers. Since some of these buildings also block pedestrian routes and view corridors, their removal will also help to implement the circulation and open space components of the Campus Development Plan.

Decisions to replace a temporary building with a new permanent building will consider the extent to which the location of the temporary building disrupts the Campus; the amount of space in the temporary building which would be lost and need to be replaced; and alternative locations for the permanent building. Whenever trailers must be located on the Main Campus for a limited period of time, they should be sited with consideration for appearance, adjacent uses and disruption to the campus.

PRESERVATION OF CURRENTLY USEFUL SITES. Development should be phased to minimize disruption and cost on sites which are currently occupied with useful activities. Examples include parking, significant amounts of space in temporary buildings, or underground utilities which would be particularly costly or disruptive to move.

While the LRDP emphasizes the most suitable long-term use of land, development of some sites will impose relatively greater costs on the University, and users of the Campus. For example, the cost of parking facilities is currently paid by faculty, staff and students. Therefore, the expansion of surface parking areas is generally preferred to development of costly parking garages, all other considerations being equal. However, short-term cost-effectiveness should not preclude the optimum long-term development and enhancement of the Campus provided by the plan.

Included in the 1.21 million square feet of building space to be developed by 2005/6 are some capital projects for which specific sites are being considered. The locations of the following capital projects, which are in the campus' current Capital Improvements Program, or which are in an advanced state of planning are designated in Figure 12.

- Physical Sciences Building (two buildings)
- Institute for Theoretical Physics
- Environmental Health and Safety Building
- University Center Expansion
- Recreation Center (three potential sites on the Main Campus and one west of the tennis courts on the Storke Campus)
- Alumni House
- Art Museum

These sites have been considered using the criteria described above. Final siting and construction of the listed facilities depends upon authorization of funding and approvals by The Regents and the California Coastal Commission.

Housing

As shown in Figure 12, Potential Building Locations, new student housing would be built on the southwest portion of the Main Campus, south of the existing San Rafael housing complex. About 200 units, for approximately 800 students, would be built. Parking will be developed based on parking demand and parking management practices.

Open Space

One of the great strengths at the existing Campus is its wide variety of open spaces, including parks and plazas, courtyards and natural settings. The open space concept shown in Figure 17, Major Open Spaces incorporates existing spaces and enhances those in the core area by removal of some temporary

buildings and careful placement of new buildings, to give shape and character to the open space network. As discussed in the subsequent section on pedestrian circulation, the plan also identifies a hierarchy of pedestrian open space corridors and view corridors to link these spaces to each other and to primary points of entry into the Campus.

Also, new food service facilities will be developed close to open spaces, in areas of the Campus where such services are lacking. Although there are many open spaces such as recreation fields and courtyards on-Campus, six large spaces on the Main campus are highlighted in Figure 17. The spaces include the Campus Green, Library Plaza, University Center Plaza, West Park, Lagoon Park, and Lagoon “Island” and Goleta Point. The function and character of each is described below.

Campus Green

The Campus Green is a nearly 900 foot long, grass covered quadrangle spanning between the Sciences and Engineering buildings on the east and Social and Behavioral Sciences facilities on the west. It is now two disparate open spaces: the first is a rolling landscape uncharacteristic of the Campus flat mesa terrain, west of Eucalyptus Row; and the second is the flat open lawn east of the Row. The park should be redeveloped with a more unified character. Development of new buildings along the perimeter of the Campus Green will help to define a single, more coherent open space. The Green will become more attractive and useful when entrances to new buildings open prominently onto the space.

Library Plaza

The Library Plaza is defined by the library on the east and Girvetz Hall on the west. To the north, it opens up to the Campus Green and the walkway heading to and through North Hall. The key to improvement of the Plaza is a better reconciliation between circulation space and outdoor seating. New landscaping should replace some paving, in conjunction with the introduction of more and better outdoor seating, particularly east of the Arbor. Expanded food service and seating in this vicinity could serve as a needed eating area for the northern portion of the Campus.

University Center (UCen) Plaza

The existing parking lot east of the University Center occupies one of only two sites (the other is between Snidecor Hall and the Arts Building) on the Campus with a window view of, and access to the Campus Lagoon. A single wooden stairway provides the only access down an eroded dirt bank to the grass area adjacent to the University Center. While the parking lot is conveniently located near the University Center and library, the presence of cars and haphazardly located bicycle racks obscures the site’s relationship to the lagoon.

The plan would allow for the replacement of daytime parking with a new pedestrian plaza, connected to the lawn area below the University Center by a generous stairway and ramp. Parking is also needed in the area for the UCen, Music Building, and Old little Theater. The design of the area east of the UCen should allow for a plaza connecting the core of the Campus to the lagoon, as well as provide parking.

The adjacent temporary building which houses the College of Creative Studies would be removed, providing the opportunity to relocate the roadway which now extends around the College building to be relocated east, away from the plaza. A new building could be built in its place, more clearly defining the plaza. The College would be relocated to a permanent facility in the Arts and Humanities discipline area.

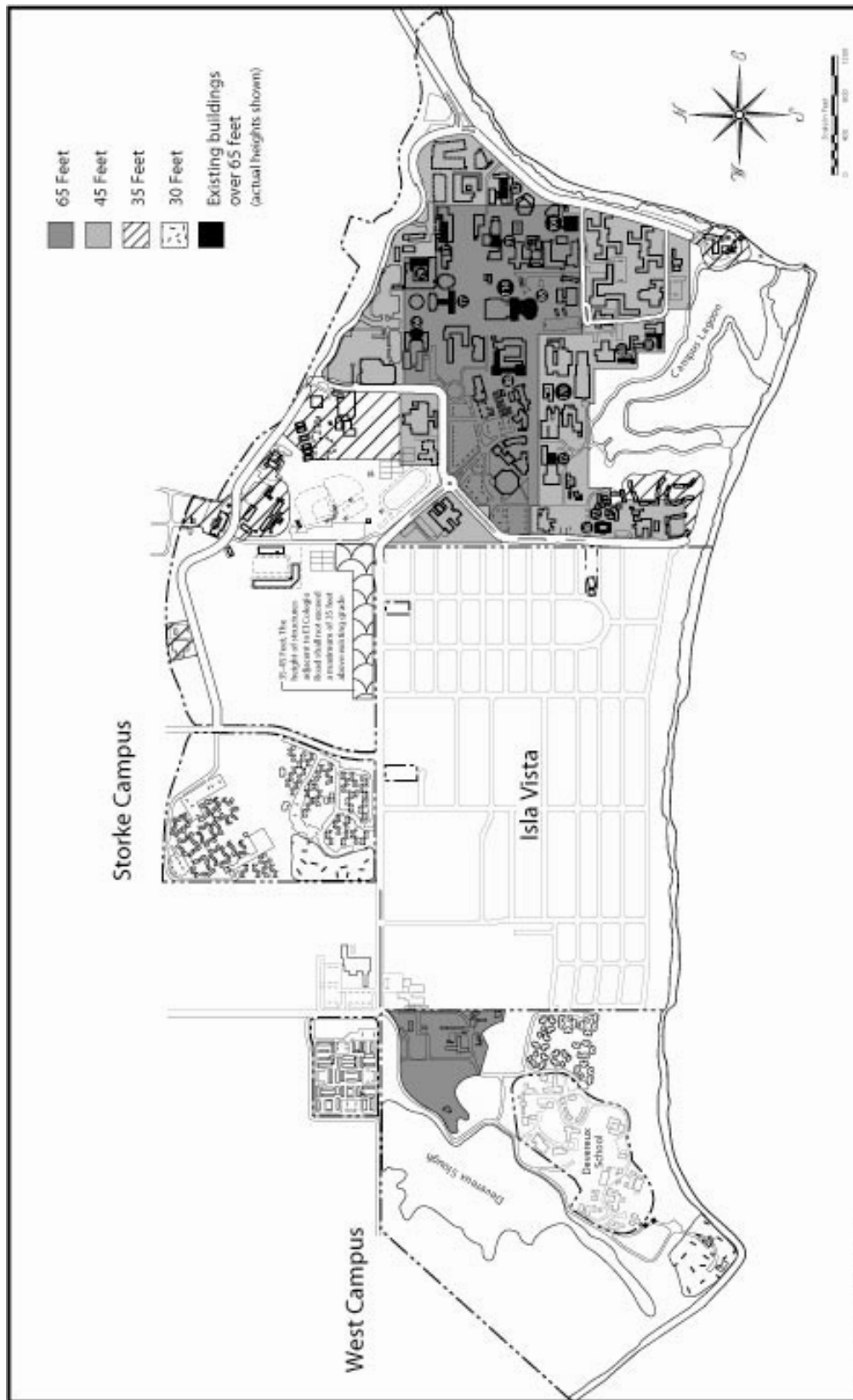


FIGURE 16 Campus Building Height Limits

Figure 17: Major Open Spaces

West Park

West Park is identified as the major open space which should be created on the west side of the Campus, in conjunction with the redevelopment of that area. It is located at the confluence of three major pedestrian corridors, all focusing on Storke Tower. Just as the Campus Green is to serve as a major space around which some disciplines are organized, West Park is intended to be the focus for other academic discipline areas. The plan assumes the eventual removal of the World War II temporary buildings.

Lagoon Park

A linear park is proposed for the edge of the Campus Lagoon, including Commencement Commons, the lawn below University Center, extending east along the lagoon to Pearl Chase Garden, and south along the west side of the lagoon leading to the ocean bluff.

Lagoon Island

The Campus Lagoon “island”—actually a peninsula extending north into the lagoon from the coast, is a relatively undisturbed landscape of native grasslands, trees and shrubs, which supports a varied birdlife. Accessible by paths along the coastal bluffs and beaches, the island and adjacent Goleta Point are an integral part of the Main Campus open space network, and would retain a more natural character.

The Proposed Land Use and Circulation map designates the island and Goleta Point as an environmentally sensitive habitat area. Pedestrian access would be retained and seating provided, consistent with protection of habitat values. Existing debris and unnecessary paved or degraded paths and areas could be restored with native plantings. Bicycle access will be restricted. These measures will help to ensure that the island remains an open-space sanctuary for both wildlife and people.

Landscape Concept

The overall landscape concept for the Main Campus is to introduce a clearer hierarchy of formal to informal open spaces and landscape treatments. The more formal plantings associated with the Mediterranean landscape tradition, would be developed along major pedestrian routes and around major open spaces internal to the Campus. Plantings along secondary routes, within courtyards and around most buildings would be similar to the more informal landscaping found throughout the remainder of the Campus. Finally, areas on the edge of the Campus would have a more informal, naturalistic landscape, employing native grasses and plants. Such natural areas include sections bordering the Campus Lagoon (with the exception of University Center area, Commencement Commons and Pearl Chase Garden) and bluff-tops along Lagoon Road and Goleta Slough.

Lagoon Park

Illustrative Section Adjacent to the Campus Lagoon

The existing frontage to this magnificent resource could be improved with walkways and planting carefully located to maintain the open and expansive views of the lagoon and ocean beyond. Outside of the lawn areas of Commencement Commons and the UCen, native grasses, shrubs and trees would be planted to maintain the naturalistic character of the lagoon and adjacent bluffs. A wide band of open space would be retained along the top of the ocean bluff between the lagoon and Isla Vista.

Automobile and Bus Circulation

Long-range changes to the road system will have a profound and positive effect on the use of land on the Main Campus, and the enhancement of its pedestrian environment. Key components of the automobile circulation plan for the Main Campus include the new perimeter access road, four reconfigured intersections, and five pedestrian drop-off points.

Perimeter Access Road

The existing circuitous roadway through the Main Campus, connecting East and West Gates, should be replaced by a new roadway along the bluff above Goleta Slough (see Figure 18, Vehicular Circulation). The new roadway will connect University Road and Mesa Road with a new four-lane segment passing through parking lots 13E and 13W. The existing two-lane Mesa Road segment would be widened to four lanes.

In addition to the benefits of the new roadway system described in Chapter III, the perimeter road would:

- Divert traffic bound to or from Isla Vista, and the Storke or West Campuses around—instead of through—the Main Campus.
- Allow the creation of well-defined round-about entry points, at the head of pedestrian concourses.
- Eliminate the awkward roadway barrier which now separates academic areas from recreation facilities and some parking lots.
- Allow additional academic development to the north of the Campus core, by eliminating the barrier imposed by University Road.

Figure 18, Vehicular Circulation shows existing roadway sections which will be eliminated, and the conversion of one two-lane segment to an exclusive bus and service vehicle road. The figure also shows the reconfiguration of some intersections to allow smoother traffic flow from the perimeter road to the secondary roads leading into Main Campus.

New Drop-Off Entrances

Presently there is a turn-around east of Engineering II and a round-about at the southern terminus of Mesa Road, north of the Old Gym. While the latter location works well as a Metropolitan Transit District (MTD) bus stop, its location provides little sense of orientation to major pedestrian routes and destinations. The LRDP proposes removing it in conjunction with development of nearby building sites.

Four new or improved turn-arounds are proposed along the perimeter of the academic core, each at the head of a major pedestrian concourse leading into the Campus. First-time visitors arriving by automobile will be able to see into the Campus along these wide corridors and, from the El Colegio round-about, view the landmark Storke Tower along the pedestrian mall extension of the El Colegio axis.

The placement and design of these drop-offs will provide a symbolic sense of arrival to the Campus which is now lacking, and also a practical point of orientation to the major buildings and features on Campus. Map directories and visitor parking would be placed near each turn-around.

Figure 18 Vehicular Circulation

A fifth turn-around is shown at the ocean-front terminus of Ocean Road, where it would replace the existing smaller cul-de-sac. The wider round-about is to encompass parking spaces for no more than ten cars, to provide for coastal access.

Additional coastal access parking will be available at six other lots on the Main Campus.

Transit Vehicle and Shuttle Access

The circulation plan gives preferential treatment to bus access, and introduces convenient new vehicular roundabout which can also service as MTD bus stops. The preferential route uses two existing lanes of Mesa Road east of Robertson Gymnasium, and two existing lanes of University Road south of the Gym. In addition to the other round-about bus stops, an on-street bus mall could be developed on this exclusive bus road, southeast of the Gym, replacing the existing nearby bus round-about. The University will work with MTD to make public transit an integral part of the Campus transportation system.

Parking

Projected increases in University enrollment, staff and faculty will require the development of additional parking facilities. By 2005/06, about 1,500 additional spaces will be needed, but the LRDP recommends that approximately 1,200 spaces be provided, with the balance taken up by transportation management programs.

Parking will continue to be located at the perimeter of the Main Campus—a principle embodied in the original 1953 and subsequent Campus Plans—in order to retain the academic core as a pedestrian precinct. Some existing lots internal to the Campus could be removed for new academic buildings and open space, and their parking spaces replaced in new parking facilities along perimeter roads.

There are 21 candidate sites for the projected new parking. This inventory includes six new parking areas as well as the loss of nine existing lots to potential new academic building locations. Eighteen of the 21 sites are shown in Figure 19, Potential Parking Locations. The three remaining sites for surface parking are located north and south of Harder Stadium, and northwest of the intersection of Los Carneros and Mesa Roads as shown in the Proposed Land Use and Circulation map. All of the sites, with the exception of the “old golf course” site and the three additional sites outside the limits of the map, are now being used for parking.

Of the 18 potential parking locations shown in Figure 19, 8 are also identified as potential building locations in Figure 12. The use of these building sites for parking instead of academic facilities should not constrain development of the 1.21 million square feet of space projected by 2005/6. At the same time, if some of the remaining building sites which are now used for surface parking are not developed with new academic facilities, then the supply of candidate parking locations expands. The Campus Plan allows for the necessary flexibility in siting buildings and parking facilities among potential candidate sites, in order to respond to changes in Campus population and funding of capital facilities, within the overall estimates of growth discussed in Chapter I.

Figure 19 shows four lots which could be redeveloped as parking garages (lot numbers 3, 10, 13W and 22). None of the other potential parking locations are candidates for garages within the year 2005/6 planning horizon. Because of their high cost, parking structures will only be developed when necessary.

Consequently, an important ingredient in the parking plan is encouraging greater use of transit, car pools, van pools, on-campus housing, and other measures.

The potential garage southwest of the Library, on Parking Lot 3, is a good location for a mixed use structure incorporating parking and other academic or student support uses. The location is close to a concentration of pedestrians and creates an opportunity to reduce the bulk and scale of a parking garage sited near the center of the Campus.

Signs

New directional signs would be installed to orient drivers to important visitor destinations (e.g., admissions, access points to the coast, visitor parking) and dropoff points associated with disciplinary groupings (e.g., “Sciences and Engineering Concourse”). These signs will be graphically coordinated with individual building signs. Pedestrian- and bicycle-level signs will also be developed at major points of pedestrian access into the Campus.

Bicycle Circulation

Figure 20 shows the planned bicycle network on the Main Campus, implemented in stages as new building sites are developed, and as the new roadway system is put into place. The new bicycle network has the following features:

- Perimeter bike paths around the most intensively used pedestrian precincts.
- Short “feeder” bike paths to more central locations.
- Many small bike parking lots instead of a fewer number of large lots.
- Bike round-about at intersections of heavily traveled bike paths.
- Creation of pedestrian refuge islands at intersections with heavily-used pedestrian corridors.

The bicycle parking lots shown in Figure 20 will accommodate approximately 9,500 bicycles. Currently, there are spaces for about 7,300 bikes. The 30%, or 2,200 space increase will accommodate growth in demand, and allow for some flexibility in the siting and improvement of lots in conjunction with growth in enrollment and on- Campus housing. Bicycle routes and parking areas should be illuminated for safety.

Pedestrian Circulation

Improvements to the Campus pedestrian circulation system will introduce a clearer hierarchy of routes, and better linkages between major open spaces. Some alignments will terminate with views of Campus landmarks like Storke Tower, the ocean and mountains.

Figure 21 illustrates the schematic pedestrian circulation network to serve the long term needs of the Campus. Both existing paths and future paths to be developed in conjunction with new buildings are shown. The dashed pattern through a large building location illustrates how the site might be separated into smaller buildings by pedestrian routes and view corridors. Exact alignments and widths will depend

Figure 19 Potential Parking

Figure 20 Bicycle Route Network

Figure 21 Schematic Pedestrian Circulation Network

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 sides of the Storke playfields will be developed with 281 apartment units for up to 900 students. 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.

Circulation

Roadways

The new, widened Mesa Road will provide a distinctive west entry to the Campus. Most traffic approaching the Campus from the north on Los Carneros Road will turn left onto Mesa Road, where a new gate house/parking kiosk could be installed. Landscaping and an architectural monument would highlight this new entrance. Additional trees will be located along the north side of Mesa Road between Los Carneros Road and Stadium Road, to screen views of administrative and service functions. The road will be widened on the north side while existing trees may be retained in a new median. There will be no filling of the wetland on the south side of Mesa Road.

The new widened Mesa Road will provide fine views to the north overlooking Goleta Slough and the Santa Ynez mountains beyond, in the section east of Stadium Road.

Bikeways

A bike path would be built between Stadium Road and Los Carneros Road, along the northern boundary of the Storke recreation fields. It will connect with an existing bike path on Los Carneros Road and a bike path leading west to the Storke Apartments.

Pedestrian Circulation

A pedestrian path will be built alongside El Colegio Road connecting Santa Ynez student housing with the Main Campus. The pedestrian path will parallel the new bike path shown in Figure 22, leading to the Storke Apartments. If the remote parking lot north of Harder Stadium is built, a pedestrian path will be extended to it along Stadium Road.

No pedestrian or bicycle routes will be developed adjacent to the new four-lane Mesa Road, because it serves as a through arterial, and the right-of-way is constrained. This is a similar condition to University Road on the Main Campus, where bicycle and pedestrian routes are not aligned adjacent to the roadway.

C. WEST CAMPUS

~~Development on the West Campus is to be guided by the following primary objectives:~~

- ~~• To create an attractive residential neighborhood for graduate students and their families, and faculty and their families.~~
- ~~• To develop this much-needed housing in such a manner as to preserve and protect the natural setting of Coal Oil Point Natural Reserve and the coast.~~
- ~~• To preserve existing features which contribute to the rural character of West Campus.~~

~~These objectives will be achieved by locating development on the east side of the site (retaining open space and trees between the housing and the Natural Reserve), and by serving all housing from the West Campus Point lane, rather than Devereux Road along the slough. The housing will be developed at densities which are comparable to existing densities on campus. Approximately 11 units of family apartments will be developed, up to 18 units per acre, in 2-3 story configurations. The Children's Center will be expanded to serve the UCSB families, with the family student housing built around its perimeter. Fifty units of faculty housing will be developed on the northern portion of West Campus, west of West~~

Figure 22 Service Vehicular Routes

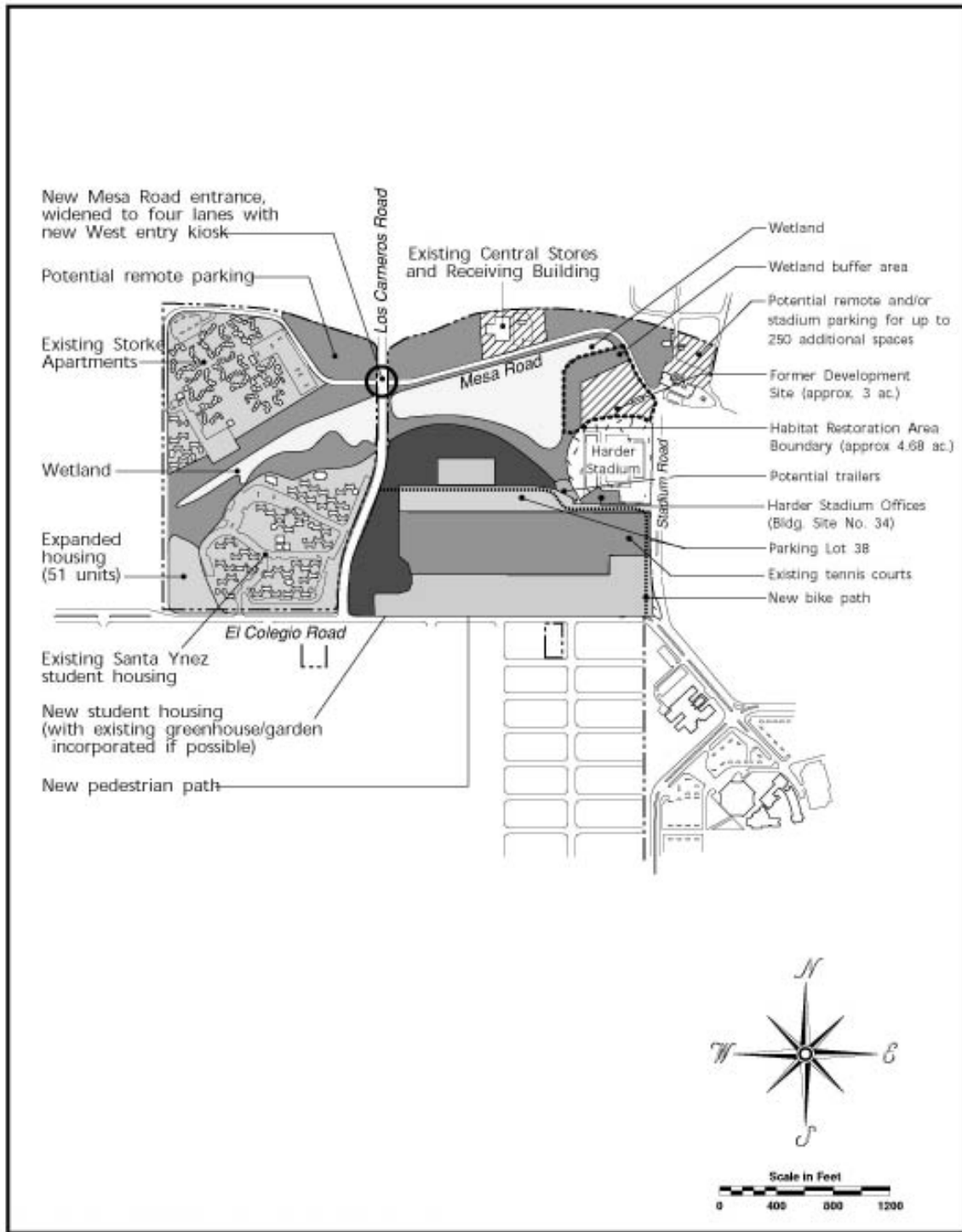


FIGURE 23 Storke Campus Plan

Figure 24: West Campus Plan (Deleted as part of the 2006 North and West Campuses LRDP Amendment)

~~Campus Point Lane, averaging 6 units per acre, and up to 35 feet in height. Recreation open space, and play and park facilities will be built into these complexes.~~

~~Facilities to be retained and incorporated within new development include the student garden near the entrance to West Campus, the old Campbell Ranch Barn, the horse stables and riding ring, and the granite cross marking the Campbell family grave site at Coal Oil Point. The existing Coal Oil Point buildings, including the Cliff House will be renovated or replaced to create a seminar center. The amount of building space will be no greater than the total space in existing structures.~~

~~The area south of existing faculty housing and Devereux School between Isla Vista and Coal Oil Point will be retained in open space and vegetation. The plan allows for pedestrian and bicycle paths to be extended along the coastal bluffs leading to a possible new stairway to the beach on the east side of Coal Oil Point. Vehicular access to Coal Oil Point will be maintained via Devereux Road, running along the east side of Coal Oil Point Natural Reserve, as shown in Figure 24. Other access policies and development standards are provided in Part 2 of the LRDP.~~

C. NORTH AND WEST CAMPUSES

North and West Campuses Development Plan Overview

The plan for the North and West Campuses include a mixture of residential, open space, and academic and research support uses. Consistent with the 1990 LRDP, the University will utilize the North and West Campuses to address the need for affordable housing for faculty and student families, while protecting and enhancing important coastal resources, and maintaining and enhancing key support facilities such as the Coal Oil Point seminar center and the Orfalea Family Children's Center. The Land Use Plan for the North and West Campuses is shown in Appendix F, Appendix F, Figure D. Appendix F, Figure E illustrates the implementation of the proposed land use concept for the North and West Campuses.

Residential Uses

The 2006 North and West Campuses Amendment will allow for a total of 323 residential units to be built on the North Campus, including 172 units of faculty housing and 151 units student family housing. On the West Campus, the University is reserving potential for future development of another 50 units of faculty housing, in addition to the 65 units of faculty housing and 250 units of family student housing that already exist. Altogether, the total residential development potential of the combined North and West Campuses will be 688 units (287 faculty and 401 student). The maximum number residential units previously allowed under the Goleta Community Plan and 1990 LRDP is 833 units (Table D). The University's proposal therefore represents a reduction of 144 units from the maximum development potential permitted for the area under the 1990 LRDP and the Goleta Community Plan.

Residential development on the North Campus is being sited in the northern and easternmost portions of the property adjacent to existing streets, urban infrastructure, and residential neighborhoods, and away from sensitive coastal resources (Appendix F, Figure D). The Ocean Meadows Golf Course will serve as an effective open space buffer between proposed residential development and natural open space areas to the south. The new housing will be developed as compact neighborhoods offering a variety of unit types. With an average overall density of 10.8 units per acre, the development footprint for the two housing projects will occupy about 21 percent of the total North Campus land area (approximately 34 acres), with the remaining 79 percent (137 acres) being preserved as open space and natural reserve. Similarly, the 50

units of future faculty housing proposed on the West Campus will be integrated with existing development and away from coastal and other open space resources. These units will be located north of the existing West Campus Point Faculty Housing and primarily east of West Campus Point Drive, away from the Slough and known archaeological resources. Based on an average density of 6 units per acre, these 50 units will occupy approximately 8.5 acres of the West Campus Mesa area around the perimeter of the Orfalea Family Children’s Center. Full buildout of the West Campus area will result in roughly 188 acres, or 81 percent of the University’s property (i.e., not including Devereux School) being preserved as open space and natural reserve.

TABLE D: North and West Campuses - Residential Development Potential 1990 LRDP and 2006 LRDP Amendment

	<u>1990 LRDP/ Goleta Community Plan</u>	<u>North& West Campuses Housing LRDP Amendment</u>
<u>North Campus¹ (Proposed)</u>		
<u>(172 d.u. faculty and 151 d.u. student)</u>	<u>351 d.u.</u>	<u>323 d.u.</u>
<u>West Campus</u>		
<u>West Campus Student Family Apts. (Existing)</u>	<u>250 d.u.</u>	<u>250 d.u.</u>
<u>West Campus Point Faculty Housing (Existing)</u>	<u>65 d.u.</u>	<u>65 d.u.</u>
<u>Faculty Housing on Mesa (Proposed)</u>	<u>50 d.u.</u>	<u>50 d.u.</u>
<u>Student Housing on Mesa (Proposed)</u>	<u>117 d.u.</u>	<u>0 d.u.</u>
<u>Total:</u>	<u>833 d.u.</u>	<u>688 d.u.</u>

¹ This is the area previously referred to as “West Devereux” in the Goleta Community Plan prior to University acquisition.

North Campus Faculty Housing

The North Campus Faculty Housing Complex will provide 172 units of housing on the North Parcel of the North Campus, north of the Ocean Meadows Golf Course (Appendix F, Figure F). The site is designed with reduced 25 to 50-foot buffers around documented wetlands and 10-foot buffers around large native purple needlegrass and alkaline grasslands which would be specific only to the North Parcel Faculty Housing site. The project will provide a range of housing types and sizes including: 107 3-story, 58 2-story, 7 1-story single family units.

The housing will include a mixture of one-, two-, and three-bedroom units, in single-, two-, and three-story buildings. Unit sizes will range from approximately 1,020 to 2,300 square feet in size with the 2 bedroom, 2-story duplexes at 1,020 square feet and the four bedroom single family residents at an average size of 2,300 square feet.

Project building heights will be consistent with adjacent development; with single-story units located along Marymount Way and two-story units opposite the Cannon Green townhomes. The taller townhome units will be located towards the interior of the site, setback from existing development. No structure will exceed 35 feet in height from the proposed finished grade and a maximum of 38 feet from the existing grade.

In addition to the residential units, the complex will include a 1,800 square-foot community recreation facility consisting of a common building, swimming pool, and turf area.

The North Parcel is a 26.3 acre vacant parcel that was substantially graded in the past to provide fill for the development of the Ocean Meadows Golf Course and adjacent subdivisions. Some portions of the North Parcel qualify as Coastal Act wetlands. An approximately 1.46 acre high quality salt marsh (located outside of the development site but near the southwestern corner of the parcel) will be preserved along with a 100-foot vegetated buffer to the wetland area. The

proposed faculty housing project would avoid the fill of all wetland and riparian areas, and to provide for their restoration and enhancement. Large continuous native grassland areas would also be preserved and restored. For these purposes, development will be limited to approximately 12 acres of the site. In addition to the salt marsh area near the southwestern corner of the North Parcel, wetland areas identified in the 2006 North Parcel Wetland Delineation will be retained and restored, enhanced, and provided with minimum 50/25-foot vegetated buffers to dwelling units. No development outside of restoration, trails, drainage improvements, and, only where absolutely necessary, roads, will be allowed within buffer areas. Reduced buffers widths have been allowed on North Parcel in order to cluster development that could have occurred on the South Parcel to the North Parcel, in exchange for restoration and enhancement of the South Parcel as open space. All other areas of North and West Campus outside of North Parcel will be developed with buffers of substantial width for protection of environmentally sensitive habitat areas, wetlands, and riparian areas, including a minimum 100-foot buffer to riparian and wetland areas. Phelps Creek, located within CC original jurisdiction will be restored, enhanced, and maintained as a riparian corridor. The building foundations of the North Parcel Faculty Housing Development will be raised a minimum of 2 feet above existing grade in order to avoid potential flood waters from Phelps Creek.

A number of design features are proposed for the development to reduce the rate and volume of surface runoff, protect water quality, and support seasonal wetlands. Vegetated filter strips, porous pavements, and other pervious areas will be incorporated into the site design to minimize runoff associated with the increase in impervious surfaces resulting from the proposed development. Roads within wetland or native grassland buffers will be paved with pervious materials. Surface runoff will be conveyed via curbs, gutters, catch basins, storm drains and vegetated channels, into bioswales strategically integrated into the site plan and wetland buffer zones. The bioswales will be planted with native wetland plant species and will treat water prior to discharging into existing and preserved wetlands. Where insufficient space is available for bioswales, other water quality treatment options will be considered including hydrodynamic separators, treatment inserts and filter media prior to discharging into the existing wetlands.

Vehicular access to the western portion of the site will be provided via Phelps Road at the intersection with Cannon Green Drive. A driveway from the main faculty housing entry drive will provide access to the new Coastal Access parking lot. Vehicular access to the area east of Phelps Ditch will be provided via Marymount Way. Internal vehicular circulation will be accommodated on a system of streets and lanes.

The widths of internal streets and lanes will be narrow to serve as traffic calming measures that will help slow traffic and encourage bicycling and walking. The narrower road widths will also reduce the amount of impervious surfaces which will reduce stormwater runoff and construction costs. Streets have a 40-foot cross-section consisting of two 12-foot wide traffic lanes with 8-foot wide parking pullouts on each side. Planted bioswales will border the roadway acting as a buffer to 5-foot wide sidewalks. Lanes will have a 24-foot cross-section consisting of two 9-foot lanes bordered on each side by 3-foot strips of grassed paving and recessed concrete curbing draining to bioswales.

Each unit will have two parking spaces, with a minimum of one garage space and one adjacent carport or uncovered space. One-car garage spaces will have a minimum of 12 foot by 22 foot interior wall-to-wall dimensions. Single-family residences and 3-story townhomes will have two-car garages, minimum dimensions of 20 feet by 22 feet. Guest parking will be situated along the Village Center Streets and in pocket lots throughout the site. Twenty (20) public coastal access parking spaces will be provided in a separate lot adjacent to the Phelps Road entrance.

Pedestrian circulation will be accommodated on a network of pedestrian paths and sidewalks along the Village Center streets. This internal circulation plan incorporates several perimeter connections to surrounding open space and coastal access trails. A pedestrian and bicycle bridge over Phelps Ditch will provide pedestrian access between the two portions of the site separated by the ditch and will link to a trail corridor along the southern edge of the project, providing a connection between the existing Marymount neighborhood to the Windrow coastal access trail. The pedestrian and bicycle bridge will also provide emergency vehicle access. Coastal access will be provided via a trail along the northern side of the development that

connects to the eucalyptus windrow and Ellwood Mesa within the City of Goleta. This trail will also connect to the University's South Parcel and would be maintained by the University.

The project will include a 1,800 square-foot centralized community building intended for flexible indoor and outdoor activity space. The building will contain a main gathering space with the ability to hold approximately 50 persons, adjacent meeting/office rooms, and a small catering kitchen. A minimum 20-foot by 40-foot pool and spa will be situated adjacent to the community building and share accessible restrooms. Open space will be provided around the community building/swimming pool complex to complement the use of the building and provide gathering space for community events. Other amenities at the community center will include a barbecue, covered picnic area, and tot lot.

Development and grading will occur on approximately 12 of the 26.3 acres on the North Parcel, with existing wetlands protected by 25- to 50-foot buffers, and an area of native grassland near the southwestern corner of the parcel to be preserved. All grading will be balanced on the site.

Water service will be provided by the Goleta Water District, which recently released a potable water entitlement to the University that will be sufficient to serve the new residential development. Wastewater will be collected through a nearby Goleta West Sanitary District trunk line and will be treated by the Goleta Sanitary District's Wastewater Treatment Plant. Electrical service will be provided by Southern California Edison, which already services the rest of the University. Natural gas service will be provided by the Southern California Gas Company through one- or two-inch line extensions from nearby existing facilities. Solid waste hauling will be provided by Marborg, Inc. under contract from the University, and the destination landfill has adequate capacity to serve the development.

Sierra Madre Family Student Housing

The Sierra Madre Family Student Housing Complex will provide 151 units on the 14.8-acre Storke-Whittier Parcel that fronts on Storke Road. In order to protect existing wetland features, no development will occur on the smaller 3.7-acre parcel located west of the Ocean Meadows Golf Course parking lot. Development will occupy approximately 10.7 of the 14.8-acre parcel, with an additional 2.8 acres of existing lawn area (adjacent to the West Campus Family Student Housing complex) converted to surface parking.

The housing units are organized into six clusters arranged around courtyard green spaces. The five southern-most clusters each have 23 units, and the northern cluster has 36 units. The unit clusters are located in three distinct groups separated by open space (Appendix F, Figure G). The two open space areas that separate the development have been set aside specifically to protect existing wetland features, and both areas include 100-foot buffers around existing wetland features and fencing. The 1.5-acre open space area along Storke Road incorporates the eastern tributary of Devereux Creek and associated wetlands, and a 1.09-acre oval-shaped meadow along the north side of the existing West Campus Student Family Housing protects an existing vernal pool.

The housing will include two- and three-story buildings, with a maximum building height of 35 feet from the proposed grade and approximately 39 feet above existing grade. Units will be stacked single-level flats with three bedrooms and two baths. Average unit size will be 1,380 gross square feet. All buildings will be set back a minimum of 75 feet from Storke Road and 50 feet from the golf course. In order to reduce potential flood hazards, all building pads will be elevated at least 1 foot above the 100-year flood hazard zone.

In addition to housing, the project will include an approximately 7,400-square-foot community building with meeting, laundry and recreation facilities, an approximately 725 square-foot storage building, and play structures for toddlers and school-age children. These facilities will be located on existing lawn area adjacent to the east side of the West Campus Family Student Housing complex, and will be shared by residents of the existing housing complex. In addition, as further

enhancement of the existing family student housing, a new tot lot is being developed on the east side of the existing complex (see Appendix F, Figure G). The tot lot will be created by re-configuring and reducing the size of an existing parking lot.

As in the faculty housing project, a number of design features are proposed to reduce the rate and volume of surface runoff, protect water quality, and support seasonal wetlands. Vegetated filter strips, porous pavements, and other pervious areas will be incorporated into the site design to minimize runoff associated with the increase in impervious surfaces resulting from the proposed development. Surface runoff will be conveyed via surface channels and cobbled swales into bioswales landscaped with native wetland plant species to filter runoff prior to discharge into the eastern tributary of Devereux Creek and Devereux Slough. As required by law, a storm water pollution prevention plan will be implemented on the site, reducing run-off impacts.

Vehicular access to the housing project will include one driveway on Whittier Drive and three driveways and one new street along Storke Road (Appendix F, Appendix F, Figure D). Access to the northern cluster of residential units will be provided via a driveway off of Whittier Drive. Access to the southern residential clusters will be provided via a new street, generally located along the same alignment as the existing Venoco Ellwood Marine Terminal access road. In addition to the new housing project, this new roadway will provide access to the existing West Campus Family Student Housing complex and an adjacent private residential development proposed on the southeastern side of the Ocean Meadows Golf Course (discussed more fully in the separate EIR prepared by the County of Santa Barbara for the Ocean Meadows Residences). Emergency access will be provided from two driveways on Storke Road.

Altogether, the housing project will provide a total of 552 parking spaces, 219 of which will replace existing parking for the adjacent West Campus Apartments that will be removed during construction. The project will result in a net increase of 333 spaces (2.2 spaces per unit) to serve the new housing. The majority of the parking is located in landscaped parking lots that parallel Storke Road and provide a buffer between the roadway and the proposed housing. A landscape buffer and Class I bike path or multi-use trail will extend the length of the project between the parking lots and Storke Road.

Support Uses

Consistent with the 1990 LRDP, existing non-residential facilities and uses on the West Campus will be maintained and/or enhanced. The Orfalea Family Children's Center will continue to serve UCSB families and the community, and be permitted to expand by as much as 10,000 square feet to meet increased demand. This Amendment locates the Cliff House at the same site designated in the 1990 LRDP. The total amount of building space in new buildings at the Coal Oil Point will not exceed the present amount of space in existing buildings, so open space and views to the coast will be protected. Under the 1990 LRDP and carried forward in this amendment, the assemblage of buildings at Coal Oil Point, including the Cliff House, will be renovated or replaced to create a seminar center with a building area no greater than the total space in the existing structures and building pads. The Cliff House, in particular, would be replaced, with the new facilities set back from the bluff edge to protect them from damage associated with the natural retreat of bluffs. No changes are proposed to the old Campbell Ranch Barn, the horse stables, or the riding ring and the student gardens north of Devereux Road will remain. Cameron Hall, located near the entrance to the West Campus, may be renovated, reused, or removed. The 1990 LRDP called for removal of the Horse Stables (Policy 30240(a).17). Since this time developed areas (paddocks) of the horse stables have been relocated away from environmentally sensitive areas in accordance with a 1994 Horse Stables Plan. Accordingly, the 1990 LRDP policy has been deleted.

Open Space

The proposed development on the North and West campuses will not only help to address the University's need for affordable housing, it will also serve as the mechanism for protecting coastal resources and creating a healthier and more sustainable system of natural open space. The proposed reduction and relocation of development potential within the North

and West Campuses will create over 314 acres of contiguous open space and natural reserve within the University's lands that avoids the fragmentation of open space and habitat allowed under previous plans (see Table 2).

More significantly however, the University's open space will become an integral component of a much larger system of coastal open space as established by the March 2004 Ellwood-Devereux Coast Open Space and Habitat Management Plan (OSHMP), jointly prepared by the City of Goleta, County of Santa Barbara and UCSB. The entire OSHMP is not part of the 2006 North and West Campuses LRDP Amendment and is not approved by the California Coastal Commission, only those portions included in the 2006 LRDP Amendment such as the South Parcel Nature Park, coastal access parking areas and some coastal access trails. Ultimately, the OSHMP will preserve 652 acres of contiguous coastal open space and natural reserve including beaches, bluffs, and upland areas along a 2.25-mile stretch of coastline. The OSHMP articulates a vision of coastal open space and natural reserves dedicated to the preservation and restoration of the area's unique coastal resources and preserved for public enjoyment and education and scientific research.

Open space and natural reserve improvements within the North and West Campuses will enhance public access to the coast, preserve opportunities for compatible public recreation, and protect and enhance coastal resources, including environmentally sensitive habitats, scenic resources, and historical and cultural resources. The University's plan will transform areas that have been significantly disturbed by past uses (e.g., ranching, oil exploration, development, recreation, etc.) into productive native landscapes that provide new opportunities for public education and recreation.

Together with the approval of the proposed housing projects, the open space at West Campus Bluffs and proposed for the South Parcel and North Slough Finger will establish a permanent, natural open space buffer around the 157-acre Coal Oil Point Natural Reserve that will further protect and enhance habitat values and resources within the Reserve. The Reserve's primary purpose will continue to be to support University research and education concerning natural habitats, and will be managed in accordance with the COPR Draft Management Plan. The COPR Draft Management Plan has not been submitted to the Coastal Commission for approval and is not part of the 2006 LRDP Amendment for North and West Campuses. The adjoining open space lands, particularly the South Parcel and West Campus Bluffs, will be enhanced and actively managed by the University as nature parks that provide areas for the restoration of indigenous habitats, and create attractive areas that further public appreciation and understanding of the local ecology.

Table E: Open Space and Natural Reserve Acreage Within University Jurisdiction¹

<u>University Sub-Area</u>	<u>Total Open Space and Nature Reserve (acres)</u>
<u>South Parcel Nature Park</u>	<u>68.7</u>
<u>Ellwood Marine Terminal (future open space)²</u>	<u>17.6</u>
<u>Coal Oil Point Reserve (including expansion area)</u>	<u>165.3</u>
<u>West Campus Mesa and Northern Slough Finger Open Space</u>	<u>25.3</u>
<u>West Campus Bluffs Nature Park</u>	<u>37.3</u>
<u>Total Acres</u>	<u>314.3</u>

¹ Acreage calculations exclude proposed faculty and student development sites. Acreage calculations also exclude developed land uses. Undeveloped acres include all native and non-native habitats.

² The Ellwood Marine Terminal will be restored and converted to open space with the existing lease expires in 2016.

Open Space Improvements and Facilities

A number of physical improvements and facilities will be added to the open space area to protect resources and enhance the visitor experience. Facilities and improvements will be designed to maintain a predominantly rustic, natural character that is consistent with the preservation of natural open space and habitat values.

Trail Improvements. Over 8 miles of existing trails within the North and West Campuses will be repaired and enhanced for use by pedestrians, bicyclists, and equestrians (Appendix F, Figure H: Trail System). Trail alignments will provide convenient access to the coast from surrounding neighborhoods and within the open space area. In addition to these local trail connections, trail improvements will include major new sections of two trail systems: the national Juan Bautista de Anza Trail and the California Coastal Trail. These trails will extend the length of the joint OSHMP area connecting to existing trail facilities at Storke Road and Hollister Avenue (see Appendix F, Figure I: Anza and Coastal Trail Alignments). Trail design will be tailored to respond to the needs of projected user groups, ranging from low-intensity single-track trails to higher intensity multi-use, multi-track trails (see trail cross-sections in Figures J through O). Generally, trail construction and maintenance will emphasize the use of natural or natural-appearing materials consistent with the rural/natural character of the area.

Beach Access Improvements. The trail network currently provides access to the shoreline at three primary locations on University property (see Appendix F, Figure H). To minimize impacts to sensitive coastal resources and improve public safety at these locations, access improvements such as fencing, boardwalks, and/or access stairway will be added to focus access to formalized corridors, replacing the numerous volunteer routes that currently exist (Appendix F, Figure P: Beach Access Improvements). In addition, a new fourth beach access stairway will replace a volunteer trail that has been worn down the bluff face from West Campus Bluffs to West Campus Beach. This new stairway will improve beach access, improve public safety, reduce damage to coastal bluff scrub habitat, and reduce coastal bluff erosion.

To enhance public access to the coast, up to eighty (80) public coastal access parking spaces will be developed on the North and West Campuses. To improve access convenience and disperse foot traffic, these spaces will be distributed among four locations: 1) the western terminus of Phelps Road (Appendix F, Figure Q); 2) West Campus Mesa south of Cameron Hall (Appendix F, Figure R); 3) West Campus Bluffs west of Camino Majorca (Appendix F, Figures S and T); 4) West Campus Bluffs at Coal Oil Point (Appendix F, Figure U). Parking lot design and management at each of these locations will be consistent with the rural and natural character of the open space and will minimize potential impacts to snowy plovers and other sensitive resources. Parking lot surfaces will use compacted natural materials rather than paving. Native plant materials will be used to screen parking (Appendix F, Figure V). Parking areas will be restricted to daytime use and no overhead lighting will be used.

Public Amenities. In order to enhance public enjoyment and understanding of the open space resource, a number of amenities will be provided. A signage program will be implemented to guide and inform visitors about the site, permitted uses, site resources, and destinations (Appendix F, Figure W: General Sign Specifications and Symbols). Benches will be located at vista points and appropriate wildlife observation areas within the open space area. A small amphitheater is planned for the South Parcel to accommodate educational and interpretive uses. Vermin-proof trash cans and “mutt mitt” stations will be provided at key trailheads. The existing portable restroom at Coal Oil Point would be replaced with a new permanent facility in the same general location. There would not be a restroom at the proposed Camino Majorca parking area.

Resource Management Actions

The Coal Oil Point Natural Reserve will continue to be managed to protect and enhance the sensitive natural resources within its boundaries. A Coal Oil Point Management Plan has been prepared but has not been approved by the Coastal Commission as of the 2006 North and West Campuses LRDP Amendment. The COPRMP will be submitted to the Coastal Commission at a later date. A number of management actions are also proposed for the open space areas surrounding the Reserve to preserve and enhance land resources, marine resources and compatible coastal recreation opportunities, and to complement the Reserve’s activities.

Habitat Restoration and Enhancement. Restoration and enhancement of native habitats would be implemented for select areas within the North and West Campuses degraded by past activities, on-going erosion and/or poorly controlled public

use. The South Parcel and the West Campus Bluffs have both been designated as nature parks and mitigation banks with the intent of protecting and enhancing existing habitat areas and restoring endemic habitats within their historic range. Habitat types targeted for enhancement and restoration include seasonal wetlands/vernal pools, freshwater marsh, saltmarsh, riparian scrub, riparian forest, coastal sage scrub, coastal bluff scrub, and native grasslands. Opportunities for habitat restoration and enhancement are identified on Appendix F, Figure X: Illustrative Concept South Parcel Nature Park and Appendix F, Figure Y: Illustrative Concept West Campus Bluff Nature Park.

Within areas with significant existing resources, the focus will be on enhancement that employs less aggressive techniques whose focus is on encouraging the re-establishment and expansion of existing resources in their current locations. Such techniques will include access restrictions (e.g., trail closures, buffers, fencing, etc.), removal of invasive exotic species, and re-seeding or planting with existing or adjacent native species. More active restoration techniques (e.g., soil work, replacement of non-native with native species, temporary irrigation, etc.) will be used in areas where limited indigenous resources currently exist and more passive approaches are not likely to be successful.

Access and Use Restrictions. The Open Space area currently provides a range of recreational opportunities, including walking, jogging, bird and wildlife viewing, dog-walking, bicycle riding, surfing, and horseback riding. These activities will continue to be permitted, but will be more actively managed to avoid impacts to sensitive resources and allow the re-establishment of habitats. Some of these uses will be restricted in certain locations to protect sensitive resources (e.g., dog walking is not allowed in the Reserve). In some areas, such as the section of Anza Trail between Devereux Road and Venoco Road (see Appendix F, Figure Z), existing trails will be closed to divert users away from sensitive locations and provide better habitat protection. In other areas, where restoration or enhancement is planned, such as interior portions of the two nature parks, public access and visitor use will be directed onto a system of well-defined trails and public use areas. Interpretive signs will be installed to educate the public about the sensitivity of these habitats, the need to protect sensitive wildlife species that these habitats support, and the need to remain on designated trails.

When needed, trail closures will be designed to restore trail corridors to their natural condition. To the degree possible, trail closures will avoid the use of fencing and structural barriers. Instead, natural barriers, such as logs and rocks, combined with dense plantings of locally native species will be used to direct users to designated trails (Appendix F, Figure AA: Barriers and Fencing Types). Temporary signs will also be used as necessary to notice trail closures at public access points. In limited instances, particularly in areas with sensitive resources, a low fence or cordon (3 to 4 feet high) that provides wildlife passage will be installed to discourage trail users from venturing off designated trails (see Figures J and AA).

Certain uses will be prohibited within the Open Space areas including vehicular use, except for vehicles servicing the Ellwood Marine Terminal, official service vehicles, and emergency response vehicles. Certain trails will be designated as pedestrian-only, and limiting bicyclists and equestrians to specific trails. As is currently the policy, dogs will be required to remain on leash within the Open Space area and prohibited in the COPR (except for Sands Beach where they must remain on-leash).

Stormwater Management. Land disturbance related to past uses and on-going coastal access have reduced vegetative cover and increased soil exposure, which in turn, has resulted in erosion of exposed soil surfaces and sedimentation of downstream areas, including Devereux Creek and Devereux Slough. Management actions, such as re-vegetation of barren areas and improvements to eroded trails on the South Parcel, will be implemented to reduce the historic erosion and sediment flow into Devereux Slough. Bluff areas worn by volunteer trails will also be re-vegetated to slow the erosion of bluff faces. The twin 24-inch drainage pipes and "Arizona crossing" structure at north end of the Slough will be replaced with an arch culvert to reduce upstream flooding and improve the hydrologic function of the creek-slough system.

Stormwater runoff from roads, parking lots and structures within the Open Space area and from adjacent developed areas can contain contaminants, such as hydrocarbons, typical of urban land uses. Management actions (e.g., Best Management

Practices such as sediment basins, sediment traps, bioswales, biofilters, etc.) will be implemented to protect water quality in Devereux Creek, Devereux Slough and the adjacent marine environment, consistent with the University's Storm Water Management Plan.

Scenic Resources. Implementation of proposed habitat restoration and trail and parking improvements will contribute to a more consistent and higher quality visual character for the Open Space areas by replacing denuded and eroded areas with healthy native vegetation. Maintaining and adding benches at key vista points and observation areas will provide opportunities for the public to enjoy the dramatic scenic vistas of the coast and the avian life that frequents the area. Also, removal of the tamarisk trees that have colonized the bluff tops east of Coal Oil Point will open up new vistas from the West Campus Bluffs trail.

Cultural and Historic Resources. Proposed coastal access improvements and the management and restoration of habitats and other sensitive coastal resources are intended to avoid cultural resources on the North and West Campuses. Management actions also are identified to reduce damage to unknown cultural resources to the extent such resources are encountered during physical improvements, or restoration and management activities. Historic resources such as the Campbell Ranch Barn and the Campbell family grave marker will be preserved. The rich and varied history of the site and its relationship to the site's resources provides numerous opportunities for interpretation and education that can be incorporated into the site's interpretive program.

PROPOSED CHANGES TO 1990 LRDP/NORTH AND WEST CAMPUSES 2006 LRDP AMENDMENT

The following discussion presents a summary of the additions and/or changes proposed to the 1990 LRDP. Table F summarizes the key land use direction identified for the North and West Campuses in the 1990 LRDP and this 2006 amendment.

TABLE F: 1990 LRDP and North & West Campus Amendment

<u>Campus Area</u>	<u>1990 LRDP/ County LCP</u>	<u>2006 LRDP Amendment</u>
<u>North Campus</u>		
<u>North Parcel</u>	<u>New Development</u> <u>Maximum potential development of 351 residential units distributed among North, South & Storke-Whittier Parcels*</u>	<u>New Development</u> <u>172 units of faculty housing</u>
	<u>24 coastal access parking spaces (off Phelps Road in County LCP)</u>	<u>20 coastal access parking spaces off Phelps Road</u>
<u>South Parcel</u>	<u>Maximum potential development of 122 residential units south of the existing golf course*</u>	<u>Open Space (i.e., no housing)</u>
<u>Storke-Whittier Parcel</u>	<u>*see note below</u>	<u>151 units of family student housing</u>
<u>West Campus</u>		
<u>West Campus Mesa</u>	<u>New Development</u> <u>50 units-faculty housing (west of West Campus Point Lane)</u>	<u>New Development</u> <u>50 units-faculty housing (both sides of West Campus Point Lane)</u>
	<u>117 units-student housing (east of West Campus Point Lane)</u>	<u>No student housing</u>
	<u>Children's Center expansion (unspecified amount)</u>	<u>Children's Center expansion (10,000 gross square feet)</u>
	<u>5-10 coastal access parking spaces (west of student gardens)</u>	<u>20 coastal access parking spaces (so. of Cameron Hall)</u>

	<u>Facilities To Be Retained</u> <u>Student Gardens</u> <u>Campbell Ranch Barn</u> <u>Stables & Riding Ring</u>	<u>Facilities To Be Retained</u> <u>No change from 1990 LRDP</u>
<u>West Campus Bluffs</u>	<u>Open Space</u>	<u>20 or 40 public coastal access parking spaces (off Camino Majorca)</u>
	<u>Bluffs designated as ESHA</u>	<u>No change from 1990 LRDP</u>
	<u>Potential beach access stairway on east side of COP</u>	<u>Beach access stairway located at "jailhouse"</u>
<u>Coal Oil Point</u>	<u>Renovate/replace existing buildings with seminar center of equivalent area.</u>	<u>No change from 1990 LRDP</u>
	<u>30-50 permit parking spaces</u>	<u>50 parking spaces, including 20 or 0 public coastal access spaces</u>
	<u>Potential temporary or permanent restroom</u>	<u>Permanent restroom facility</u>
<u>Coal Oil Point Reserve</u>	<u>117-acre Natural Reserve Designated as an ESHA</u>	<u>Add 40-acre expansion area to COPR</u>
		<u>Re-designate COPR and expansion area as Natural Reserve</u>
		<u>Re-designate 17-acre Ellwood Marine Terminal leasehold to Open Space when current lease expires in 2016</u>

**These designations are from the County's LCP, prior to the University's purchase of the property.*

West Campus

Land Use Designations

The 2006 North and West Campus Amendment made the following changes to land use designations on the West Campus (Appendix F, Appendix F, Figure D):

- Re-designate the West Campus Mesa east of West Campus Point Lane from Student Housing to Faculty Housing.
- Re-designate the Coal Oil Point Reserve (including the 40-acre addition) from Environmentally Sensitive Habitat Area to Natural Reserve to provide a consistent overall land use designation for the COPR (i.e., not all of the COPR qualifies as an ESHA), and provide an overlay that identifies those environmentally sensitive habitat areas that occur within the COPR (see Appendix F, Appendix F, Figure D).
- Create an Environmentally Sensitive Habitat Areas overlay that identifies the current distribution of aquatic habitats, native grasslands, and special-status species locations within the West Campus (see Appendix F, Appendix F, Figure D).

Housing

The 2006 North and West Campus Amendment reduces the amount of future housing development proposed for the West Campus Mesa:

- Allow for maximum development of 50 units of faculty housing on the West Campus Mesa. This is a reduction in development potential from the 167 units (50 faculty plus 117 student) permitted in the 1990 LRDP.

Vehicular Circulation

The 2006 North and West Campus Amendment allows for one change to vehicular circulation within the West Campus:

- Divide Road (between Devereux Road and West Campus Point Lane) will be closed to vehicular traffic, and converted to a multi-use trail corridor (Figures H and Z).

Parking

The 2006 North and West Campus Amendment allows for changes to parking permitted on the West Campus to enhance public access to the coast:

- The coastal access parking proposed west of the student gardens has been relocated closer to the entrance to West Campus, behind Cameron Hall, and increased the amount of parking from 5 to 10 spaces to 20 spaces (Appendix F, Figure R).
- The 50 maximum parking spaces designated for Coal Oil Point will remain unchanged. However, the University is proposing one of two options for how these spaces will be designated. Either 30 spaces will be reserved for University purposes and 20 spaces provided for public coastal access parking (Appendix F, Figure U), or all of the Coal Oil Point parking spaces will be reserved for University purposes, and 20 additional public access spaces will be developed at the Camino Majorca lot (Appendix F, Figure T).
- A new coastal access parking lot is designated for the eastern end of West Campus Bluffs with access from Camino Majorca. This lot will include either 20 (Appendix F, Figure S) or 40 (Appendix F, Figure T) coastal access parking spaces, depending on whether coastal access parking is provided at Coal Oil Point (i.e., The University would have either 20 coastal access parking spaces at the Coal Oil Point parking lot and 20 spaces at the Camino Majorca lot, or no coastal access parking at Coal Oil Point and 40 coastal access spaces at Camino Majorca).

Trails

The 2006 North and West Campus Amendment allows for a number of trail improvements as part of the Open Space Plan that will improve access to coastal open space areas from the West Campus:

- A new segment of the Anza Trail will extend from the Storke Road/El Colegio entrance to the West Campus along the north side of Devereux Road and then around the northeast corner of Devereux Slough where it will connect into the Ellwood Marine Terminal access road (Figures H and Z).
- A new spur trail will connect the public access parking at Cameron Hall to the Anza Trail at West Campus Point Lane and to the north-south trail along the West Campus' eastern boundary (Appendix F, Figure Z).
- The existing volunteer trail along the eastern boundary of the West Campus will be formalized as a multi-use trail connecting the Storke Road/El Colegio intersection to Camino Majorca (Appendix F, Figure Z).
- Bicycle and pedestrian facilities will be provided along West Campus Point Lane between Devereux Road and Divide Road (Appendix F, Figure Z).
- Divide Road will be converted from a vehicular roadway to a non-vehicular, multi-use trail corridor between the County's Camino Corto Open Space and the Devereux Slough (Appendix F, Figure Z).
- The existing volunteer trail along the south edge of the Mesa and the east edge of the Slough will be formalized as a pedestrian and equestrian trail that connects into the Anza Trail at the northeast corner of the Slough (Appendix F, Figure Z).
- Existing volunteer trails along the south edge of West Campus Point Faculty Housing between Camino Majorca and West Campus Point Lane, and from West Campus Point Lane to the bluffs will be formalized as multi-use trails (Appendix F, Figure Y).
- The Dune Pond Trail will be maintained as a pedestrian-only trail corridor from the Anza Trail on the north, through the COPR to Sands Beach (Access Point C) (Figures H and Z).

Beach Access

The 2006 North and West Campus Amendment allows for improvements to enhance access to the beach and protect sensitive coastal resources:

- New bluff steps/ boardwalk will be built at the Sands Beach access at Coal Oil Point (Appendix F, Figure P, Access Point B) to focus access to a single corridor in order to reduce the bluff erosion resulting from the multiple volunteer routes that currently exist (Appendix F, Figure H).
- New bluff stairs will be built east of the COP parking lot (near the former Campbell Ranch beach house, now known as the “jailhouse”) to replace the existing volunteer trails that are causing severe bluff erosion, and to direct foot traffic away from Sands Beach and sensitive snowy plover habitat (Figures H and P).
- Trail Improvements from Sands Beach (Appendix F, Figure P, Access Point C) to the Dune Pond Trail will include a cordoned trail corridor through the fore- and back-dune areas and a boardwalk across the drainage swale and wetland areas south of the pond (Figures H and P).

Open Space and Environmentally Sensitive Habitat Areas (EHSAs)

The 2006 North and West Campus Amendment changes the ESHA designation to an overlay land use and expands and refines areas designated as ESHA in response to recent identification of known sensitive biological resources on West Campus. The Amendment does not alter the direction for the West Campus open space and EHSAs, but does provide a more fully articulated vision of their character and function, and allows for more active management of these areas. Specifically, the Amendment calls for:

- Enhancement of riparian habitat along the North and South Slough Fingers through selective removal of invasive exotics and replanting with native riparian species on the beds and banks.
- The transformation of the West Campus Bluffs open space to a “nature park” through a series of management activities that would enhance habitat values and the public’s appreciation of the native landscape, including:
 - removal of invasive exotic species, such as the tamarisks that line the blufftops near COP,
 - elimination and restoration of volunteer trails that are either redundant and/or contribute to the degradation of habitat values,
 - protection and enhancement of existing vernal pools,
 - reintroduction of native grasses to the grassland areas, and
 - protection and enhancement of coastal bluff scrub habitat.
- The West Campus Bluffs Nature Park would also serve as a mitigation bank (particularly for vernal pools and grasslands) that would be available as a site for implementing effective off-site mitigation for future University projects.
- Activities to enhance public appreciation for the West Campus Bluffs landscape include:
 - Enhanced trails and parking facilities (see trails and parking discussions),
 - Informational and interpretive signs,
 - Additional benches at key vista points, and
 - A permanent restroom facility near the Coal Oil Point parking area.

North Campus

Land Use Designations

The 2006 North and West Campuses Amendment allows for the following land use designations for the North Campus. Since the North Campus area was purchased subsequent to the 1990 LRDP, all designations are new and/or updates to the 1990 LRDP:

- Designate the 26.3-acre North Parcel for Faculty Housing.
- Designate the larger 14.8-acre portion of the Storke-Whittier Parcel adjacent to Storke Road for Student Housing
- Designate the smaller 3.8 acre portion of the Storke-Whittier Parcel as Open Space.
- Designate the 68.7-acre South Parcel as Open Space
- Apply an Environmentally Sensitive Habitat Areas overlay to relevant portions of the South Parcel that identifies the current distribution of aquatic habitats, native grasslands, and special-status species locations within the North Campus (see Appendix F, Figure D).
- Designate the 40-acre COPR Expansion area as Natural Reserve.
- Designate the 17.5-acre Ellwood Marine Terminal leasehold as Open Space upon termination of the current lease in 2016.

Housing

Consistent with the Goleta Community Plan the 2006 North and West Campus Amendment provides for development of housing on the North Campus.

- Allow for development of up to 172 units of faculty housing on the North Campus.
- Allow for development of up to 151 student family housing units on the North Campus.
- The total combined development permitted on the North Campus by the 2006 North and West Campus Amendment is 323 units of faculty and student housing.

Vehicular Circulation

The circulation changes addressed in the 2006 North and West Campuses Amendment is as follows:

- No new roads will be constructed and no vehicular access to the South Parcel will be permitted to the general public. Restricted access to the existing Ellwood Marine Terminal access road will continue to be permitted to oil company, University, service and emergency vehicles.
- The 14.8-acre Sierra Madre Student Housing site will have one vehicular access from Whittier Drive and one from Storke Road. There will also be one emergency vehicle access point from Storke Road.
- A vehicular access will be provided to faculty housing from Phelps Road (at the intersection with Cannon Green Drive).
- Two vehicular access points will be provided to faculty housing from Marymount Way.

Parking

The 2006 North and West Campus Amendment increases public coastal access parking on the North Campus in order to enhance public access to coastal resources:

- A new 20-space coastal access parking lot will be developed near the western terminus of Phelps Road with access from the faculty housing project entry road.

- The 20 new coastal access parking spaces represent a net increase of 20 spaces from the 1990 LRDP.

Trails

The 2006 North and West Campus Amendment calls for a number of trails to be formalized and improved in order to enhance public access to the beach, along the coastline, and within the open space areas (Appendix F, Figure H).

- The Ellwood Marine Terminal access road will be maintained and enhanced as a multi-use trail and restricted access roadway:
 - From Storke Road to the Anza Trail (Appendix F, Figure I), the existing roadway will serve as a limited access road/driveway for West Campus Apartments and Ellwood Marine Terminal with on-street pedestrian and bicycle facilities.
 - From the southeast corner of the Golf Course to the Ellwood Marine Terminal gate, the existing roadway will serve as a multi-use trail and limited access roadway (oil company access), with a separate natural tread to accommodate equestrians along the north side of the roadway.
 - From the Ellwood Marine Terminal gate to the University's western boundary, an abandoned roadway will be converted to an all-weather pedestrian and bicycle trail with a separate equestrian tread, which will connect to the City of Goleta's segment of the Anza Trail.

Specific improvements to the trail system include:

- An all-weather pedestrian/ bicycle trail will extend north from the Anza Trail along the east side of the eucalyptus windrow before crossing the windrow and reconnecting to the Anza Trail across the Ellwood Mesa.
- An all-weather pedestrian/ bicycle trail will parallel the south edge of the Ocean Meadows Golf Course from the Anza Trail to the University's western property line where it will connect to the City of Goleta's OSHMP Trail 17.
- A series of interconnected pedestrian trails will be created within the interior of the South Parcel Nature Park to facilitate appreciation of the restored natural landscape.
- A pedestrian trail will parallel the south edge of the faculty housing connecting the Phelps Ditch Trail to the Windrow Trail.
- The existing flood control maintenance road along the west side of Phelps Ditch will be maintained as an all-weather pedestrian/ bicycle trail.
- An all-weather pedestrian/ bicycle trail will parallel the northwest edge of the faculty housing from the public access parking lot at the terminus of Phelps Road to the Windrow Trail.
- A combined pedestrian/ equestrian/ bicycle trail will extend from the Marine Terminal Gate down the east side of the windrow to Sands Beach (Appendix F, Figure H, Access Point D).
- An all-weather pedestrian/ bicycle trail will extend from Storke Road along the boundary between the Sierra Madre student housing and the Ocean Meadows residential development.

Beach Access

The 2006 North and West Campus Amendment allows for improvements to enhance access to the beach and protect sensitive coastal resources (Appendix F, Figure H):

- Trail improvements will be introduced at the west side of Sands Beach access at the south end at Access Point D (Appendix F, Figure H). Trail improvements will create a clearly defined trail corridor in an effort to reduce the bluff

erosion and damage to dune habitat resulting from the multiple volunteer routes that currently exist. Access improvements at this location will be designed to accommodate equestrian, as well as pedestrian, access to the beach.

Open Space and Environmentally Sensitive Habitat Areas (EHSA's)

The 2006 North and West Campus Amendment includes significant changes in the direction for the North Campus from the County's LCP by reserving all land south of the Ocean Meadows Golf Course as open space, ESHA, or Natural Reserve. The 2006 North and West Campus Amendment also provides a more fully articulated vision of the character and function of these areas, and allows for more active management. Specifically, the Amendment calls for:

- Transformation of the South Parcel to a "nature park" through a series of management activities that would enhance habitat values and the public's appreciation of the native landscape, including:
 - removal of invasive exotic species (e.g., pampas grass).
 - elimination and restoration of volunteer trails that are either redundant and/or contribute to the degradation of habitat values.
 - protection and enhancement of existing vernal pools.
 - protection and enhancement of riparian scrub and riparian forest habitats along existing drainages.
 - reintroduction of native grasses to the grassland areas, and
 - reintroduction of coastal sage scrub habitat.
- Creation of a vernal pool and native grasslands mitigation bank in the westernmost portion of the South Parcel Nature Park, and a riparian habitat mitigation bank in the southern portion. These mitigation banks would be available as sites for implementing effective off-site mitigation for the loss of wetland buffers on the North Parcel faculty housing site as well as other future University projects that may require mitigation.
- Creation of a series of vegetated drainage swales and sedimentation ponds on the South Parcel to reduce erosion and sediment flows into Devereux Slough.
- Replacement of the "Arizona crossing" at the north end of Devereux Slough with a culvert that reduces upstream flooding and improves the hydrologic function of the creek-slough system.
- Activities to enhance public appreciation for the South Parcel landscape include:
 - Improved trails (see trails descriptions).
 - Informational and interpretive signs.
 - Benches at key viewing points, and
 - A small, informal amphitheater for educational and interpretive uses.

PROJECT NEED

The 1990 LRDP projected an increase in housing demand associated with an increase in student enrollment and the associated increase in faculty. In addition, turnover of existing faculty, due to retirement or other factors, creates housing demand for replacement faculty. The 1990 LRDP acknowledges that the campus lacked sufficient on-campus land and that it should "acquire additional property and housing". The LRDP indicates that the University will provide as much affordable faculty housing as financially feasible and projects development of on-campus housing for 2,000 students.

The market for affordable housing for University faculty is severely constrained by high costs, extended distances from the campus, limited availability, and poor condition. Surveys of new UC faculty recruits have repeatedly confirmed that the

lack of affordable housing in the Santa Barbara area makes employment at UCSB less attractive. Studies of the real estate market confirm the viability of on-campus faculty housing and note that the supply of private sector housing near the campus would likely not expand to meet the demand for additional student housing. The cost of housing has risen significantly since the 1990 LRDP was adopted and the demand for faculty and student housing remains a continuing issue for the University. Since 1980, the median value of an owner-occupied home on the South Coast Santa Barbara County increased from \$141,200 in 1980, to \$320,000 in 1990, to \$572,000 in 2000. In 2004, the median home sale price on the Santa Barbara South Coast exceeds \$1.2 million (UCSB Economic Forecast Project, 2006). Although home prices are lower in other areas of the County, data for the rest of the County reflect or exceed this same trend. In addition to the high cost of housing, availability of owner-occupied housing is extremely low, based on a 0.8 percent vacancy rate in 2000.

The 2003 Santa Barbara South Coast Community Indicators report (prepared annually as a joint project of the UCSB Economic Forecast Project, the Santa Barbara Regional Economic Community Project, and the Partnership for Excellence Conference) estimated that only 5.3 percent of County residents could afford to purchase the median-value single family home, and only 22.3 percent could afford to purchase the median-value condominium. The 1990 LRDP EIR, using criteria specific to the University, estimated that 34 percent of the faculty and staff fall within the low to moderate-income group. Using County criteria, the percentage of faculty within the low to moderate-income group rises to 37 percent. Both criteria indicate that one-third or more of the faculty would be within a low to moderate-income group, and, as such would have difficulty finding affordable housing in the area.

The UCSB Office of Budget and Planning projects that approximately 533 new faculty will arrive on campus by the academic year 2010-11, with an average of 60 new faculty each year in need of suitable and affordable housing. This projection assumes that only a small number of additional faculty positions will be added each year. There are approximately 100 faculty recruitments currently underway, which were initiated in 2001 through 2003. However, most new faculty will be replacing faculty members who have resigned or retired, approximately 33 per year. It is assumed that 20 percent of University faculty over the age of 65 will retire each year and that most of the retiring faculty will continue to live in the area. As of 2003, 69 faculty were age 65 or older.

The daunting task of finding suitable and affordable housing has become a major impediment to convincing potential candidates to accept positions at the University. This puts the University at a competitive disadvantage with the other UC campuses and other public and private universities both in California and nationwide, and affects the ability of the University to recruit and retain distinguished faculty and students. Thus, the proposed housing (172 units of faculty housing and 151 units of family student housing) would respond directly to the current and projected shortage of affordable faculty and student housing and help preserve the University's standing as an academic institution in the top tier of American universities.

North and West Campus Development Objectives

The 1990 LRDP articulated the following primary objectives for development on the West Campus:

- To create an attractive residential neighborhood for graduate students and their families, and faculty and their families;
- To develop this much-needed housing in such a manner as to preserve and protect the natural setting of the Coal Oil Point Natural Reserve and the coast; and
- To preserve existing features which contribute to the rural character of the West Campus.

West Campus objectives for development as stated in the 1990 LRDP have been expanded and clarified for the North and West Campuses, and include:

- Maximize the ability of the North Campus to meet identified campus housing needs.
- Provide a variety of additional University-owned faculty housing to meet long-term demand for affordable faculty housing and thereby enable the University to recruit and retain a superior quality of and diverse faculty.
- Provide additional University-owned family-student housing to meet demand for affordable family student housing, and enable the retention of a broad selection of qualified students.
- Create attractive new residential neighborhoods for faculty and their families and student families that are compatible with existing adjacent residential uses.
- Provide on-campus housing to support closer linkages between residential and academic functions and reduce the number and length of vehicle trips associated with commuting.
- Provide a mix of townhome, duplex, studio, and detached single-family homes for faculty, to respond to demand for varied housing types.
- Integrate the proposed family student housing with the existing West Campus Apartments family student housing to enhance the existing facilities and create a shared sense of community;
- Develop much-needed housing in such a manner as to preserve and protect the natural setting of the Coal Oil Point Reserve and other sensitive coastal resources.
- Provide residential and open space land uses consistent with California Coastal Act policies and, to the fullest extent possible, with the prior development plans and expectations for the West Devereux property (now the University's North Campus) that was set forth for this area through standards in the Santa Barbara County Local Coastal Plan.
- Implement portions of the Joint Proposal for the Ellwood-Devereux Coast within the University's jurisdiction and thereby provide an open space, habitat, and development plan that is, on balance, most protective overall of sensitive natural and coastal resources and assures improved public coastal access and the preservation and enhancement of 652 contiguous acres of recreational, natural land, and marine environment resources.
- Implement portions of the Ellwood-Devereux Coast Open Space and Habitat Management Plan within the University's jurisdiction, including improvement of public coastal access, restoration of degraded habitat, and management of open space.
- Protect Devereux Creek, Devereux Slough, and the adjacent upland and marine habitats;
- Preserve and protect and restore identified sensitive habitat areas, including wetland, dune, back dune, and fresh water pond habitat.
- Protect, enhance, and restore key natural, cultural, and scenic resources using an integrated ecosystems approach.
- Implement restoration opportunities and physical improvements identified in the Coal Oil Point Natural Reserve Management Plan.
- Provide for improved public access and compatible passive recreation, consistent with the conservation of significant coastal resources.

**PART 2:
COASTAL ACT ELEMENT**

I. INTRODUCTION

A. PURPOSE AND AUTHORITY

The 1990 Long Range Development Plan (“1990 LRDP”) is a comprehensive amendment to the Campus’ 1980 Long-Range Development Plan (the “1980 LRDP”), last amended in 1986. The California Coastal Commission certified the Campus’ previous “Amendment 1-86” (Mar. 14, 1986) on the condition that the Campus prepare a subsequent amendment addressing long-term growth and related effects. Subsequent to Amendment 1-86, the Campus initiated the preparation of a comprehensive Long Range Development Plan setting forth the Campus’ long-term growth program (through 2005/2006) and supporting Land Use and Circulation map.

The 1990 LRDP was amended in 2006 to ensure that appropriate policies are adopted for the North Campus which was not addressed in the 1990 LRDP; and to reflect more detailed planning and up-to-date site data available for both North and West Campuses.

This part of the proposed 1990 LRDP addresses the consistency of Campus development LRDP with each of the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act of 1976 (the Coastal Act). The analysis undertaken to support the 1990 LRDP have been based upon an issues identification and work program (Nov. 5, 1986) prepared by the Campus with review by Commission staff and the UCSB Committee on the University and the Community, and the environmental impact analysis set forth in the Final Environmental Impact Report (FEIR) prepared for the 1990 LRDP.

The 1990 LRDP and the FEIR should be reviewed in conjunction with each other. The FEIR is referenced throughout the Coastal Act Element to refer the reader to more exhaustive discussions of existing conditions and projected impacts of the LRDP.

B. NATURE OF THE COASTAL ACT ELEMENT

The Coastal Act implications of the Campus Plan are analyzed in Part 2 the Coastal Act Element. Relevant policies and standards of the 1980 LRDP have been incorporated in Part 2 of the 1990 LRDP where applicable, or adapted to reflect the 1990 LRDP. Changes to the policies and standards of the 1980 LRDP are proposed in two types of circumstances: a) where the change will serve to further protect coastal resources in accordance with the Coastal Act; and b) where the amendment is necessary to bring the land use and development proposals in the 1990 LRDP into conformity with the Coastal Act.

Those 1980 LRDP policies and development standards which have been carried forward have also been renumbered to reflect the improved organization of the Coastal Act Element of the LRDP. The Coastal Act Element of the 1990 LRDP contains a discussion of each relevant statutory section of Chapter 3 of the Coastal Act (commencing with Section 30200). Policies are identified in the 1990 LRDP by the statutory section to which they chiefly relate. To allow comparison of previously approved and currently proposed policies a table tracing the disposition of 1980 policies and development standards is provided in Appendix B. Appendix C provides a list of the policies proposed for the first time in the 1990 LRDP.

Comparisons between the 1980 LRDP, as amended, and the 1990 LRDP are also made throughout the text of the Coastal Act Element of the 1990 LRDP. For reference purposes, the 1980 LRDP's Land Use Access Map and the 1990 LRDP's Land Use and Circulation map are both included at the end of this document.

Finally, the Coastal Act Element of the 1990 LRDP contains discussions of pertinent elements of the County of Santa Barbara's Local Coastal Program and the City of Santa Barbara's Airport and Goleta Slough Local Coastal Program and Goleta Slough Management Plan. Because such documents do not address Campus property, are general in nature, and represent a regulatory framework rather than a programmatic development proposal, the discussion has been focused to identify whether the Campus' proposals and policies are generally consistent with the approaches to Coastal Act issues addressed in such plans.

C. IMPLEMENTATION

The Regent's approval of the 1990 LRDP will limit the Campus to development in accordance with the elements of the Plan, including the development program, land use plan, and circulation plan. Implementation of mitigation measures from the FEIR and policies and standards from the Coastal Act Element of the 1990 LRDP will be ensured by the mitigation monitoring program required by Public Resources Code Section 21081.6 (to be approved by the Regents). Unless otherwise indicated, all policies of the Coastal Act Element of the 1990 LRDP are to be implemented by UCSB or the University. Some actions are contingent upon implementation of other actions or policies (e.g., development of student housing will trigger measures to protect adjacent environmentally sensitive habitat areas). In the event the Coastal Commission approves the 1990 LRDP, the Campus may undertake development of building space and site improvements discussed herein in accordance with the notice provisions of the Coastal Act Regulations.

As described in the 1980 LRDP, some Coastal Act Policies are not applicable to UCSB because the activities they govern do not take place on Campus. Consequently, no policies or implementation measures are included in the Coastal Plan in response to them. These inapplicable sections of the Act are as follows:

Sections Not Applicable to UCSB

Article 3 Sec. 30222, Recreation	Private lands, priority of development purposes
Article 3 Sec. 30222.5, Recreation	Oceanfront land; protection for aquaculture use and development
Article 3 Sec. 30223, Recreation	Upland areas
Article 3 Sec. 30224, Recreation	Recreational boating use; encouragement; facilities
Article 4 Sec. 30234, Marine Environment	Commercial fishing and recreational facilities

Article 4 Sec. 30236, Marine Environment	Water supply and flood control
Article 4 Sec. 30237, Marine Environment	Habitat conservation plan; Bolsa Chica
Article 5, Sec. 30241, Land Resources	Prime agricultural land, maintenance in agricultural production
Article 5 Sec. 30241.5 Land Resources	Agricultural lands, viability of
Article 5, Sec. 30242, Land Resources	Lands suitable for agricultural use; conversion
Article 5 Sec. 30243, Land Resources	Productivity of soils and timber lands; conversions
Article 6 Sec. 30254.5, Development	Sewage treatment plants and conditions
Article 7	Industrial Development, all sections

Development Exempt from Further Review

In accordance with Section 13511(g) of Title 14 of the California Administrative Code (hereinafter, the “Coastal Act Regulations”), the following types of development shall be exempt from further review by the Commission:

1. Improvements to any structure other than a single-family residence, a public works facility not including the types of improvements specified in California Administration Code, Title 14, Section 13523 (b);
2. Repair or maintenance activities that do not result in an addition to or enlargement or expansion of the object of the repair or maintenance activity, other than the repair or maintenance activities specified in California Administration Code, Title 14, Section 13252 (a);
3. Development which is exempt from a coastal development permit pursuant to California Administration Code, Section 30610;
4. The installation, testing and placement in service of or the replacement of any necessary utility connection between an existing service facility and any approved or exempt development; and
5. The replacement of any structure, other than a public works facility, destroyed by a disaster, subject to the conditions identified in California Public Resources Code Section 30610(g).

Development Retained within the Commission’s Original Permit Jurisdiction

The expansion of Mesa Road, as identified in Figure 18, shall be retained within the Commission’s original permit jurisdiction until such time that specific proposals are submitted and certified through the LRDP amendment process. The proposed amendment submittal shall depict with sufficient

specificity the alignment of the road and its relationship with the adjacent Storke Campus Wetlands and the Goleta Slough. Such plans shall avoid encroachment into the upland habitat north of the existing Mesa Road, identify specific mitigation measures to off-set the loss of any existing habitat resulting from the Mesa Road realignment and expansion, as well as provide plans for erosion and sediment control to these areas. Alternatively, in the event the expansion of Mesa Road is not amended into the certified LRDP a Coastal Development Permit granted by the California Coastal Commission shall be required.

Portions of the North and West Campuses also retained with the Commission's original permit jurisdiction include all of Phelps Creek on the North Parcel, Devereux Creek and its tributaries, and the Devereux Slough. Coastal Development Permit applications will be prepared and submitted to the Commission for all proposed projects within the Commission's original permit jurisdiction on North and West Campuses.

Notice of Impending Development

Section 13549 of the Coastal Act Regulations requires that at least 30 days prior to beginning construction for any project not exempted from further review in accordance with Section 13511 (g) of the Coastal Act Regulations, the governing authority must comply with the Notice of Impending Development procedures set forth in Section 13549 *et seq.* of the Coastal Act Regulations. The Campus shall comply with such Regulations; provided however, that the Campus shall provide 30 days prior written notice of its intent to file the Notice of Impending Development to those parties specified in Section 13549. The University shall submit a Notice of Impending Development pursuant to section 13549 and 13550 of the Coastal Act Regulations for potential building sites numbers 1, 7, 10, 12, 14, 16, 17, 18, 20, 23, 24, 27, 28, 30, 31, and 33 identified in Figure 13 "Potential Non-Residential Building Development Intensity and Type. This notice shall include findings by the University that the proposed development is consistent with the Coastal Policies and mitigation measures contained in the University's LRDP and Final Environmental Impact Report as submitted to the Commission or later amended, with the specific findings relating to traffic and access, public services, and intensity of use adjacent to environmentally sensitive habitat areas. Such notice shall be in addition to any other notices or procedures required for projects by the California Environmental Quality Act or the Mitigation Monitoring Program for the 1990 LRDP.

D. ORGANIZATION

Each of the five chapters of Part 2 of the 1990 LRDP is divided into sections which correlate to the relevant sections in the respective article in chapter 3 of the Coastal Act. Each section begins by providing the full relevant text of the Coastal Act section being analyzed. Then, provisions of the 1980 LRDP and existing conditions on Campus which relate to the Coastal Act section under consideration are discussed. Finally, proposed features of the 1990 LRDP are discussed in relation to existing conditions and the Coastal Act section under consideration. This evaluation forms the basis for the updated 1980 LRDP policies and measures or the additional development policies and implementation measures which are proposed to ensure compliance with the Coastal Act.

It is important to note that the Coastal Act policies set forth in Sections 30200 *et seq.* contain policies which frequently overlap with one another. All of the relevant policies found in chapter 3, article 2 through article 6 of the Coastal Act are discussed under one or another of the policy session discussions. Appropriate cross-references to other sections are provided where related issues raised by a particular Coastal Act Session are addressed.

E. LRDP CHANGES SINCE 1990

Since its adoption, the 1990 LRDP was amended for the UCen Expansion project in July 1992, and again for the Household Hazardous Waste project in July 1993. This document revises the 1990 LRDP to reflect amendments made in conjunction with the University Center (UCen) Expansion project, the Household Hazardous Waste project, and the physical changes that occurred from 1990 to the end of 1994. The revised and updated 1990 LRDP maps show the newly constructed Physical Science Building North (PSBN), Physical Science Building South (PSBS), Institute of Theoretical Physics (ITP, Kohn Hall), Environmental Health and Safety Building (Household Hazardous Waste), the Recreational Center (RecCen), the University Center Expansion, and the Humanities and Social Sciences Building (HSSB) ~~which is still under construction~~. The text reflects the corresponding changes to these maps. ~~Although not reflected in the revised 1990 LRDP, the Materials Research Laboratory (MRL) and the Student Administration and Academic Services Building (SAASB) are currently under construction in accordance with the 1990 LRDP.~~

Additional amendments to the 1990 LRDP made since 1994 include:

1. University/Mesa Road Relocation (approved in May 1997).
2. Campus Seawater System (approved in September 1997).
3. Lagoon Management Plan (approved in June 1999).
4. San Rafael Addition (approved in June 1999).
5. Engineering Science Building (approved in June 2000).
6. Intercollegiate Athletics Building (approved in July 2002).
7. Recreation and Aquatics Center Expansion (approved in December 2002).
8. Harder Stadium Offices (approved in April 2002).
9. California Nanosystems Institute/Campus Parking Structure 2 project (approved in April 2003).
10. Kohn Hall Addition (approved in April 2003).
11. Arbor Reconstruction (approved in April 2003).
12. Student Resource Building (approved in November 2003).
13. Materials Research Laboratory (MRL) Addition (approved in November 2003).
14. Love Lab Relocation (approved in November 2003).
15. Residential Life Resource Center (approved in November 2003).
16. Campus Parking Structure 3 (approved in June 2004).
17. Alumni House (approved in July 2004), and
18. San Clemente Graduate Student Housing project (approved in July 2005).
19. North and West Campuses LRDP Amendment (pending CCC approval 2006)

II. NEW DEVELOPMENT

A. LOCATION [PRC § 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 or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

1. Existing Conditions and the 1980 LRDP

The various locations, categories, intensities of development, and pedestrian access points to and along the coast approved under the 1980 LRDP, as amended, are illustrated on the Land Use/Access map depicted at the end of the document.

Historically, the UCSB Campus was developed in enclaves. Included on the Main Campus are all instruction and research and most academic and student support facilities, most recreation facilities, a grouping of Facilities Management buildings on the northwest corner, and student housing, south of the academic core, near the Campus Lagoon. The Storke Campus contains the Storke Apartments and Santa Ynez Student housing complexes. Family student housing and faculty housing are situated on the West Campus. The Central Stores and Receiving facility, located north of Mesa Road on the Storke Campus is an administrative support facility which is somewhat isolated from the rest of Campus development.

The 1980 LRDP identified two general land use concepts for the Main Campus: reinforcing the existing “academic core” (around the library) to maintain the convenience and efficiency of proximate related activities; and developing a “community core” for cultural, public services and recreational activities between the academic core and the community of Isla Vista. The 1980 LRDP called for new buildings or additions totaling 176,000 Assignable Square Feet (ASF) on “high density” infill sites on the Main Campus. Additionally, a central heating and cooling plant was proposed near the Facilities Management buildings. None of the identified projects were built, although other projects were constructed (a planned addition of 21,000 ASF to the chemistry building is included in a proposed physical sciences building totaling approximately 78,000 ASF, under the 1990 LRDP).

On the Storke Campus, the 1980 LRDP called for new housing (number of units not specified) to be sited 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. Consequently, the areas adjacent to the Central Receiving building were designated natural open space.

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 low-density development has not yet been built.

2. The 1990 LRDP

Proposed Land Use Plan

In addition to increased space needs, the 1980 LRDP is being revised because the land use designations of the 1980 LRDP have proven inadequate to meet the long-term needs of the Campus. The Campus found that certain capital projects identified were not necessarily appropriate for the few development locations in the 1980 LRDP. Consequently, many programmed facilities contemplated on the Main Campus by the 1980 LRDP were not constructed, and a need to frequently amend the 1980 LRDP on a piecemeal basis was seen emerging.

By adding more infill sites to the Main Campus (consistent with other Campus objectives to preserve open space), it is hoped that the 1990 LRDP will have long-term viability because it will allow necessary flexibility as space need projections become translated into actual capital project proposals.

The 1990 LRDP reinforces the general land use goals of the 1980 LRDP. For example, the academic land use proposed for the Main Campus in the 1990 LRDP reincorporates nearly all of the academic building sites identified in the 1980 LRDP. The low density student housing proposed in the north portion of West Campus in the 1990 LRDP is located at the same site designated for low-density development in the 1980 LRDP. The addition to the Santa Ynez housing complex on Storke Campus was proposed in the 1980 LRDP and the Coal Oil Point seminar facility project is located at the same site designated for low-density development in the 1980 LRDP.

The Santa Barbara County Local Coastal Program addresses the provision of public services in general terms and adopts policies intended to assure that adequate water and services are available to serve development which the County authorizes in the Coastal Zone (see Santa Barbara County Coastal Plan, policies 2-1 through 2-6). As discussed in Section 4.9 of the FEIR, UCSB owns sufficient sewage capacity to serve the needs of the 1990 LRDP. UCSB obtains its potable water from the Goleta Water District ("GWD"). As discussed in Section 4.8 of the FEIR, the Campus will adopt certain conservation, management practices and mitigations sufficient to limit its consumption of potable water to 963 acre-feet per year (UCSB's current entitlement from the GWD and possibly to existing use levels (1988) of 861 AFY). UCSB will also participate with GWD, on a fair share basis, in the development of new water sources. However, the FEIR concludes that new water sources must be developed to bring supply and demand into balance and to support cumulative area wide growth. As indicated in Section 4.19 of the FEIR, adequate electricity and natural gas is available to serve the 1990 LRDP and UCSB will continue its successful energy conservation programs.

The proposed Land Use and Circulation map is shown in the foldout map at the end of this document. The Campus' land use plan designates seven use categories: Academic, Student Housing, Faculty Housing, Administrative and Student Support, Recreation, Environmentally Sensitive Habitat Area, and Open Space. The use categories of the 1990 LRDP supersede the more general categories of the 1980 LRDP (High Density, Medium Density, Low Density, Wetlands, Natural Open Space, and General Open Space) which were found to be confusing and insufficiently specific by the Campus and members of the public. Appendix D (Land Use Classifications and Requirements), supplements the Land Use and

Circulation map, providing greater specificity about uses allowed within each of the seven land use categories of the map.

In accordance with the policies of Section 30250(a), proposed development has been carefully sited to avoid significant effects on coastal resources. All new development is located within, contiguous with or in close proximity to existing developed areas with the same land use, intensity and character, and will be provided with adequate public services. Development within the Academic, Administrative and Student Support, Student Housing and Faculty Housing use areas is discussed in detail below.

Academic Uses

All future instruction and research activities, including specific capital projects to be developed by 2005 will be constructed within the Academic Use area of the Main Campus, contiguous to existing development. This distribution represents an improvement over the 1980 LRDP compared to the policies of Section 30250(a); the 1980 LRDP located some of these activities on the West Campus at a distance from their land use counterparts on the Main Campus which would have increased automobile trips between the two locations. Public service infrastructure including water, sewer and power lines serve the Main Campus and have adequate carrying capacity to accommodate this new development (see DEIR, Chapters 4.8 - Water Supply, 4.9 - Wastewater: and 4.19 - Energy Use). The protection of coastal resources near the academic use area is provided by the Campus Plan and policies set forth in Part 2, Chapter V - Land Resources, and in Part 2, Chapter VI - Marine Environment.

On the Main Campus, the 1990 LRDP identifies more potential building locations for future long-term development than shown in the 1980 LRDP (see Figure 12). This includes a proposal to expand the Marine Science Laboratories Building by adding additional office and laboratory space contiguous to the south and east sides of the existing building. The total area of proposed building sites on the Main Campus has also been increased over that shown in the 1980 LRDP. Aside from locations to be used for housing and parking, these sites total about 1.21 million square feet of area however, the land area needed to accommodate the building space projected for the Main Campus by 2005 totals about 830,000 square feet. Consequently, there is an excess of about 380,000 square feet in site area designated for potential development. This excess is designated to provide flexibility in the selection of sites for capital projects.

Presently, capital project needs with respect to size, proximity to related functions, phasing, and construction logistics and so forth are unknown. However, the 1990 LRDP ensures that academic buildings on the Main Campus will be developed on infill sites within the developed Main Campus, contiguous to related functions. Moreover, sufficient sites have been designated within each of three broad academic discipline areas (Sciences and Engineering, Arts and Humanities, and Social and Behavioral Sciences) to allow new instruction and research projects to be built close to parent departments or related disciplines. Also, a number of sites are within a 10-minute walking distance, so the next classrooms can be concentrated near existing classrooms. Public service infrastructure including water, sewer and power serve the Main Campus and have adequate carrying capacity to accommodate this new development (see FEIR, Chapters 4.8 Water Supply, 4.9 - Wastewater, 4.19 - Energy Use).

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 apartment units for up to 900 students and is in close proximity to the existing Santa Ynez student housing complex. 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.

~~The 1990 LRDP also locates 117 units of additional family student housing north of the Children's Center on the West Campus. The housing density will be about 18 units per acre, comparable to the 16-unit per acre family student housing complex to the north.~~

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.

Administrative and Student Support

The 1990 LRDP locates new administrative and student support facilities on the Storke Campus north of Harder Stadium and south of Mesa Road. These functions do not need to be on the Main Campus and 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. This area, while not an ESHA, was designated as natural open space in the 1980 LRDP. The planned widening of Mesa Road (to reconfigure through traffic on the Main Campus) will serve these additional support buildings. Public service infrastructure including water, sewer, and power lines serve the existing Central Receiving building and have adequate carrying capacity to accommodate the new administration and student support facilities (see FEIR, Chapters 4.8 - Water Supply, 4.9 - Wastewater, 4.19 Energy Use) or would be extended as part of building projects. Like the Central Receiving Building, new administrative and student support facilities will be built outside of the Storke Wetlands.

The 1990 LRDP also proposes to construct a revetment at the base of the east-facing coastal bluffs continuous to the Main Campus to protect the Campus Lagoon. This project will consist of removing the existing sandbags and adding fill which would expand the total width of the lagoon barrier to 75 to 100 feet at any given point. Coastal resources, including the lagoon, will be protected by building setbacks from the coastal bluff, control of drainage, the revetment and other policies and standards of Part 2, Chapter V-Land Resources and Part 2, Chapter VI - Marine Environment.

3. The 2006 North and West Campuses LRDP Amendment

Proposed Land Use Plan

The 2006 North and West Campus LRDP Amendment is based on the general land use goals of the 1990 LRDP and makes slight modifications to the existing system of land use categories approved by the California Coastal Commission for West Campus and adds land use categories for North Campus. The land use goals in the 1990 LRDP include: enhancement of the Main Campus as the academic center of UCSB; enhancement of the residential character of the Storke and West Campuses; clarification and strengthening of circulation networks; and protection and enhancement of natural settings. The 2006 North and West Campuses Amendment enhances the open space character of the North and West Campuses; and, as set forth in the 1990 LRDP, sites additional faculty and student housing on North Campus adjacent to existing housing; and improves the circulation network; all while protecting environmentally sensitive habitat areas and open space. The Amendment does not include any change to land used at the Main or Storke Campuses.

The Land Use map for the North and West Campuses is shown in Appendix F, Figure D. Of the seven land use categories currently used on campus, five are used in this Amendment: Student Housing, Faculty Housing, Academic and Support Uses, Environmentally Sensitive Habitat Area, and Open Space. The Amendment changes the Environmentally Sensitive Habitat Area designated from a base land use layer to an overlay layer that covers areas of the

North and West Campuses known sensitive resources. In addition to these five, a new category, Natural Reserve, has been added to designate the Coal Oil Point Natural Reserve area. Although UCSB land use categories (including Natural Reserve) were designated for the North Campus in the 1998 LRDP Amendment, the 2006 Amendment was the first time University categories were submitted to the Coastal Commission for their approval. The proposed land use categories replace the previous zoning under the Goleta Community Plan. On the West Campus, the Mesa area previously designated for Student Housing is re-designated as Faculty Housing and Academic Use (in the area occupied by the Children's Center). Greater specificity of the type of uses allowed within each of the land use categories can be found in Appendix D: Land Use Classifications and Requirements

The Santa Barbara County Local Coastal Program provides guidance for the provision of public services in general terms and adopts policies intended to assure that adequate water and services are available to serve development that the County authorizes in the Coastal Zone. UCSB has access to sufficient sewage capacity and potable water to serve the additional needs of the development envisioned by the 2006 Amendment. UCSB will also continue to limit its consumption of potable water by adopting conservation and management practices and mitigation measures. UCSB is currently the largest user of reclaimed water in the Goleta Water District. Adequate electricity, natural gas and the infrastructure and capacity for telephone service exist or will be extended to supply the needs created by the Amendment and UCSB will continue its successful energy conservation programs.

In accordance with the policies of Section 30250(a), proposed development has been carefully sited to avoid significant effects on coastal resources. All new development is located in, contiguous with, or in close proximity to existing developed areas with similar land use, intensity and character, and will be provided with adequate public services. Recreational open space, and play and park facilities will be built into each of the housing complexes, and is also provided on the Main and Storke campuses. Furthermore, the consolidation of the residential development onto the Storke-Whittier and North Parcels of North Campus allow the South Parcel to remain as open space, and maintain the Ocean Meadows Golf Course as a buffer between development and coastal resources. Development within the student and faculty housing use areas is briefly described below. More details can be found in Part I, Section III: Development Guidelines.

North and West Campus Amendment Student Housing

Student housing will be concentrated in the eastern portion of the North Campus in close proximity to existing student housing (i.e. West Campus Family Student Housing and Francisco Torres Residence Halls) and multi-family residential development (apartment complexes along Whittier Drive). A total of 151 units will be developed at a density of approximately 10.8 units/acre, which is comparable to existing densities in the adjacent areas (e.g., roughly 15-20 units/acre for University Apartments on Whittier Drive and 16.6 units/acre for existing West Campus Family Student Housing). Buildings will be limited to 35 feet in height from proposed grade and 39 feet above existing grade. Facilities and improvements associated with the new development will be physically integrated with the existing West Campus Family Student Housing to enhance facilities at the existing family housing and to establish a sense of shared community.

North and West Campus Amendment Faculty Housing

On the North Parcel of North Campus, 172 units of faculty housing will be built adjacent to existing residential development, on the least environmentally sensitive portion of the site. Faculty housing will be clustered south of Phelps

Road and north of the existing Ocean Meadows golf course (i.e., no faculty housing will be developed on the South Parcel of North Campus, as approved by Coastal Commission in the Goleta Community Plan or proposed in by the Campus in 1998). The new housing will be integrated with surrounding development, with lower density detached units sited near existing single family housing on Marymount Way, and then transitioning to higher densities comparable to densities north of Phelps Road. The faculty housing will be developed at an overall density of 6.5 units per acre (172 d.u.'s/26.3 ac. =6.5 d.u./ac). Buildings will be restricted to 35 feet in height and 38 feet above existing grade. The 50 units of faculty housing designated on West Campus Mesa in the 1990 LRDP will be developed in the vicinity of the Orfaela Children's Center at some point in the future. The Children's Center expansion that is alluded to in the 1990 LRDP is reaffirmed, but also limited to a maximum 10,000 square foot addition.

Open Space and Habitat Management Plan

This LRDP Amendment changes the land use designations for several areas of the campus, in order to consolidate development in the least sensitive areas of the University property, and to preserve and enhance the open space character of the campus. As mentioned above, the South Parcel of North Campus will not be designated for housing as was previously the case with the Goleta Community Plan and will be designated Open Space in exchange for increased density and decreased habitat buffers on the North Parcel. West Campus Mesa, is now re-designated from 167 faculty and student housing units in the 1990 LRDP as a future development area for only faculty housing, with a maximum of 50 units. The housing that is lost by these re-designations is partially recaptured through the increased number of units planned for the North Parcel of North Campus and the Storke-Whittier Parcel. These re-designations will permit the University to create 314 acres of contiguous open space and natural reserve, to be preserved for passive public use. In addition, the most environmentally sensitive portion of North Campus, 40 acres south of the oil company access road, will be added to the Coal Oil Point Reserve.

3.4 Policies and Implementation Measures

Section 30250(a) is chiefly implemented by the ~~proposed~~ Land Use and Circulation map and the Main Campus Potential Building Locations (Figure 12), Appendix D (Land Use Classifications and Requirements), North and West Campuses Land Use Map in Appendix F, Figure D, and the Space Needs described in Chapter 11 of Part 1 of the LRDP. The aspects of Section 30250(a) which concern protection of coastal resources, including building setback requirements for proposed housing on the Main and Storke Campuses are discussed in Part 2, Chapter V - Land Resources, and Part 2, Chapter VI - Marine Environment. Protection of views to and along the ocean and of scenic coastal resources, which also relate to §30250(a) are discussed in Part 2, Chapter II, Section B - Scenic and Visual Qualities.

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.

30250(a).2

The University shall work towards the establishment of a cooperative planning process for the purpose of developing a Cooperative Planning Agreement between the University and the Devereux Foundation. The Cooperative Planning Agreement shall establish goals and objectives for the development and use of the West Campus and Devereux School Campus which: provide for and ensure public access to the

shoreline; protect and enhance sensitive coastal resources; promote improvements to the respective campuses for the mutual benefit of the University, the Devereux Foundation, and the general public.

30250(a).3

As much as feasible, the student housing on North Campus will be physically integrated with existing West Campus Family Student Housing both to enhance facilities at the older existing development and to establish a sense of shared community. (2006)

30250(a).4

Site planning and architectural design for residential development adjacent to the Ocean Meadows Golf Course will consider the potential flight of errant golf balls, and avoid siting particularly sensitive uses (e.g. child care, tot lots, etc.) in areas exposed to the flight of golf balls. (2006)

If after one year the University is unable to conclude an agreement with the Devereux Foundation, the University shall submit a report to the Commission on the status of such efforts, and identify alternatives for achieving the basic objectives of a Cooperative Planning Agreement.

B. SCENIC AND VISUAL QUALITIES [PRC § 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.

1. Existing Conditions and the 1980 LRDP

Existing views, building locations and coastal vegetation are illustrated in Figure 25 and discussed below. Photographs of coastal conditions, landform character, building and landscape character are shown in the FEIR, Chapter 4.6 - Visual Quality.

Views to and Along the Coast

There are outstanding views along virtually the entire length of the ocean and slough bluffs on the Main Campus. The most accessible views are near Lagoon Road, which runs along the top of the bluff, on the east side of the Main Campus. Views to and along the ocean from along the southern exposure of the Main Campus are best seen on foot, from dirt paths which run along the bluff. Views of Goleta Slough and the Santa Ynez Mountains are available from points along University Road and Mesa Road following the northern boundary of the Main Campus (see FEIR, Chapter 4.6 - Visual Quality).

The Storke Campus is located inland from the coast. Consequently, there are no views to or along the ocean from the Storke Campus. However, excellent views of the coastal Storke Wetland are available from Mesa Road and Los Carneros Road, as well as from the existing Santa Ynez and Storke Apartments student housing complexes.

There are also outstanding views along the entire length of the ocean bluffs on the West Campus. The best views to and along the ocean from the southern exposure of the West Campus are seen on foot, from dirt paths which run along the top of the bluff. The most accessible views of the Coal Oil Point

Natural Reserve, a scenic coastal area, are from Devereux Road which borders Devereux Slough and serves Devereux School and Coal Oil Point.

The 1980 LRDP provided three primary policies for protection of views to and along the ocean: a requirement for a 50-foot minimum bluff-top building setback and limitations on building height. The 1980 LRDP's setback requirement was greater than the 30-foot setback requirement for Isla Vista in the County's LCP. (See County of Santa Barbara LCP, p. 24.) The 1980 LRDP identified vista points near the coastal bluff top at eight locations. These panoramic view points are representative of many other similar points along the bluff top. Also, view corridors to and along the ocean and Campus Lagoon were to be considered in selecting building sites, but no specific corridors were identified. No development has taken place to require consideration of these policies.

The 1980 LRDP included a policy allowing trimming of eucalyptus trees only for safety reasons. The trees north of the Campus Lagoon (between University House and San Nicholas Hall) which at that time supported some of the last nesting pairs of Great Blue Herons in the county, were to receive a minimum of disturbance. The 1990 LRDP modifies the policy to allow for selective trimming to provide views to and along the coast and along the primary view corridors, as long as cutting does not take place during the January to June nesting period.

Landform Character

The Campus rests upon a dissected marine terrace about thirty to forty feet above sea level. Stream erosion over the last 10,000 years has caused the terrace to be cut into a series of valleys which are currently infilling with gravel, sand, silt and clay. The top and subsoils on much of the Main Campus were excavated to a depth of eight feet to provide fill for the airport runways. Because the Campus rests on a marine terrace, design and construction of UCSB buildings historically have not required substantial alterations to existing land forms.

Character of Development on Main Campus

The eastern exposure of the Main Campus is largely developed with academic and residential buildings. These buildings are set back about fifty feet from the west edge of Lagoon Road (and a minimum of ninety feet from the bluff top at its closest point, Anacapa residence hall). UCSB buildings are sited more than 500 feet from the southern coast of the Main Campus. The 1980 LRDP provided that the prevailing Santa Barbara regional vernacular architecture of the Campus should be maintained. The prevailing design has emphasized building plans which incorporate landscaped courtyards, buildings lower in height and smaller in scale than early buildings on the Main Campus, and the use of materials and colors generally evocative of Santa Barbara regional vernacular architecture. This 1980 LRDP policy has been carried forward as policy 302515 of the 1990 LRDP. This policy is consistent with policy E-1 from the City of Santa Barbara Airport and Goleta Slough LCP (1982).

Character of Development on Storke Campus

The character of the Storke Campus includes open recreation fields, wetlands and the two student apartment complexes west of Los Carneros Road. Two to three-story housing arranged around courtyards or open spaces, designed with stucco walls and red tile roofs.

Character of Development on West Campus

All development on West Campus is more than 500 feet from the coast, with the exception of Cliff House at Coal Oil Point, located at the bluff edge, and Devereux School (non-UCSB), which is within 250 feet of the bluff. The family student housing to the north is similar to such housing on the Storke Campus. The faculty housing near the middle of West Campus consists of paired townhouses in two-story configurations, with patios and peaked tile roofs. Wood frame buildings at Coal Oil Point are mostly old, temporary structures. The stables near the center of West Campus impart a distinctly rural character to that small area of the Campus.

Building Heights

Buildings on Campus range in height from one to three story structures on the West and Storke Campuses to some six- to nine story structures up to 114 feet in height on the Main Campus (see FEIR Chapter 4.6 - Visual Quality). Open space and low rise buildings between the taller structures on the Main Campus allow for some views from inland buildings to the coast. However, in the interest of maintaining such views as new buildings are infilled, the 1980 LRDP established a 60-foot building height limit on the Campus. More specific policies governing height limits were established for the West Campus: thirty feet except for fifteen feet west of the dividing road (actually what is now known as West Campus Point Lane). Separate development standards for West Campus limited buildings to three stories or thirty feet to the ridgeline, except at Coal Oil Point, where buildings less than 200 feet from the bluff (all of the Point) were not to exceed one story or twenty feet measured to the ridgeline. Faculty housing on West Campus was built to two stories and less than thirty feet to the ridgeline.

Landscape Character

When the University acquired the present Main Campus in 1949 it was virtually devoid of vegetation. The only plant life of any significance consisted of the eucalyptus trees and oaks on the bluffs overlooking Goleta Slough. Over the last forty years, extensive and diverse landscaping has been planted within developed areas, but not along the Main Campus perimeter. Along the south coast trees are relatively sparse and native grasses dominate. The present Campus Lagoon originally was a salt flat, at a higher elevation than the ocean and cut off from tidal flows by sand bars. The Campus Lagoon has been developed into a brackish pond that maintains an average depth of four feet.

The West Campus is the least disturbed of the three campuses. The West Campus' Coal Oil Point Natural Reserve is dominated by grasslands and riparian vegetation. The bluff of the Devereux Slough, adjacent to Devereux School, is lined with non-native eucalyptus, pine and cypress trees. These trees also surround Coal Oil Point with a dense brush understory. Tamarisk trees follow the edge of the bluff to the east of Coal Oil Point. The bluff top on the southern exposure of West Campus is a somewhat degraded natural landscape, rutted with a road, trails and pathways used for beach access.

The 1980 LRDP committed to the protection of scenic vegetation. Wherever possible, specimen trees or groves "which contribute to the visual attractiveness of the site" were not to be removed. However, development standards allowed for the selective clearing of vegetation on the West Campus where "panoramic views may be presently obscured by such vegetation". The "selective clearing" policy did not extend to the Main Campus, where such a policy would have had greater application, since overgrown vegetation blocks some prominent views of the Campus Lagoon and ocean.

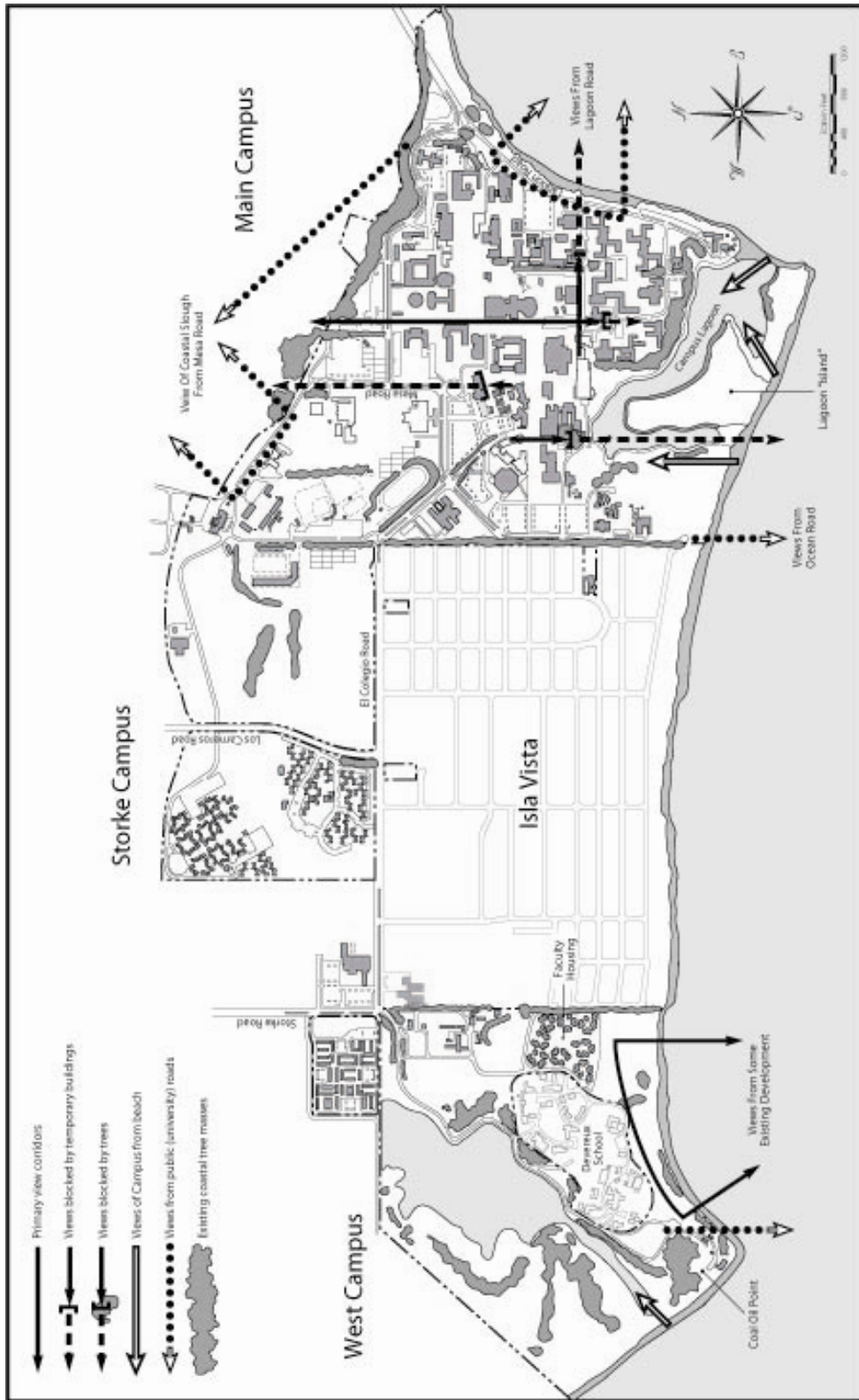


FIGURE 25 Existing Coastal Views

With the exception of an addition to the Marine Sciences Laboratory in an already developed area on the Main Campus, no development has occurred adjacent to the coast since the 1980 LRDP was adopted. Therefore, few of the policies and standards incorporated into the 1980 LRDP to protect views have been implemented.

2. The 1990 LRDP

Views to and Along the Coast

In accordance with Section 30251, the 1990 LRDP commits to the retention of views to the coast and the enhancement of views now blocked by temporary buildings and overgrown tree masses, which are generally shown in Figure 25. Protection of these corridors will require the removal of some World War II-vintage temporary buildings and the pruning, removal or relocation of trees that block ocean views on the Main Campus. The potential building sites identified in Figure 12 have been carefully chosen to protect these view corridors. A potential view corridor between Snidecor Hall and the Arts Building in Figure 25 crosses a site identified for the planned Art Museum in Figure 12. It is intended that the new building be designed to retain this view common to and through the building, to the lagoon and ocean beyond. Existing trees which now block the view of the south would be removed or trimmed to open up this view in conjunction with development of the Art Museum.

Additionally, an open space plan is adopted to ensure their preservation (see Figure 16 in Chapter III of Part 1). This is superior to the 1980 LRDP in that no view corridors were identified in the 1980 LRDP, and no specific open space plan was adopted.

The 1990 LRDP also reconfigures some roadways and pedestrian walkways on the Main Campus, to retain and enhance long views to and along the ocean. No development is planned north of Mesa road on the Main Campus. Consequently, views of the Goleta Slough, a scenic coastal area, the vegetated bluff adjacent to the slough, and the Santa Ynez Mountains will be retained.

Under the 1990 LRDP, seventy-five percent, or about 2,300 feet, of the Main Campus' southern coastal frontage (3,100 feet) will remain in open space, preserving views from such well-used public areas as the University Center lawn and Commencement Commons. The remaining twenty-five percent, or 800 feet, of coastal frontage will be developed with new student housing contiguous to the San Rafael complex on the Main Campus. The housing will extend south and east not closer than 150 feet from the ocean bluff and 100 feet from the the Campus Lagoon.

Within this setback area, views along the coast will be enhanced through the development of Lagoon Park (proposed development described fully in Part 2, Chapter IV - Recreation). The park development will include improvements to protect views, restore and enhance visual quality and improve coastal access. Additionally, views will be maintained at the end of Ocean Road. The nearest view corridor to the proposed new student housing extends southward between Snidecor Hall and the Arts Building across the Campus Lagoon to the ocean. The corridor is to be protected in the 1990 LRDP.

The coastal bluffs south of existing faculty housing and Devereux School will remain in open space. Thus, Coastal views to and along the coasts in this area between Isla Vista and Coal Oil Point—a distance of about 2,200 feet—will be maintained.

Building Height Limits

The 1990 LRDP requires generally more restrictive height limits than the 1980 LRDP (see Figure 16, Building Height Limits, in Chapter III of Part 1). The 65-foot Main Campus height limit is retained, but reduced in a stair-step configuration to a maximum of 35 feet nearer the perimeter of the Campus. The height reductions allow for views from higher buildings in the interior of the Main Campus over lower buildings on the perimeter of the Campus. The height limits go beyond the 1980 LRDP in that they protect the views to and along the ocean (see Figure 16; FEIR, Chapter 4.6 - Visual Quality). There will be no development which modifies natural land forms such as bluffs, lagoons and wetlands.

A height limit of 35 feet has been established for the northern portion of the West Campus, in keeping with the land use designation of faculty and family student housing for this area. The faculty housing would resemble the existing faculty housing in height and scale, and the family student housing would perhaps resemble the Storke Apartments in height and scale. The replacement of the 15-foot height limit west of West Campus Point Lane by the 35-foot limit in the 1990 LRDP is necessary for the kind and density of faculty housing proposed at this location. The application of the one-story, 15-foot limit would significantly limit density and the number of units which could be developed. Also, the visual impact of housing on the adjacent Devereux Slough will be mitigated by a policy in Part 2, Chapter V - Land Resources, requiring that native trees be planted along the east side of Devereux Road, to supplement existing trees near the southern portion of the housing area.

A height of two stories or thirty feet is established for the planned seminar facility at Coal Oil Point. The seminar facility is proposed to replace the existing Cliff House which is currently used for seminars and small conferences. The building height of thirty feet instead of twenty feet in the 1980 LRDP will allow for greater flexibility in planning the proposed seminar facility. The total amount of building space in new buildings at the Coal Oil Point will not exceed the present amount of space in existing buildings, so open space and views to the coast will be protected. Buildings at Coal Oil Point will be shielded by existing trees over thirty feet in height along the perimeter of the Point (see FEIR, Chapter 4.6 - Visual Quality). The 50 foot building setback established in the 1980 LRDP is retained for Coal Oil Point in the 1990 LRDP.

The 1990 LRDP is generally consistent with, or goes beyond, the scenic resource protection policies of the County LCP. With respect to bluff top protection, the County of Santa Barbara's LCP generally provides, in certain instances, that to reduce potential impacts to visual resources, setbacks should be expanded beyond that geologically necessary. (County of Santa Barbara, LCP, Policy 4-5). The 1990 LRDP guarantees a minimum 150 foot setback on the southern frontage of the Main Campus, except at the marine science laboratory, which is not required by the County LCP for any County area.

The height limits of the 1990 LRDP in bluff-top areas are consistent with those of the County LCP, which permits buildings up to 35 feet in height along bluff tops, except in view corridors between Highway 101 and the ocean (not applicable to UCSB). The existing two-story 65 unit faculty housing project near the West Campus bluffs was approved by the Commission in 1986.

3. The 2006 North and West Campuses LRDP Amendment

Views to and Along the Coast

The North and West Campus LRDP Amendment will not affect the view corridors to and along the coast that were identified in Figure 25 of the 1990 LRDP, and will not affect scenic resources identified in the Goleta Community Plan for the North Campus. Thus, the existing policies in the 1990 Coastal Act Element are sufficient to address the impact of the development envisioned by the Amendment.

Building Height Limits

For both the faculty and student housing on North Campus, the height of all structures would be limited to 35 feet above proposed grade. North Parcel Faculty Housing would be a maximum of 38 feet above existing grade and Sierra Madre Student Housing would be a maximum of 39 feet above existing grade. Height limits are designed to protect views to the coast and to the Santa Ynez Mountains.

34. Policies and Implementation Measures

The policies and standards in the 1990 LRDP necessary to implement Section 30251 incorporate some policies from the 1980 LRDP and some mitigation measures defined in the FEIR. Policies adopted from the 1980 LRDP and the 2006 North and West Campuses LRDP Amendment are noted.

30251.1

Policy deleted.

30251.2

Other than at the Marine Sciences Laboratory complex, buildings shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road.

30251.3

Planned student housing on the southern exposure of Main Campus shall not be constructed or expanded within 150 feet of the coastal bluff edge.

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. (1980 LRDP policy).

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 (1980 LRDP Policy, as amended).

30251.6

Buildings on Main and Storke Campuses shall not exceed the height limits established in Figure 16 measured to the ridgeline, except for mechanical and electrical equipment Amended in 2006).

30251.6(b)

Buildings on the North and West Campuses shall not exceed 35 feet from the proposed grade and 39 feet from existing grade. Height restrictions are measured to the ridge line and exclude mechanical and electrical equipment. (Added in 2006).

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

30251.8

Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever feasible possible (1980 LRDP Development Standard, as amended, Amended in 2006).

30251.9

Trees or shrubs may be selectively removed or trimmed to provide views to and along the ocean and scenic coastal areas along the primary view corridors identified in Figure 25, or for safety reasons. Any removal of trees or shrubs shall be timed to avoid the nesting season of local birds (January through June) (1980 Plan policy, as amended).

30251.10

Specimen trees or groves which contribute to the visual attractiveness of the North and West Campuses may not be removed, unless necessary for safety reasons or to provide the least-cleared area sufficient to locate and construct approved roads and structures on the site. Selective clearing of vegetation may be permitted where panoramic views may be presently obscured by such vegetation (1980 LRDP Development Standard, as amended, amended in 2006).

30251.11

Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain (1980 LRDP Development Standard, as amended, amended in 2006).

30251.12

The primary view corridors to the ocean and scenic coastal areas shown in Figure 25 may be reinforced by the removal of temporary buildings.

30251.13

Policy deleted.

30251.14

Tree trimming or removal near heron nest trees shall be timed to avoid the nesting season (1980 LRDP Policy, as amended).

30251.15

Natural building materials and colors that are compatible with the surrounding landscape will be used where practical. (Added in 2006).

30251.16

Native plant species from genetic stock from the Ellwood-Devereux watershed will be used in all open space areas outside the development areas on the North and West Campuses. Landscaping within the student and faculty housing development areas shall consist primarily of native/drought resistant plants. Landscaping use of exotic invasive plants listed in the Exotic Pest Plants of Greatest Ecological Concern in California (1999, or as updated at time of project implementation, California Invasive Plant Council) shall not be allowed on North or West Campuses. (Added in 2006)

30251.17

Native plantings will be used to visually integrate and buffer development from public access corridors. (Added in 2006)

**C. SAFETY, STABILITY, POLLUTION, ENERGY CONSERVATION, VISITORS
[PRC § 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 requirements 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 which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

1. Existing Conditions and the 1980 LRDP

Seismic Conditions

The Campus rests upon a dissected marine terrace about 30 to 40 feet above sea level. The underlying bedrock formations on-Campus include, from oldest to youngest, Monterey Shale, Siquoc Shale, and Sandstone of the Santa Barbara formation. These units are overlain in most places by terrace deposits consisting of Older Alluvium or Recent Alluvium (see FEIR, Chapter 4.2, Geology and Soils). These terrace deposits reach a maximum thickness of about 25 feet. Older strata underlying the Campus area are folded into two synclines and two anticlines with maximum dips of forty to fifty degrees.

Geologic conditions on-Campus which could expose person or property to hazard, or which could be adversely affected by inappropriate development include earthquake faults, soils liquefaction and eroding coastal bluffs. Hazards are judged to be small from potential landslide (see FEIR, Chapter 4.2, Geology and Soils).

The Campus is bisected by earthquake faults, as identified in Chapter 4.2 of the FEIR. None have been officially designated as active, although there is apparently some activity on the More Ranch fault system and faults which connect to that system such as the Campus Fault. The Campus has undertaken excavations to determine the location of faults, in conjunction with the siting of potential buildings on or adjacent to the suspected fault alignments. The 1980 LRDP made provision for seismic investigations

and soils engineering studies for new buildings and required that fault lines be considered in building siting. Liquefaction is the loss of strength in a water-saturated cohesionless material due to seismic shaking. The potential for liquefaction does exist throughout the Campus (see FEIR, Chapter 4.2 - Geology and Soils). Estimating the degree of liquefaction susceptibility across the Campus is highly interpretive because of the many variables to be considered and incomplete knowledge of the subsurface characteristics. At depths below the terrace deposits, there is no danger of liquefaction because of the consolidated nature of the bedrock materials (see FEIR, Chapter 4.2 - Geology and Soils).

Coastal Bluff Conditions

Coastal bluff erosion on the Main Campus has been estimated at an average rate of one-quarter to two-thirds of a foot per year or approximately twenty-five to sixty-seven feet per century. However, the actual rate of retreat for any particular area is difficult to estimate because of lack of available data. Rip-rap rock material placed at the base of the bluff near the marine science laboratory has reduced bluff erosion in that area. Other coastal bluffs on the Main Campus remain unprotected. Coastal bluff erosion on the West Campus appears to be very slow since a comparison of aerial photographs shows no discernible change in more than thirty years (see FEIR, Chapter 4.2 - Geology and Soils).

To protect against bluff hazards and instability, the 1980 LRDP proposed a 50-foot setback requirement for developments along the southern exposure of the Campus and a variable setback requirement on the eastern exposure on the Main Campus based on the alignment of Lagoon Road. Any structure within 100 feet of the bluff-top was to be located a sufficient distance from the bluff to maintain the proposed structure for a minimum of 100 years without the construction of seawalls. The actual setback was to be established through the use of a report by a registered engineering geologist. These setback requirements were greater than the 30-foot setback requirement required in Isla Vista in the County's LCP. (See County of Santa Barbara LCP, pg. 24.) Other policies required that surface and subsurface drainage not significantly contribute to bluff erosion or instability, and that no development be permitted in the bluff face itself, except for staircases for beach access and pipelines. These policies have been reincorporated into the 1990 LRDP.

Flood and Fire Hazards

The 30- to 40-foot-high mesa provides adequate drainage and minimizes flood potential. Hazards from flood are judged to be small (see FEIR, Chapter 4.3 - Hydrology). The existing Central Receiving building north of Mesa Road has been elevated to a level above the 10-year floodplain.

According to the Santa Barbara County Fire Department (Sbfd) fire rating system for vegetation growth impacts to structures, the Campus environs are not considered a high-hazard area. However, the Campus fire marshal considers that the Campus population density, nature of Campus uses, and the heights of existing buildings to require more advanced services than is typical for the predominantly suburban areas around the Campus. The Sbfd provides fire protection services in the vicinity of the Campus. There are three county fire stations which can respond to a Campus emergency at the Main, West or Storke Campus within five to nine minutes (see FEIR, Chapter 4.13 - Fire Protection). The Goleta Valley, Hope Ranch and Isla Vista areas are served by a total of six engine companies from five fire stations. They are all capable of responding to Campus emergency if not engaged elsewhere.

Vehicular Travel and Air Pollution Conditions

Vehicular travel characteristics are related to the residence and employment locations and academic activities of students, faculty and staff, and the means of access which they take to Campus. Approximately 86 percent of students reside within the Goleta/Isla Vista Campus area, and 75 percent within one mile of UCSB. About 20 percent of faculty and staff reside within the Goleta/Isla Vista/Campus area, and 8 percent within one mile of the Campus. About 35 percent live in the City of Santa Barbara (see FEIR, Chapter 4.7 - Housing, Table 4.7-1).

Campus Transportation Management Programs

The Campus has a successful series of programs which discourage automobile use. Free transit passes are provided to students through their registration fees. A vanpool program is offered. Bike routes serve nearly all of the Campus, and are being expanded (see Figure 11). Students and part-time faculty living within one mile of Campus are restricted from parking on Campus, thereby encouraging bicycle, pedestrian or transit access. (see FEIR, Chapter 4.16 - Traffic). An estimated 14,000 students have bicycles and use them regularly.

Currently, University Road between Mesa Road and Ward Memorial Boulevard is the most heavily traveled roadway segment on Campus, with about 18,000 average daily trips (ADT) (see FEIR, Chapter 4.16 - Traffic).

1980 LRDP

The 1980 LRDP assigned some academic uses (“institutes and bureaus”) to the West Campus, which, had they been developed, would have added automobile trips between these facilities and the academic core on the Main Campus. Also, the 1980 LRDP designated only limited areas for construction of on-Campus housing. This limitation reduced the potential for increasing on Campus housing. With limited on-Campus housing opportunities, some students commute from off-Campus housing locations, thereby increasing vehicular trips (see FEIR, Chapter 4.16 Traffic).

Recreational Opportunities

As fully discussed in Part 2, Chapter IV - Recreation, the Campus is a major recreational resource for the entire South Coast community. Accordingly, the Campus is a popular visitor destination point for recreational uses.

2. The 1990 LRDP

Protection from Earthquake Hazards

As respects earthquake safety, the Comprehensive Plan of the County of Santa Barbara, Seismic and Safety Element recommends a 50-foot setback from a fault, within which no development would be permitted. Major or critical structures such as schools, hospitals, police stations or communications facilities are not to be constructed within 50 feet of potentially active faults. This measure is incorporated into the policies below.

As part of project development, all proposed building sites will undergo a detailed subsurface geotechnical study to determine the location and level of activity of any faults in that area (see FDEIR, Chapter 4.2 - Geology and Soils). Chapter 4.2 of the FEIR also recommends that all new habitable

buildings should be designed to withstand without collapse a 0.66 g earthquake with peak ground accelerations of 0.68 g based on a design earthquake occurring on the More Ranch fault.

In order to eliminate the potential for liquefaction-related damage to proposed structures, it is necessary to either permanently remove groundwater and/or sands from beneath building sites, or design foundations to penetrate into the underlying firm bedrock of the Siquoc shale (see FEIR, Chapter 43 - Hydrology). Subsurface geotechnical studies shall determine proper building foundation design to alleviate liquefaction impacts. These measures are incorporated in the policies below.

Because the Campus is located on a flat marine terrace, significant alteration of natural land forms by development is not required. Increased growth in enrollment and development in close proximity to the bluffs, however, could result in greater numbers of people seeking coastal access on paths along the bluff and down the face of bluffs. The 1990 LRDP endeavors to provide pedestrian access to accommodate this increased foot traffic by directing pedestrians to established paths and a new stairway to the beach, in order to minimize further bluff erosion (see Part 2 Chapter III - Public Access).

Fire Hazards

The existing fire flow and pressure throughout the Campus network, seventy to eighty PSI, is adequate for projected needs (see FEIR Chapter 4.13 - Fire Protection). Emergency vehicles will continue to have access to all parts of the Campus on service vehicle driveways and bicycle and pedestrian paths.

Effects upon Vehicular Traffic and Air Pollution

Proposed UCSB growth through 2005/06 will increase University Road between Mesa Road and Ward Memorial Boulevard by about 3.9 percent or 600 ADT (see FEIR, Chapter 4.16 - Traffic). This increase assumes no added constraints on use of the private automobile, such as increased transit usage or tighter parking restrictions. The road improvements proposed in the 1990 LRDP shown generally in Figure 10, will replace the present circuitous routing of through-traffic to the perimeter of the Main and Storke Campuses, allowing for smoother traffic flows and potentially better air quality. Also the concentration of academic uses in the Main Campus in the 1990 plan, instead of dispersion of such uses to West Campus in the 1980 LRDP, should result in less vehicular miles traveled.

In order to minimize energy consumption and vehicle miles traveled, the alternative transportation policies in the 1980 LRDP, some of which have been successfully implemented, have been reincorporated and strengthened in the 1990 LRDP as part of a Transportation Demand Management program. This program has as its goal the diversion of at least 10 percent of all single occupant automobile trips to other modes of transportation.

Additionally, the 1990 LRDP minimizes energy consumption and vehicle miles traveled by concentrating related land uses on the Campus and proposing additional student and faculty housing development on-Campus (see FEIR, Chapter 4.16 - Traffic). Development of additional student housing on-Campus will allow approximately 30% of the students to be housed on Campus (an increase from the current 22%). The construction of this housing and 50 units of faculty housing will allow for increased bicycle and pedestrian commuting which will reduce vehicle miles traveled.

Recreational Opportunities

Recognizing the importance of the Campus as a major recreational resource for the South Coast area, recreational uses of the Campus have been detailed in the 1990 LRDP. A complete discussion of the recreational uses on Campus and policies to protect such uses is proposed in Part 2 Chapter IV - Recreation.

3. The 2006 North and West Campuses LRDP Amendment

Seismic Fault Traces and Flood Hazards.

Site investigations have identified and delineated seismic fault traces in the North Campus area south of the golf course (refer to Section 4.2: Geology and Soils in the North Campus Faculty and Student Family Housing EIR). In addition, lower portions of the North Campus area have also been identified as being subject to flood hazards (refer to Section 4.2: Geology and Soils in the North Campus Faculty and Student Family Housing EIR). In response to these issues, the Amendment includes policies that address appropriate building setbacks and development standards for development within or adjacent to seismic fault zones and flood zones. Since the proposed development is set back from the beach, it will not in any way affect the stability or integrity of existing coastal landforms.

Air Pollution.

The development resulting from the Amendment will contribute to cumulative increases in air pollution as a result of increased development and automobile usage (refer to Section 4.14: Air Quality in the North Campus Faculty and Student Family Housing EIR). However, by placing faculty housing that was previously assumed to be off-campus, in close proximity to the Main Campus, the length of daily vehicle trips (i.e., miles traveled) will be reduced. More convenient bicycle trail connections between the proposed development and the Main Campus will reduce the number of daily vehicle trips since both faculty and students can bicycle to campus rather than using automobiles. The availability of regular transit between the proposed development (i.e., along Storke Road) and the Main Campus will also help to reduce daily vehicle miles generated by it.

Recreational Opportunities.

Additional recreational resources will be protected with the adoption of the North and West Campus LRDP Amendment, and with the implementation of the Ellwood-Devereux Coast Open Space and Habitat Management Plan (OSHMP). The OSHMP preserves nearly 314 acres of University land as open space and natural reserve, and provides for the creation and maintenance of coastal access trails, and the enhancement of passive recreational opportunities on North Campus. A complete discussion of the recreational uses on Campus and policies to protect such uses is presented in Part 2, Chapter IV: Recreation.

34. Policies and Implementation Measures

The policies and standards below are adopted from the 1980 LRDP and mitigation measures in Chapter 4.2 of the FEIR for the 1990 LRDP. A FEIR mitigation measure to seismically strengthen older, existing buildings on Campus is being implemented through an existing comprehensive program of the University of California, to structurally upgrade affected buildings on all nine University of California Campuses (see FEIR, Chapter 4.2 - Geology and Soils).

An important policy in Part 2, Chapter II, Section B which discusses the protection of views to and along the ocean and scenic coastal area is applicable to this section of the plan as well: a requirement for the Main Campus that buildings be set back a minimum of 150 feet from the southern bluffs, and 50 feet from the west edge of Lagoon Road. This policy also responds to protection from the potential instability of eroding bluffs addressed by Section 30253. This 150-foot setback is consistent with the “area of demonstration of stability” established in the Statewide Interpretive Guidelines (Coastal Commission December 16, 1981) (see FEIR, Chapter 4.2 - Geology and Soils). All planned housing and other development is outside this setback area.

The bluff protection and geologic hazard policies set forth below generally are consistent with the Santa Barbara County LCP. In addition, policies related to the development of seawalls to protect existing development or to protect public beaches from bluff erosion are discussed in Part 2, Chapter VI.

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 fifty feet from active or potentially active faults.

30253.2

Subsurface geotechnical and soil studies shall be conducted to determine proper building foundation *and infrastructure* design to address potential seismic and liquefaction hazards, if any (*Amended in 2006*).

30353.3

No development shall be permitted on the bluff face, except for staircases or access ways to provide public beach access and pipelines for instructional or research-oriented use (1980 LRDP policy, as amended).

30253.4

The east-facing bluffs will be protected from future erosion only if Campus development becomes immediately threatened (1980 LRDP policy, as amended).

30253.5

The bluff top setbacks, required by Policy Nos. 30251.1, 30251.2 and 30251.3, shall not be construed to prohibit the development of stairways, pathways, parks, utility infrastructure or the replacement or expansion of existing structures. Such development shall require a geologic investigation and report as part of project-specific environmental review. The report shall consider and analyze the following:

- a. Cliff geometry and topography.
- b. Historic, current and foreseeable cliff erosion.
- c. Geologic conditions.
- d. Evidence of past or potential landslide.
- e. Impact of construction activity.
- f. Ground and surface water conditions.
- g. Potential erodability during and after construction.
- h. Potential effects of a maximum earthquake.
- i. Any other factors which might affect slope stability.
- j. Potential impacts and mitigation measures.

30253.6

New development located less than fifty (50) feet from the bluff top shall be constructed to insure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability (1980 LRDP policy).

30253.7

New development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of shoreline protective devices (1980 LRDP policy, as amended).

30253.8

The Campus shall determine the required setbacks for new buildings through the use of a report by a registered engineering geologist (1980 LRDP policy, as amended).

30253.9

Protective devices which would substantially alter natural land forms along the east-facing ocean bluffs on the Main Campus shall be constructed only to assure structural stability and integrity of existing development and shall not contribute significantly to erosion, geological instability or destruction of the site or surrounding area (1980 LRDP policy).

30253.10

New construction which significantly alters existing shoreline processes shall be permitted only to serve coastal-dependent uses or facilities, to protect existing structures or Campus beaches, or to eliminate or mitigate significant adverse impacts on local shoreline sand supply (1980 LRDP policy, as amended).

30253.11

Pedestrian use of unimproved paths up and down the bluff shall be discouraged. To this end, a fence *or other barrier* shall be constructed at hazardous locations on the coastal bluff top edge, wherever ~~it~~ *they do* ~~does~~ not ~~now~~ *currently* exist (Amended in 2006).

30253.12

Surface and sub-surface drainage pipes shall be designed to minimize the erosion and instability of the bluff face and only where no other less damaging drainage system is feasible. Drainage devices extending over the bluff face shall not be permitted if the site can feasibly be drained landward off the bluff face (1980 LRDP policy, as amended).

30253.13

Within 50 feet of the bluff top, vegetation shall be maintained or replanted with drought resistant *native* species should grading be required to establish proper drainage landward off the bluff (1980 LRDP policy, amended in 2006).

30253.14

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

- a. Implementation of a 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.

30253.15

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

- a. Make road improvements as generally shown in Figure 10 of the 1990 LRDP *as modified by Appendix F, Figure D*, and bicycle and pedestrian path improvements as generally shown in Figure 11 of the 1990 LRDP *as modified by Appendix F, Figure H*. Exact alignments and intersection geometrics may change during the project design phase. (Amended in 2006.)

30253.16

Campus development should comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone. (Added in 2006)

D. PUBLIC WORKS FACILITIES [PRC § 30254]

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; . . . Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state or nation, public relations, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

1. Existing Conditions and the 1980 LRDP

The Campus utilizes the following public works facilities and services:

- Public roads.
- Water supply from the Goleta Water District (GWD).
- Sewage treatment from the Goleta Sanitary District (GSD).
- Power and natural gas from the Southern California Edison Company.

The Campus has and will continue to obtain utilities services from the suppliers listed above, within established special service districts.

Roadways and Parking

The Campus develops, owns and maintains its own roadways and parking facilities on-Campus. None of the on-Campus roads or intersections are deficient, with respect to current (or projected) traffic volumes. UCSB depends upon state and county roads for vehicular access to the Campus. Some of the public roads and intersections in the vicinity of the Campus are congested. The 1990 LRDP addresses these potential restrictions to coastal access in Part 2, Chapter III, Sections B and C.

The 1980 LRDP committed to the development of additional parking facilities, which have been provided. A total of 1,200 additional parking spaces are added under the 1990 LRDP.

Utilities

The Campus owns utilities distribution infrastructure on-Campus, including underground communications lines, the storm drainage system, natural gas lines and power ducts. Underground utilities infrastructure are continuously maintained and upgraded only to serve on-Campus needs (see FEIR Chapter 4.8 - Water Supply, 4.0 - Wastewater, 4.19 - Energy Use).

The Campus receives its water from the Goleta Water District (GWD) on an annual allotment basis. Because of current drought conditions UCSB, like other major GWD customers is operating under a reduced entitlement. The Campus has and continues to operate under strict water conservation measures (see FEIR Chapter 4.8 - Water Supply).

The Goleta Wastewater Treatment Facility (GWTF) is located southeast of the airport and presently has treatment capacity to serve district customers, including UCSB. UCSB owns 7.09 percent of the treatment capacity which entitles the Campus to provide about 560,000 GPD of effluent to the plant (see FEIR Chapter 4.9 - Wastewater). Currently, the flows from Campus properties total about 403,000 GPD.

2. The 1990 LRDP

The Campus will improve the on-Campus public works facilities including roadways, parking facilities, water lines, storm drainage, wastewater lines and communications lines as provided in the 1990 LRDP to meet needs when they arise. Impacts of planned growth upon public works and mitigation measures are discussed in the FEIR, including improvements to roads and intersections (Chapter 4.16 - Traffic) Water Supply Systems (Chapter 4.8 - Water Supply) and Wastewater Treatment (Chapter 4.9 - Wastewater). Facilities will be sized to provide for growth beyond that contemplated by the 1990 LRDP. As discussed in Part 2, Chapter II, Section A, the Campus will work with districts now in place, including the GWD and the GSD, and the County and State to carry out improvements which will accommodate needed development, rather than induce new development. While public works facilities, as defined by Section 30114, exclude energy facilities such as electrical generating and transmitting facilities, the power and natural gas requirements associated with UCSB development, as discussed in Chapter 4.19 - Energy Use of the FEIR, can be readily supplied without affecting other users or potential users. The GSD is planning to have adequate capacity to meet expected UCSB needs (see FEIR Chapter 4.9 - Wastewater).

It should be noted that Section 30254 of the Coastal Act expresses an important public policy relating to situations when the capacity of public works facilities is limited, which provides that certain categories of development should not be precluded by other new development. UCSB falls into several such categories in the following respects:

- UCSB is an education and research institution that is vital to the economic, social and cultural health of the region, state and nation.
- The Campus is the largest single employer in the region. UCSB provides employment for 2,650 staff and 969 faculty members (1988/89).
- UCSB provides substantial recreational opportunities for citizens of the South Coast area by allowing public access to the Campus and certain Campus recreational facilities and activities.

- The Campus is a popular visitor destination for recreation and other uses. During the calendar year ending June 1989, the Campus issued approximately 17,500 parking permits to visitors arriving by automobile at gateway kiosks, in addition to another 225,000 two-hour or 30-minute permits, many of which were to visitors. These figures encompass the large number of seminar participants and summer camp participants and evening and weekend visitors to all of the cultural facilities and beautiful natural settings on Campus.
- The Campus has coastal dependent uses such as the marine sciences laboratory and related academic facilities and programs.

3. The 2006 North and West Campuses LRDP Amendment

Urban infrastructure including streets, storm drains, and sewer, water, electric, and gas lines, is generally located in the public right-of-ways adjoining the North and West Campuses, and necessary capacity is available to serve the proposed development. The University will connect to existing infrastructure and improve as necessary the on-Campus public works facilities including roadways, parking facilities, water lines, storm drainage, wastewater lines and communication lines to accommodate the development of the North and West Campus sites. No substantial new off-site infrastructure is required, and no infrastructure capacity would be added to serve more development than is proposed in the LRDP (see Section 3.0: Project Description in the North Campus Faculty and Family Student Housing EIR). Impacts of the planned growth upon public works and mitigation measures are discussed in the EIR, including improvements to roads and intersections (Section 4.12: Traffic and Circulation), and public utilities (Section 4.15: Public Services and Utilities of the North Campus Faculty and Family Student Housing EIR).

Roads, Parking, Bicycle and Pedestrian Paths

Improvements to roads will continue as agreed to under the 1990 Mitigation Implementation Agreement between UCSB, the County and several local groups (see Section 4.12: Traffic and Circulation in the North Campus Faculty and Family Student Housing EIR for details). Improvements to parking, bicycle, and pedestrian paths are also discussed in this section and below in Part 2, Chapter II, Section F: Maintenance and Enhancement of Public Access.

Utilities

Public works facilities will be designed and limited to accommodate needs generated by the development of the North and West Campuses. Aside from in-tract facilities needed to connect the development areas to existing infrastructure, the development does not require any substantial off-site infrastructure. Sewer, water and reclaimed water trunk lines adequate to serve the North and West Campuses are located in the immediate vicinity. Water supply adequate to serve the area is available, having been purchased by the University with the property, and sewer treatment capacity at the Goleta Sanitary District's treatment plant is also adequate to accommodate the Project.

34. Policies and Implementation Measures

The planned on-Campus improvements to roads and intersections as shown in Figure 26 and discussed in the Campus Plan serve to mitigate traffic impacts of Campus growth. See also Part 2, Chapter II, Section C for improvement of roads and intersections both on- and off-Campus.

Section 30254 would suggest that if public works, particularly water supply, are not sufficient to serve cumulative growth, then at the least Campus growth ought not to be precluded and that the Campus should be authorized to develop its own resources (Such as water reclamation or desalination) to serve Campus growth.

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.

E. PRIORITY OF COASTAL-DEPENDENT DEVELOPMENT [PRC § 30255]

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided in the California Coastal Act, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

1. Existing Conditions and the 1980 LRDP

The only coastal-related development on the Campus is the marine laboratory located at the end of Lagoon Road in close proximity to the Campus Lagoon. The marine sciences laboratory is the primary marine research facility for the Campus. These facilities are coastal dependent because they rely on large quantities of fresh filtered and unfiltered sea water for research purposes. The most appropriate location for this type of research is at the marine laboratory which needs to be located in close proximity to the existing UCSB seawater system near Goleta Point. The aquaria are also used in summer programs where children have an opportunity to learn about sea life.

2. The 1990 LRDP

As part of the 1990 LRDP, the Campus proposes to expand the existing marine laboratory facility. The proposed development site is located south of the present structure and is within the existing developed area.

3. Policies and Implementation Measures

The following sections provide a discussion of policies and implementation measures for the maintenance and enhancement of coastal resources:

- (a) Part 2, Chapter VI, Section B - Biological Productivity; Wastewater
- (b) Part 2, Chapter V, Section A - Environmentally Sensitive Habitat Areas; Adjacent Developments.

F. MAINTENANCE & ENHANCEMENT OF PUBLIC ACCESS [PRC § 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 nonautomobile 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.

1. Existing Conditions and the 1980 LRDP

Transit Services

The 1980 LRDP noted the need to support and encourage alternatives which diminished the reliance on private automobiles. Accordingly, the 1980 LRDP proposed, among other things, to explore increased municipal bus service and car pooling incentives.

Six Santa Barbara County Metropolitan Transit District (MTD) routes now provide direct access to Campus with bus stops within walking distance of the coast. Currently, the MTD provides unlimited system-wide bus service for a small quarterly fee to all students who hold a current registration card.

UCSB operates a free daily shuttle which runs every thirty minutes between the Main Campus and the Robotics building in Goleta. UCSB also provides information about bus routes and since 1981, it has operated a University Vanpool Program.

Bicycles and Pedestrians

The primary access vehicle for many UCSB students is the bicycle and it serves as an important component of the Campus circulation system. It is estimated that 14,000 students at UCSB have bicycles and use them regularly. The Campus has seven miles of bikeways which provide access to and through the Main Campus including one major east-west route and two major north-south routes.

Even though the bikeway system at UCSB was well-planned, there is some concern over the high volume of bicycle traffic at peak hours, where pedestrian traffic is also heavy, and the inadequate number of bike parking spaces. As a result, while UCSB continues to advocate bicycles as a mode of access to the Campus, the 1990 LRDP attempts to divert bicycle paths to the perimeter of the academic core in order to enhance the pedestrian environment.

The 1980 LRDP also provides an increased number of bicycle parking lots. The established system of pedestrian walkways on Campus provides access throughout the Main Campus for the approximately 75% of the student population who live within walking distance from Campus. Generally, east-west access to the pedestrian system is better defined than the north-south connections on the western side of Main Campus.

In the 1980 LRDP, the Campus sought to reinforce the existing bikeway and pedestrian systems by completing a walkway from the Pardall Gate in Isla Vista eastward to the academic core and by improving the bikeway connection at the east entrance to the Campus. These improvements have been made. The 1990 LRDP adopts the 1980 LRDP policies and seeks to further expand the bikeway and pedestrian systems.

Parking

UCSB currently provides approximately 5,400 surface parking spaces on the Main Campus in forty-two surface lots, most of which are located near one of the three entrances to the Campus. During school

days, there usually is an eighty-five to ninety percent utilization rate of the parking facilities. Since the demand for parking spaces usually exceeds the supply, some commuting employees and students are required to park in less convenient areas.

There are six major categories of parking permits; faculty; staff; students and part-time faculty and staff; residence hall; reserve; and visitor, as well as temporary permits for specific time periods. Only those students living more than one mile from Campus are eligible for a permit to park on Campus. This area includes all of Isla Vista and West Campus. This policy is intended to encourage non-automobile and transit circulation and minimize adverse traffic and parking impacts on Campus. The Campus makes most of these parking facilities available to the public during weekends and summer when beach activity is greatest.

The 1980 LRDP recognized the need for the Campus to increase its approximately 5,400 parking spaces. Accordingly, the 1990 LRDP provides for additional parking spaces as new buildings are constructed. In addition, parking will be provided for residents of new student and faculty housing and their guests. Finally, a limited amount of parking for coastal visitors will be provided on the Main and West Campuses. While some new parking has been provided since the 1980 LRDP was last amended, the 1990 LRDP expands on the 1980 LRDP to better equip the Campus and the coast with more parking facilities.

Automobiles

Vehicular access to the coast on the Main Campus is possible from Lagoon Road and Ocean Road, and on the West Campus from Devereux Road. Visitors arriving on Main Campus by automobile may receive a free map (with coastal access points indicated) at kiosks on the east and west entry roads into Main Campus. The 1980 LRDP reinforced the then-existing primary road system of the Campus which consisted of a main peripheral road that circled the west, north and east sides of the Main Campus. Some temporary parking areas and access roads located near the central parts of the Main Campus were to be converted into pedestrian use in the 1980 LRDP.

In addition, Mesa Road was to be widened to sixty-two feet to serve as the new major vehicular access road and a new entrance to the Campus was to be created at the intersection of Mesa Road and Los Carneros Road. These proposals have not been implemented; however they have been retained in the 1990 Plan.

Recreation

The 845289-acre Campus is a major recreational resource for the entire South Coast community. The Campus provides an abundance of both developed and undeveloped recreational areas. There are approximately seventy-seven acres of the Campus devoted to recreational facilities including two gymnasias, two swimming pools, twenty-four tennis courts, five outdoor basketball courts, two baseball diamonds and twenty-five acres of recreation fields. In addition, there are many acres of open, vacant fields used for walking and bicycling, such as along the top of coastal bluffs on the Main and West Campuses.

The 1980 LRDP identified these recreational resources and noted that the Campus would provide more parking facilities for public access to the beaches without providing for any new construction of recreational facilities.

2. The 1990 LRDP

Transit Service

The 1990 LRDP recognizes that to enhance coastal access for the increasing number of faculty, staff and students, the Campus must utilize its resources in an optimum way. Accordingly, the 1990 LRDP introduces a circulation plan throughout the Main Campus which gives preferential treatment to bus access by installing new vehicular roundabouts which can serve as MTD bus stops. The Campus also plans to work with MTD to make public transit an integral part of the Campus transportation system which will enhance the access of employees and students to the coast.

In addition, a section of University Road and Mesa Road will be replaced by a new perimeter road. The existing section will be retained for bus use, including a possible bus mall in the vicinity of Robertson Gym. This mall would allow buses exclusive use of the existing roadway, promoting efficient operations. Also, since a section of University Road will be replaced by a new perimeter road, two lanes can be retained on an interim basis for exclusive bus use. These preferential bus and possible shuttle routes will provide an attractive alternative to automobile travel, minimizing traffic congestion, automobile pollution, and potential accidents between automobiles and pedestrians.

Bicycles and Pedestrians

Under the 1990 LRDP, the Campus' extensive network of bicycle and pedestrian routes will be expanded in conjunction with the development of new buildings and the extension of roadways. Further, by using such traffic control devices as signs and speed bumps in different parts of the Campus, vehicular traffic will be kept to a minimum to ensure optimum safety for bicyclists and pedestrians. Since pedestrian access to and around the Campus and coast is well established, the 1990 LRDP seeks to further improve the pedestrian network and in particular, it seeks to improve coastal access in conjunction with the development of the proposed housing sites near the coast. A pathway will be built through Lagoon Park when the adjacent student housing project is completed. The plan also shows potential pedestrian and bicycle paths along the coast on West Campus, leading to a possible stairway to the beach on the east side of Coal Oil Point. The pedestrians and bicycle trail proposals and policies incorporated into the 1990 LRDP are consistent with County LCP policies 7-25 and 7-26.

Parking

The 1990 LRDP anticipates an increase of approximately 1,200 parking spaces over the next fifteen years, with most of these spaces coming from new parking facilities to be created along the perimeter road. Parking structures will be developed only when necessary because the high cost of garages must be borne by the users of all parking facilities. It is hoped that most people will rely on public transportation or some form of mass transit to prevent the need for the construction of many additional parking spaces. The Campus intends to continue to provide parking for beach users at little or no cost and it will continue to post signs to enhance the public's access to the coast.

Automobiles

Under the 1990 LRDP the Campus will make long-range changes to the local system which will have a positive effect on, among other things, the enhancement of public access to the coast. A key component of the automobile circulation plan will be the widening and realigning of Mesa Road so that it will be the main arterial street for the Campus which will be open at all times. Not only will this allow automobiles

easier access to the Campus, but it will reduce vehicular activity near the Campus core enabling it to be used primarily by bicyclists and pedestrians.

Recreation

The 1990 LRDP proposes to improve coastal access by the development of Lagoon Park along the top of the southern coastal bluffs on the Main Campus. Within this linear park, coastal access will be facilitated by the development of pedestrian paths. In addition, the 1990 LRDP proposes to expand the existing recreational fields and areas from seventy-seven to eighty-six acres as well as potentially develop a new indoor athletic facility. Accordingly, the recreational needs of new residents will be met by the expansion and development of these recreational facilities.

The access and recreation policies of the Santa Barbara LCP are not incompatible with the 1990 LRDP. Some of the policies are geographically specific and address areas other than the Campus, with the exception of Policy 7-12(f) which encourages the County to negotiate for use of Campus parking to accommodate Goleta Beach Park overflow. The Campus is interested in pursuing such an agreement.

3. The 2006 North and West Campuses LRDP Amendment

Transit

The North and West Campuses are currently served by several transit lines operated by the Metropolitan Transit District (MTD). As discussed in the North Campus Faculty and Family Student Housing EIR (Section 4.12: Traffic and Circulation) the development created by the Amendment will not significantly increase the demand for these services. There are a total of 11 bus stops along the Storke Road corridor within the project area. In order to better serve the transit needs of the faculty and students who will live in the Faculty and Family Student Housing, the University will improve two of the bus stops located directly adjacent to the proposed development. UCSB will continue to work with MTD, the City of Goleta and the County of Santa Barbara to improve transit facilities within these jurisdictions serving the University's housing projects.

Bicycles and Pedestrians

In addition to a well-developed system of existing bicycle and pedestrian facilities in the vicinity and within the residential areas of the North and West Campuses (refer to Section 4.12: Traffic and Circulation and Section 4.10: Recreation in the North Campus Faculty and Family Student Housing EIR for further details), UCSB will designate a bike route and pedestrian path in an east-west direction across the North and West Campuses from the entrance to the West Campus at Storke Road and El Colegio Road, along the existing Ellwood Marine Terminal access road, to the western boundary of the North Campus. This path will serve as an important link in the statewide Juan Bautista de Anza Trail and the Coastal Trail systems, and will connect to trails proposed across the Ellwood Mesa and through Santa Barbara Shores Park. A coastal access trail will also be upgraded along the western boundary of the North Parcel, and will run south from the western terminus of Phelps Road. Frontage improvements along Storke and all other County and City streets will also be undertaken, and will be built to County and City standards.

Parking

Up to 80 additional coastal access parking spaces will be provided under this Amendment. These spaces will be located at the western terminus of Phelps Road, on the West Campus Mesa south of Cameron Hall, on the West Campus Bluffs west of Camino Majorca, and potentially on the West Campus Bluffs near Coal Oil Point. Handicap accessible parking

spaces will be provided at each of four parking locations. A Parking Access Plan will be developed for the use of the Coal Oil Point Reserve to protect the area from overuse.

Recreation

The improvement of over 8 miles of existing trails through the open space areas in the University's jurisdiction for pedestrian, bicycle, and equestrian use will ensure that access to and adjacent to the coast is maintained. In addition, the recreational needs of new residents with the North and West Campus development areas will be served by the open space under the Open Space and Habitat Management Plan as well as recreational areas incorporated into the residential communities.

34. Policies and Implementation Measures

The following sources provide a discussion of policies and implementation measures for the maintenance and enhancement of public access to the coast:

- a. Part 2, Chapter III of the LRDP entitled "public access";
- b. Part 2, Chapter IV of the LRDP entitled "Recreation"; and
- c. Chapter 4.16 of the FEIR entitled "Transportation".

In addition to the sources listed above, the following sources provide further discussion of the topics outlined in this section:

- a. The "Circulation and Parking Element" section of Part 1, Chapter II of the LRDP; and
- b. Part 1, Chapter III, of the LRDP entitled "Development Guidelines".

III. PUBLIC ACCESS

A. ACCESS, RECREATIONAL OPPORTUNITIES POSTING [PRC § 30210]

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

1. Existing Conditions and the 1980 LRDP

The Campus permits maximum coastal access, consistent with its responsibility to preserve natural resource areas from overuse. Public access is permitted to all parts of the Campus except for the Coal Oil Point Natural Reserve where a special permit is required. The special nature of the Reserve is discussed in Part 2, Chapter V—Land Resources, and parking restrictions are discussed in Section D of this Chapter.

The 1980 LRDP identified four planning concepts relating to coastal access: 1) the improvement of Campus entrances—for pedestrians, bicycles and other vehicles—to provide safe and convenient access to the Campus; 2) support for public transit to link the Campus with nearby communities; 3) the widening of Mesa Road to four lanes to serve as a new major access road; and 4) the provision of appropriate parking facilities to serve the Campus. Transit ridership has increased since the Campus contracted with the Metropolitan Transit District (MTD) to provide unlimited service for all students who show a current registration card. Six MTD routes now provide direct access to Campus. The widening of Mesa Road has not been completed because little development has occurred on Campus since the 1980 LRDP was prepared. The concept has been retained in the 1990 LRDP, in conjunction with projected growth.

Pedestrian Access

The 1980 LRDP established policies related to pedestrian access and posting of access information. These policies have been retained in the 1990 LRDP. The Campus cooperated with the County and California Department of parks and Recreation in the proposed expansion of the California Coastal Trail System, by maintaining through-Campus trail access. Although an officially approved trail alignment has not been agreed upon by the County and California Department of Parks and Recreation, an alignment was reserved in the 1980 LRDP and is retained in the 1990 LRDP (see Policy 30210.18). There are a number of points of pedestrian access from the bluff top to the beach on the two and one-half miles of coastline contiguous to the Campus. The principal stairway and walkway locations are shown on Figure 26. Public restrooms are provided on the beach near the terminus of Lagoon Road. Presently, no public restrooms are available at West Campus beaches.

Existing stairs and paths leading down the bluff to the beach are maintained in safe condition to the extent permitted by natural beach and bluff erosion processes. Wave action and beach erosion have occasionally removed sand at the base of the existing stairway leading to the beach, undermining the stair structure and restricting access. The Campus' present policy is to endeavor to replace the damaged section to provide unimpeded public access.

Although there are no surveys of beach usage, the present quantity and distribution of beach access points at UCSB appears adequate, with one exception. The presence of rutted trails down the face of the bluff on the West Campus indicates lack of a more convenient and safe access to the beach and the potential overuse of the area. The West Campus beach is used primarily by residents of the Campus and Isla Vista.

The 1980 LRDP also established the policy of providing enhanced access for physically challenged people where topographical and environmental constraints do not make it unfeasible. This policy is being implemented for all new buildings and major modifications to existing buildings.

Vehicular Access

Vehicular access to the coast on the Main Campus is possible from Lagoon Road and Ocean Road, and on the West Campus from Devereux Road. Visitors arriving on Main Campus by automobile may receive a free map (with coastal access points indicated) at kiosks on the east and west entry roads into Main Campus, and verbal directions to permitted parking lots close to the coast. Parking areas where coastal (or Campus) visitors may park by permit, are identified in Figure 26.

The campus provides the majority of publicly-available beach parking in Goleta. Most of the approximately 5,400 parking spaces on Campus may be used by the general public during the summer and on weekends when beach activity is greatest. These spaces provide effective overflow parking for the County's Goleta Beach Park. There is no charge for parking on weekends or evenings. There is a nominal charge for parking on weekdays. The Campus controls parking by permit on both the Main and West Campuses in order to regulate use. Parking permits are limited by available capacity and the need to prevent the overuse of coastal resources. Campus parking lots 1 and 10 have been specifically identified to accommodate public parking demand during Goleta beach peak use periods. Under the 1980 LRDP, lots 1 and 10 and lots 5, 6, 23, and 24 were to have signs conspicuously posted to note the direction of the nearest beach access point. Special coastal access signs were posted to provide direction to the coasts, but have periodically suffered from vandalism, destruction, or theft. The Campus endeavors to replace vandalized or missing signs. Additionally, the Campus Parking Map (visitors map) was to be modified to show beach access points. These measure have been acted upon.

2. The 1990 LRDP

The 1990 LRDP is conceived to enhance coastal access consistent with increased needs generated by Campus growth and the planning principles set forth in Section 30210. Planned extensions and improvements to Campus roads, pedestrian and bicycle systems will be made, together with the provision of additional parking and directional signs. Parking for up to 1,200 cars will be added in conjunction with the academic needs, as well as additional parking for coastal access (discussed in Part 2, Chapter III, Section D).

Road Improvements

Figure 27 - Coastal Access Improvements, identifies new road segments which are meant to eliminate conflicts between Campus and non-Campus traffic on the Main Campus (by widening and realignment of Mesa Road), and to serve new faculty housing and Coal Oil Point on West Campus. By creating a

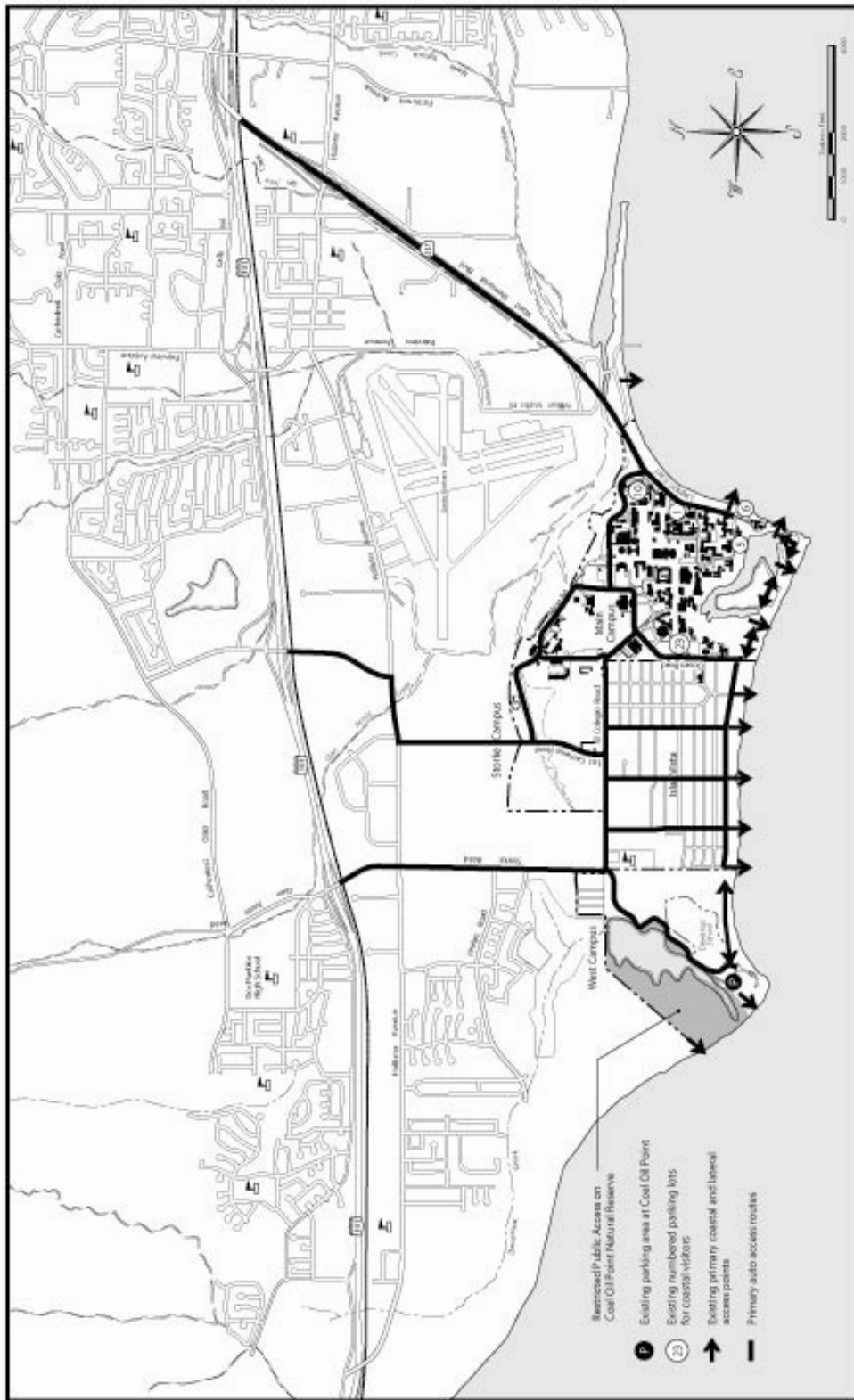


FIGURE 26 Existing Coastal Access

new western entrance to the Main Campus, the realignment of Mesa Road will also substantially reduce traffic along El Colegio in Isla Vista. The new perimeter access road through Campus (University Road linked to the widened east-west segment of Mesa Road) will remain open for through traffic at all times.

The 1980 LRDP policy requiring that Mesa Road remain open for public access at least from 7:00 a.m. to 6:00 p.m. on weekdays during the school term, and when required in the Traffic and Parking Management Plan for public events on-Campus, is not carried forward in the 1990 LRDP because the road is now and will remain open at all hours, particularly due to the new arterial street status of Mesa Road.

The Campus will continue to monitor and limit the amount of parking on West Campus, consistent with its responsibility to protect the Reserve, and policies of Part 2, Chapter III, Section D. UCSB will work with the MTD to provide additional bus stops (discussed in Part 2, Chapter III, Section E) at locations shown in Figure 27, as the new road system is put in place to serve planned new academic buildings and housing.

While the Santa Barbara County LCP does not address road improvements in the Coastal Zone, *per se*, the 1990 LRDP proposes mitigation measures through which the Campus will participate, on a fair share basis with the County in the improvement of off-Campus transportation infrastructure which will mitigate future 1990 LRDP traffic growth and improve existing circulation conditions. The Campus' participation in these improvements is consistent with the circulation objectives of the County's Goleta Growth Management Plan.

Pedestrian and Bicycle Paths

Coastal access will also be improved by the development of Lagoon Park along the perimeter of the planned new student housing, overlooking the Campus Lagoon and the ocean on the Main Campus. On the West Campus, coastal access may be facilitated by the development of pedestrian and bicycle paths leading from Isla Vista to Coal Oil Point (see Part 2, Chapter IV- Recreation for further discussion of park facilities). The proposed Lagoon Park will be developed when the adjacent student housing is constructed.

~~As discussed in Part 2, Chapter II, Section C, a fence may be built along the top of the bluff on the West Campus (a fence exists along the bluff on the Main Campus) to protect the public and to prevent access down the bluff face which would contribute to erosion and loss of coastal vegetation. A new stairway may be constructed on the east face of Coal Oil Point to replace the existing trails down the face of the bluff to the beach.~~

3. The 2006 North and West Campuses LRDP Amendment

The North and West Campus LRDP Amendment was conceived to enhance coastal access consistent with increased needs generated by Campus growth and by the planning principles set forth in PRC Section 30210. It is also intended to enhance coastal access consistent with the Ellwood-Devereux Open Space and Habitat Management Plan. Planned improvements to Campus roads and pedestrian and bicycle systems and trails will be made, together with the provision of additional coastal access parking and directional signs. Adequate parking to accommodate the proposed new residents on North Campus will be provided to avoid competition for parking between residents and coastal visitors.

Pedestrian and Bicycle Paths

UCSB will maintain and enhance public access to the beach and along the coast, with two primary east-west trails (the Juan Bautista de Anza Trail and Coastal Trail – see Appendix F, Figure I) and three north-south trails (the Windrow Trail, Sierra Madre/Dune Pond Trail, and Devereux Road – see Appendix F, Figure I) across the Open Space Area within the University’s jurisdiction. Beach access parking will be provided near the trailheads at Phelps Road, Cameron Hall, Coal Oil Point (optional), and Camino Majorca (optional). The 1990 LRDP Coastal Policy 30210.6 provided for the development of no more than 10 parking spaces near the student gardens on the West Campus, and the revised version of this policy requires the development of a 20-space parking lot south of Cameron Hall, near the entrance to the West Campus. Consistent with existing Coastal Policies 30210.9 and 30210.10, each access corridor will be posted with directional and interpretive signs. The proposed east-west corridors will run from Storke Road and Camino Majorca, respectively, to the western boundary of the University property where they will connect to the bluff-top Coastal Trail and the Juan Bautista de Anza Trail that traverses the Ellwood Mesa and Santa Barbara Shores Park. These connections will provide critical links in implementing the County’s program to develop Santa Barbara County’s portion of the California Coastal Trail (existing Policy 30210.18). In addition, the enhancement of this trail system contributes to the passive recreational opportunities envisioned by the Ellwood-Devereux Open Space and Habitat Management Plan.

Consistent with existing Coastal Policy 30210.17, several informal trails that currently crisscross the University’s Open Space Areas will be closed in order to protect fragile coastal resources. Several of these corridors are within the boundaries of the Reserve, which is not open to the general public, and will be fenced and posted. These trails can be closed without significant impact to public beach access because the enhancement of the five primary coastal access trail corridors combined with the network of remaining trails will provide adequate coastal access.

34. Policies and Implementation Measures

Policies related to non-automobile circulation within the Campus which contribute to coastal access are discussed in Part 2, Chapter III, Section B. Policies related to recreational opportunities are discussed in Part 2, Chapter IV. Policies and standards necessary to implement Section 30210 of the Coastal Act include planned improvements identified in Figure 27 and Appendix F, Figure H, existing policies of the 1980 LRDP and new policies. 1980 LRDP policies reincorporated herein are so identified.

30210.1

The coastal access improvements shown in Figure 27 and Appendix F, Figure H shall be implemented in conjunction with nearby building projects or independently in advance, if funding permits (Amended in 2006).

30210.2

Public access to Campus beaches from adjoining beaches and all stairway or pathway access routes mapped in Figure 27 and Appendix F, Figure H will remain open to protect the permanent right of the public for pedestrian access and appropriate recreational uses of the beach at all times, except as provided for in policy number 30210.17 (1980 LRDP policy as amended, amended in 2006).

30210.3

Visitors shall be entitled to use the parking facilities on the Campus after payment of the appropriate parking fee and in accordance with Campus parking regulations. Visitors shall be entitled to park in lots 23 and 24 on the southwest side of the Main Campus (1980 LRDP policy, as amended).

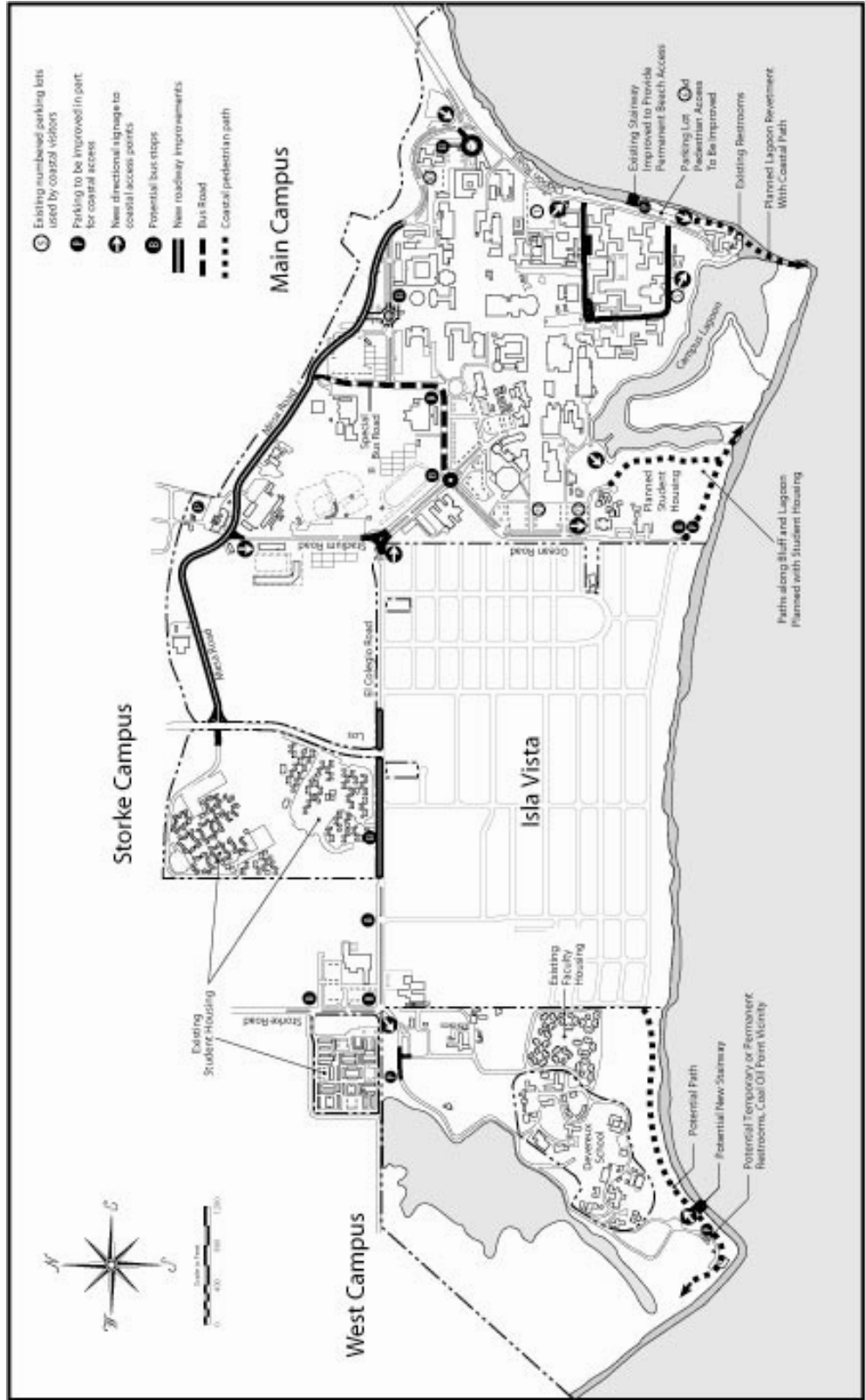


FIGURE 27 Coastal Access Improvements

30210.4

The Campus shall allow visitors to use, at the prevailing rate, designated parking in Campus lots numbers 1 and 10 to accommodate public parking demand during Goleta Beach peak use periods (1980 LRDP policy, as amended).

Within one year of the effective certification of the LRDP, the University shall enter into a cooperative parking agreement with the County of Santa Barbara to provide for public use of the campus parking spaces during weekends and holidays to serve visitors to the Goleta Beach County Park. The agreement shall provide for informational signs on campus and the Goleta Beach County Park, as well as informational material at the campus kiosk, informing the public of the availability of parking on campus for beach users.

If after one year the University is unable to conclude an agreement with the County of Santa Barbara the University shall submit an amendment to the Commission for a parking plan which assures public use of portions of the Campus parking for Goleta Beach County Park users; such plan shall to the maximum extent possible be integrated with the operation of the Goleta Beach County Park.

The agreement was concluded on June 26, 1992 and is available for review in the Office of Business Services.

30210.5

The Campus shall also allow coastal access parking in lots 5 and 6 at times when the lots identified in policies 30210.3 and 30210.4 have exceeded their capacity, and when such parking would not unduly interfere with the parking needs of the Campus.

30210.6

The Campus shall allow for up to 80 coastal access permit parking at spaces on the North and West Campuses, distributed among four locations; the north entrance to West Campus, the Camino Majorca entrance to West Campus Bluffs, the western terminus of Phelps Road, and at Coal Oil Point as shown ~~on Figure 27 in Appendix F, Figures Q through U.~~ Given space limitations imposed by the existing student garden and the need to protect the Devereux Slough from runoff from parking facilities, ~~no more than ten additional parking spaces shall be provided at the time the adjacent student housing is developed~~ (Amended in 2006).

30210.7

To provide parking for coastal access and a potential seminar facility at Coal Oil Point, while protecting the area from overuse, parking for no more than fifty cars shall be provided at Coal Oil point, subject to special permit (Amended in 2006).

30210.8

For the North and West Campuses faculty housing and Sierra Madre Student Housing uses, at least one and one-half space per unit shall be provided plus one-half space per unit for guests (1980 LRDP Development Standards, as amended, amended in 2006).

30210.9

The Campus shall conspicuously post coastal access signs which note the direction of the nearest beach access point at the approximate locations shown in Figure 27 and Appendix F, Figure H and in parking lots 1, 5, 6, 10, 23 and 24. Additionally, signs will also be placed near the top of the bluff indicating paths and stairway locations (1980 LRDP policy, as amended, amended in 2006).

30210.10

The University will, subject to the availability of funding from the State Coastal Conservancy *or other sources*, provide interpretive signs on *the North and West Campuses*, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access *(Amended in 2006)*.

30210.11

In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following measures will be taken:

- a. Policy deleted.
- b. The existing Devereux Road ~~running alongside Devereux Slough, south of Dividing Road~~, will be used as primary access to Devereux School *(Amended in 2006)*.
- c. ~~As part of the student housing project, reconfigure the intersection of West Campus Point Lane and the entrance road into the West Campus to direct southbound traffic onto West Campus Point Lane instead of the existing Devereux Road (see Figure 27). The new intersection will be appropriately signed to direct drivers to Coal Oil Point along West Campus Point Lane. (Deleted in 2006 due to the conversion of Dividing Road to a trail corridor).~~
- d. ~~In order to reduce traffic on the slough road between the intersections of Dividing Road and West Campus Point Lane, Devereux School traffic will be encouraged to use Dividing Road instead of the slough road. Dividing Road, the existing narrow road connecting Devereux Road and West Campus Point Lane, west of the stables, shall be widened to approximately 24 feet and/or realigned to carry two-way traffic safely. It will be designed to a rural standard, with soft 4-foot gravel shoulders, maintaining as much of the natural open space on each side as possible, and avoiding any fill of wetland areas. (Deleted in 2006 due to the conversion of Dividing Road to a trail corridor).~~
- e. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads, so long as there is no increase in road width beyond what is required for safety. The Campus shall participate with the County of Santa Barbara regarding the installation of traffic control devices (such as signals) and other improvements at that intersection. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads (1980 LRDP policies, as amended).

30210.12

Mesa Road will be widened to four lanes to become the new perimeter access road on the Main and Storke Campuses. (1980 LRDP proposal) with clear signs at its intersections with feeder roads (Stadium Road and Lagoon Road) directing the public to parking lots designated for coastal visitors.

30210.13

When Mesa Road is widened and extended as described in Policy 30210.12 two lanes of the existing north-south segment of Mesa Road (east of Robertson Gymnasium) and the east-west segment of University Road (south of the Gymnasium) will be retained for use by MTD busses and UCSB service vehicles. Additionally, four MTD bus stops shall be developed on Campus if determined desirable and feasible by MTD.

30210.14

Feasible access for the physically challenged shall be provided where topographical and environmental constraints allow. Coastal access for the physically challenged to bluff-top viewing points shall be provided in Lagoon Park *and West Campus Bluffs. Additional coastal access for the physically challenged will be provided by the installation of at least one handicap accessible parking space in each of the proposed coastal access parking*

lots shown on Appendix F, Figure H (1980 LRDP policy, as amended, *amended in 2006 to reflect new coastal access opportunities proposed for the handicapped and physically challenged*).

30210.15

The Campus shall continue to maintain and improve bicycle and pedestrian access ways to the beach as necessary to protect sensitive habitat areas and public safety (1980 LRDP policy, as amended).

30210.16

Policy deleted.

30210.17

Public access policies under this section shall be subject to restriction, as determined by the Campus, only when public access is inconsistent with the following:

- a. Public health or safety;
- b. Natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events;
- c. Extraordinary measures which are required to immediately avert, alleviate, or repair damage to Campus property, or to maintain the orderly operation of the Campus; military security needs;
- d. Protection of fragile coastal resources; and
- e. Adequate nearby access (1980 LRDP policy, as amended).

30210.18

The Campus shall cooperate with the County of Santa Barbara and the California Department of Parks and Recreation in the proposed expansion of the California Coastal Trail System so long as it is consistent with the environmental constraints of the Coastal Act (1980 LRDP).

30210.19

Pedestrian access to the sandy beaches upcoast ~~shall~~ will be provided by the Campus from: a) Camino Majorca at the end of Del Playa Drive in Isla Vista; b) from a new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point; c) a boardwalk/stairway at Coal Oil Point; and d) the proposed coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus to the beach. Trail access upcoast along the bluff top should be marked with appropriate directional information and cautions against intrusion into the fenced Reserve or down the steep bluff face (1980 LRDP, as amended, *amended in 2006 to reflect proposed coastal access improvements.*)

30210.20

Public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs shall be clearly signed as available public trails for pedestrian use only. Pedestrian pathways shall, by design, discourage bicyclists from use of the trails and trails located on the Goleta Slough bluff face shall be limited to 5 feet in width. Campus visitors shall be made aware of all available pedestrian paths on the campus by measures to include, at minimum, signage and campus visitor maps (Amended in 1997, Mesa Parking Structure).

30210.21

Site planning for the North and West Campuses development areas shall create pedestrian connections between existing and proposed residential areas and the surrounding coastal open space areas to enhance pedestrian circulation and maximize existing and future residents' enjoyment of the area's coastal resources. Public trails shall be provided within

development areas to allow public access to public open areas and beaches. All public trails will be clearly signed to ensure that campus visitors are aware of coastal access availability. (Amended in 2006)

30210.22

Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (see Appendix F, Figure H) will be aligned to connect with existing and planned public trails in adjoining areas per the Ellwood-Devereux Coast Open Space and Habitat Management Plan. (Added in 2006 to reflect coordination and consistency with the City of Goleta's and Santa Barbara County's trail planning.)

30210.23

A bicycle path shall be provided from the Cameron Hall parking lot north onto the West Campus Apartments site on the existing roadway immediately north of the existing fence between West Campus Apartments and Devereux Slough, and the existing pedestrian and equestrian trail shall be realigned to the east away from the edge of the slough along Devereux Road, and immediately south of the existing fence between West Campus Apartments and the Devereux Slough. A pedestrian connector trail between the pedestrian/equestrian trail and Devereux Road shall be constructed with steps to discourage use of this trail by bicyclists and equestrians. (Amended in 2006)

30210.24

The public coastal access parking area and parking near the community center on the North Campus shall be paved with a permeable surface. (Amended in 2006)

B. DEVELOPMENT NOT TO INTERFERE WITH ACCESS [PRC § 30211]

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

1. Existing Conditions and the 1980 LRDP

Existing public access to the coast by automobile and on foot from parking lots is described in Part 2, Chapter III, Section A and illustrated on Figure 26. Unrestricted pedestrian access on dry sand to Campus beaches is available from Goleta Beach Park, from the beach west of the West Campus, and from Isla Vista beaches. These are long-standing routes which have not been diminished by development of the Campus during the past forty years.

To the extent that traffic in Isla Vista could inhibit coastal access, the 1980 LRDP retained the option to widen Mesa Road to four lanes, to reduce traffic in Isla Vista. That option has been retained as a policy in the 1990 LRDP (see part 2, Chapter III, Section A).

Under the 1980 LRDP, vehicular traffic generated by new development was not to interfere with coastal access by exceeding the capacity of roads leading to the coast. That policy has been reincorporated into the 1990 LRDP.

2. The 1990 LRDP

Projected population and development on-Campus by 2005 will increase traffic volumes on roads serving the Campus (see FEIR, Chapter 4.16 - Traffic). On-Campus, the peak hour traffic would result in congestion at the intersections of University Road/Ward Memorial Boulevard (PM peak hour) and

Los Carneros Road/Mesa Road (AM peak hour). These on-Campus impacts are not described as significantly adverse in the FEIR. Off-Campus PM peak travel associated with growth of the Campus, as part of cumulative area wide growth, would result in severe, non-mitigable impacts on south-bound Highway 101 south of Ward Memorial Boulevard (see FEIR, Chapter 4.16 - Traffic). Traffic departing the Campus during the PM peak hour on-Campus could delay some visitors seeking access to the coast via Lagoon Road or Ocean Road. However, such traffic would be counter to the flow of the exiting traffic.

The on-Campus roadway realignments and widening shown in Figure 27 are designed to improve coastal access. Alternative access routes will be available during construction. Off-Campus, roadways and intersections will be improved by the County in conjunction with cumulative growth in the Goleta area, as discussed in the Goleta Growth Management Plan FEIR, 1989.

3. The 2006 North and West Campuses LRDP Amendment

Existing public access to the shoreline by automobile and on foot is described in Part 2, Chapter III, Section A: Access, Recreational Opportunities and Postings and is illustrated in Appendix F, Figure H. Existing vehicular access to the shoreline via Camino Majorca and Devereux Road will remain unchanged. Unrestricted pedestrian access to dry sand beaches is available from Goleta Beach Park and from Isla Vista Beaches. Existing pedestrian access to Sands Beach (i.e., west of Coal Oil Point) and West Campus Beach will be preserved and upgraded. Although pedestrian routes to the shoreline will be restricted to more carefully defined corridors in order to protect environmentally sensitive habitat, the three primary existing beach access points at Coal Oil Point, the southern terminus of the Dune Pond Trail, and the southern terminus of the Windrow Trail (see Appendix F, Figure H) will be preserved. The closure of some existing routes to protect environmentally sensitive habitat is consistent with other Coastal Act policies (e.g., 30210.17). Existing pedestrian access to West Campus Beach via stairs at Camino Majorca will remain, and a new bluff stairway will be provided midway between Camino Majorca and Coal Oil Point.

Roadway improvements adjacent to Campus, as discussed in Section 4.12: Traffic and Circulation and Section 3.0: Project Description of the North Campus Faculty and Family Student Housing EIR, will continue to be undertaken under the 1990 Mitigation Implementation Agreement and will enhance public access to the coast.

3.4. Policies and Implementation Measures

Part 2, Chapter III, Section A describes roadway, pedestrian pathway and bicycle path improvements along the coastal bluff on the Main and West Campuses, in conjunction with development of adjacent student and faculty housing. Part 2, Chapter II, Section C described the Campus' Transportation Demand Management Program. This Chapter also describes the Campus' commitment to contribute to the cost of improving off-Campus intersections impacted by UCSB growth. Part 2, Chapter III, Section E describes policies which are intended to maintain continuous public access during periods of construction on-Campus. These policies will serve to provide substitute or improved access which will avoid any diminution of the public's right of coastal access.

30211.1

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 (1980 LRDP policy, as amended).

C. NEW DEVELOPMENT PROJECTS; PROVISION FOR ACCESS; EXCEPTION [PRC § 30212]

a. Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- 1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources.
- 2) adequate access exists nearby, or
- 3) agriculture would be adversely affected .

b. For purposes of this section, “new development” does not include:

- 1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.
- 2) The demolition and reconstruction of a single-family resident; provided...
- 3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.
- 4) The reconstruction or repair of any seawall; provided...
- 5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision, “bulk” means total interior cubic volume as measured from the exterior surface of the structure.

c. Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

1. Existing Conditions and the 1980 LRDP

Permission to pass on the roads of the UCSB Campus may be restricted by The Regents of the University of California. However, all Campus roads are normally open to visitors. Part 2, Chapter III, Section A and Figure 26 describe and illustrate the routes leading to the shoreline.

On the Main Campus, the nearest public roadway to the shoreline is Lagoon Road. Parking lots 1, 6 and 10, all adjacent to Lagoon Road, are among six parking lots made available for coastal visitors. Public access to the bluff-top and stairway and paths to the beach is direct and safe from these parking lots. Ocean Road also provides direct public access to the bluff top, where trails lead to the beach.

Additionally, parking lots 23 and 24, which are available for visitors to the coasts, are adjacent to Ocean Road.

On West Campus, the nearest public road to the coast follows the east shore of Devereux Slough to Coal Oil Point, where trails lead to the beach. West Campus Point Lane presently terminates at the southern limit of the faculty housing project. Two dirt paths lead south from the faculty housing to the bluff-top trails.

2. The 1990 LRDP

Figure 27 in Part 2, Chapter III, Section A shows roadway and path improvements in conjunction with planned new development. Since existing roadways on the Main Campus already parallel the shoreline or approach it directly and no new development will be built between the roads and the shoreline, existing public access from these roadways to the coasts will not be diminished by projects on the Main Campus. Pedestrian paths will be improved within the planned Lagoon park adjacent to the proposed new student housing (See part 2, Chapter IV - Recreation). The path will connect a small parking area within the proposed round-about at the terminus of Ocean Road.

3. The 2006 North and West Campuses LRDP Amendment

For the North Campus, the nearest public roadways to the shoreline are Phelps Road and Storke Road. Phelps Road terminates at Cannon Green Drive at the entrance to the proposed North Campus faculty housing. As discussed in the preceding sections, existing public access from the western terminus of Phelps Road will be improved and enhanced for pedestrians and bicycles under the Project. On the Storke-Whittier parcel, proposed development of student housing will provide new pedestrian and bicycle corridors will link Class I facilities on Storke Road to the shoreline and coastal open space areas via the Venoco Oil access road.

For the West Campus, the nearest public roadway to the shoreline is Camino Majorca. New coastal access parking on the West Campus Bluffs will enhance public access from this roadway. Access from other nearby roadways such as Devereux Road and West Campus Point Lane will not be affected by proposed development. New public access parking at the southern terminus of Devereux Road will enhance public access to the shoreline from Coal Oil Point. West Campus Point Lane terminates at the southern limits of the existing West Campus Point faculty housing. An existing dirt path that extends south from this housing to the bluff-top trail will be improved to facilitate access and protect vernal pools. Preservation of the West Campus Bluffs as a nature park and the careful siting and reconstruction of the conference facility at Coal Oil Point will ensure that existing public access from these roadways on West Campus to the coast will not be diminished by any future development.

D. PUBLIC FACILITIES DISTRIBUTION [PRC § 30212.5]

Whenever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an areas so as to mitigate against the impacts, social and otherwise, of overcrowding and overuse by the public of any single area.

1. Existing Conditions and the 1980 LRDP

Parking Facilities

Parking areas are the only public facilities on Campus to which this section of the Coastal Act applies.

The 1980 LRDP provided for coastal visitors to use six well-distributed parking lots on Main Campus (see the lots on Figure 26, numbered 1, 5, 6, 10, 22 and 23, according to the designation established by the Campus), as well as unmarked spaces at Coal Oil Point. The distribution of coastal visitors among these lots is managed by parking control officers posted at two entry kiosks on Main Campus. Ample parking for coastal visitors is usually available on Main Campus during peak coastal access demand periods. Coastal visitors mostly park on Campus during the summer, evenings, holidays and weekends, when Campus demand for parking is low (see FEIR, Chapter 4.16 - Traffic).

UCSB provides a total of about 5,400 parking spaces in forty-two surface lots. Based upon an occupancy survey conducted by the Campus Parking Services in January 1989, the Main Campus does not have sufficient parking resources to meet peak demand from commuting faculty, staff and students (see FEIR Chapter 4.16 - Traffic). The deficiency is greatest on the east, northcentral and northwestern portions of the Main Campus. Lots 1 and 10, among the six lots designated for coastal access parking, are most affected.

Campus lots are used by visitors to the Campus as well as to the coast, so it is difficult to determine the number of persons that actually use specific lots for coastal access. It would be impractical to set aside parking for the exclusive use of coastal visitors because of the difficulty of monitoring the destinations of pedestrians once they have left their parked cars.

Immediately east of Campus is Santa Barbara County's Goleta Beach Park. The park is used most intensively in the summer and on warm springs and fall weekends. The park has ample parking which is used by some students to avoid paying the Campus' daily parking fee. While the Campus and the County have no agreement for UCSB students to use the parking lot, UCSB students do not appear to compete with park visitors for parking. This is because peak periods of beach activity are counter-cyclical to peak periods of Campus activity. Policy 7-12f of the County LCP requires the County to pursue an agreement with UCSB to use Campus parking lots to accommodate the overflow from Goleta Beach park during peak-use periods. The Campus is interested in pursuing such agreements.

The supply of parking spaces on the West Campus is expressly controlled to minimize impacts of overuse on the sensitive environment of the Coal Oil Point Natural Reserve and adjacent areas. The 1980 LRDP defined a parking standard of one space per primary work station plus ten percent additional space for visitors, in conjunction with the development of institutes and bureaus proposed for the northern portion of West Campus in the 1980 LRDP. Because no such uses are proposed in the 1990 LRDP the development standard is dropped in the 1990 LRDP. For housing, one and one-half spaces per unit plus one half space for guests was required; the minimum two parking spaces per unit development standard for West Campus is retained in the 1990 LRDP for faculty housing.

Parking Improvements

UCSB policy is to increase its parking inventory as development expands (see FEIR, Chapter 4.16 - Traffic). The 1980 LRDP discussed the addition of 410 parking spaces to existing lots between 1983 and 1986. The 1980 LRDP projected an additional demand for about 430 spaces for the academic year of 1985-86 and 1986-87. Three alternatives for meeting the additional parking demand were proposed in the 1987 amendment to the 1980 LRDP: 1) expand lots by re-striping or altering lot configuration including the introduction of compact car spaces (implemented); 2) restrict the use of the automobile through policy changes (e.g., enhanced public transit and van-pooling) (implemented); and 3) construction of parking structures on the Main Campus (not implemented). No parking structures have been developed because the Campus has been able to meet demand for parking through judicious use of its surface parking facilities and transportation demand management. The 1980 LRDP Land Use/Access Map proposed development of parking lots at three locations: 1) Lot 30 (developed); 2) on the site of the temporary building housing the College of Creative Studies (not developed); and 3) south of the Carrillo Commons (not developed). Funds have not been available for relocation of the College of Creative Studies. The site south of Carrillo Commons is designated for expanded housing and parking in the 1990 LRDP.

2. The 1990 LRDP

Planned Parking Facilities

Planned growth in enrollment, faculty and staff during the period 1990-2005 will create the need for about 1,200 new parking spaces on the Main Campus (see FEIR, Chapter 4.16 - Traffic). These new spaces are in addition to replacement spaces that will be developed to replace those spaces lost through redevelopment of existing parking lots. Private parking in conjunction with planned student and faculty housing complexes will be provided for the residents of the projects.

The demand for academic parking will be met through the development of new surface and garage facilities in conjunction with new enrollment growth. The new spaces will be distributed along the sites identified by the "P" designation on the Land Use and Circulation map at the end of this document, reserving flexibility in the siting, type and timing of facilities at particular locations. The new parking will be provided at locations mostly inland from the coast (except for lot 10 where a parking garage may replace existing parking). These new parking locations are distributed across the Main Campus to prevent overcrowding and overuse of Main Campus coastal areas.

~~New West Campus development is limited to faculty and student housing, each of which will be provided with its own private parking. Accordingly, there will be no new demand for parking on West Campus. Nevertheless, the 1990 Land Use and Circulation map proposes two new parking lots to enhance coastal access on the West Campus. Up to ten spaces will be provided near the entrance to West Campus, for visitors to the Coal Oil Point Natural Reserve—a minimum number consistent with the Campus' intent to protect the Reserve environment from overuse. Another thirty to fifty spaces will be provided at Coal Oil Point for UCSB seminars, researchers in Coal Oil Point Natural Reserve and beach visitors. Both lots will be controlled by permit. These lots will supplement those on the Main Campus and mitigate potential impacts associated with overuse or unavailability of any particular lots on the Main Campus. Additionally, these lots will distribute beach traffic to the relatively less used West Campus beaches.~~

3. The 2006 North and West Campuses LRDP Amendment

No formal public parking is provided for coastal access on the North and West Campuses under the 1990 LRDP. Under the 1990 LRDP existing parking at Coal Oil Point is restricted to Reserve and Cliff House activities. Existing lots at Cameron Hall, the Children's Center and the horse stables are also restricted to the use of those facilities. Unregulated parking occurs in the dirt areas along the south side of Phelps Road within the University's North Parcel and the Goleta School District's property.

The 1990 LRDP provided for the addition of 5 to 10 coastal access parking spaces at the west end of the student gardens in conjunction with development of student housing then designated for the West Campus Mesa. Under the 2006 North and West Campus LRDP Amendment, existing policies related to coastal access parking have been revised to relocate the 5 to 10 spaces away from the Slough and student gardens; increase the amount of public coastal access parking to up to 80 spaces; incorporate handicap accessible spaces into new parking areas; and ensure that distribution of the parking will avoid overcrowding or overuse in any single area (refer to Policies 30210.6, 30210.7, and 30210.14).

The 2006 North and West Campuses LRDP Amendment proposes new public coastal access parking at up to four (4) locations within the North and West Campuses: Phelps Road, Cameron Hall, Camino Majorca, and Coal Oil Point. Twenty (20) spaces will be provided on the North Parcel just off Phelps Road, and 20 spaces will be provided south of Cameron Hall. The University proposes either 20 public coastal access parking spaces at the Coal Oil Point parking lot (Appendix F, Figure U) and 20 spaces at a new parking lot just off Camino Majorca lot (Appendix F, Figure S), or no coastal access parking at Coal Oil Point and 40 coastal access spaces at Camino Majorca (Appendix F, Figure T).

3.4. Policies and Implementation Measures

Policies of Part 2, Chapter III Section A - Public Access, relating to the designation of particular parking lots for coastal access also apply to the concerns of this section about the distribution of public parking throughout the area.

IV. RECREATION

A. PROTECTION OF CERTAIN WATER-ORIENTED ACTIVITIES [PRC § 30220]

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

1. Existing Conditions of the 1980 LRDP

The southern and eastern exposures of the Main Campus front on the Pacific Ocean. Approximately 3,100 feet of sand beach lies below the southern coastal bluffs and 4,600 feet of sand beach lies alongside the eastern bluffs. The Campus Lagoon is adjacent to the beach across sandbars on the south and east coasts of the Main Campus.

The southern exposure of West Campus also fronts the Pacific Ocean. Approximately 2,800 feet of sand beach lies below the coastal bluffs between Isla Vista and Coal Oil Point. The 2,200 feet of beach west of Coal Oil Point is adjacent to Coal Oil Point Natural Reserve, including rolling dunes and flat sand beaches.

The nearly two and one-half miles of Campus beaches are well suited for water-oriented recreational activities including swimming and surfing. Additionally, Campus beaches are used for many other recreational purposes, including sunbathing, jogging, volleyball and nature study. The non-beach coastal area of the Campus Lagoon and adjacent paths is used for crew boating, walking and jogging, and nature study. The Campus beaches are open to the public and are a major recreational resource for the entire South Coasts area.

The 1980 LRDP referenced these water-oriented recreational uses and did not propose any new development that would impact them. Accordingly, no policies were adopted by the Commission.

2. The 1990 LRDP

The 1990 LRDP does not propose any new development that would impact water-oriented recreational uses. The Campus beaches will remain open to the public for recreational purposes.

3. Policies and Implementation Measures

As designated in Figures 28 *and* D and discussed in Part 2, Chapter V, Section A, *most of* the Coal Oil Point Natural Reserve, the Campus Lagoon and the Campus beaches are protected as Environmentally Sensitive Natural Habitat Areas.

B. OCEANFRONT LAND; PROTECTION FOR RECREATION USE AND DEVELOPMENT [PRC § 30221]

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in that area.

1. Existing Conditions and the 1980 LRDP

The ~~815,989~~-acre UCSB Campus is a major recreational resource for the entire South Coast community. The Campus provides an abundance of both developed recreational facilities and undeveloped recreational areas. There are roughly seventy-seven acres of the Campus devoted to recreational facilities including two gymnasias, swimming pools, twenty-four tennis courts, five outdoor basketball courts, two baseball diamonds and twenty-five acres of recreations fields. Many of the Campus' developed facilities are open to the public as well as to UCSB students, faculty and staff (see FEIR Chapter 4.14 - Parks and Recreation). Additionally, certain Campus organized recreational facilities such as athletic fields, and tennis courts are open to the public, when not occupied by classes. There are vacant, open fields used for walking and bicycling, such as along the top of coastal bluffs on the Main and West Campuses and along the Campus Lagoon on the Main Campus. The 1980 LRDP identified these recreational resources, but did not provide any policies. Aside from the frontage of the lagoon adjacent to the existing University Center and faculty club, these open fields are in an undeveloped but degraded condition.

2. The 1990 LRDP

Planned Parks

While UCSB provides many existing recreational opportunities for the Campus and general public, the 1990 LRDP proposes the expansion of existing recreational areas and development of new recreational areas, particularly along the coastal bluffs on the southern exposure of the Main Campus. The Campus Plan expands the area devoted to recreational fields and facilities from about seventy-seven to eighty-six acres. Other areas designated as open space on the proposed Land Use and Circulation map, including the coastal bluffs on the West Campus, will also be available for passive recreational use.

As discussed in Part 2, Chapter II - New Development, the 1990 LRDP proposed development of 140,000 assignable square feet of student services, which includes potential new indoor athletic facilities, to be located inland on the Main Campus, reserving oceanfront land for Campus and public passive recreation use.

On the Main Campus, Lagoon Park will be developed on approximately 4.4 acres running from Commencement Commons, southward adjacent to proposed new student housing and thence westward along the top of bluff to Isla Vista. The park will contain passive recreational facilities such as pedestrian paths and picnic tables, in keeping with the adjacent natural setting of the Campus Lagoon.

On West Campus, about 19 acres of open space will be retained along the coastal bluff between Coal Oil Point and Isla Vista. This area could include such recreational facilities as pedestrian and bike paths for coastal access, and potential amenities such as benches, and picnic tables.

3. The 2006 North and West Campuses LRDP Amendment

The 2006 North and West Campuses Amendment provides approximately 314 acres of natural open space and natural reserve including the entire oceanfront from Isla Vista to Ellwood Mesa and contiguous upland areas extending as far north as Phelps Road. While this area is not planned for or equipped with facilities suitable for organized sports, it is widely recognized for its diverse natural resources, scenic qualities, and recreational opportunities (It should be noted that COPR is not generally considered recreational open space. Recreation within the Reserve is limited to passive recreation on the Pond Trail and on Sands Beach outside of the fenced plover area.). The existing system of public and private roads, developed trails, and informal trails provide access to thousands of visitors each year to bluffs, the beach and the ocean. In fact, increased visitation over the years and unmanaged access have resulted in a proliferation of informal trails and localized trail and bluff erosion, which in turn have adversely affected sensitive habitat and created public safety hazards.

The oceanfront open space of the North and West Campuses is considered an important recreation resource, and will be maintained for suitable coastal recreation including but not limited to walking, jogging, biking, horseback riding, bird watching, swimming and surfing. In addition, consistent with existing Coastal Policy 30221.1, open space and recreational facilities within the proposed student and faculty housing developments will be required so as not to overburden oceanfront recreational areas.

34. Policies and Implementation Measures

30221.1

New student and faculty housing projects including those adjacent to coastal bluff-top park and open space recreation areas will contain recreational facilities and open space so as not to overburden oceanfront recreational areas.

30221.2

Policy deleted.

30221.3

Lagoon Park will be developed on approximately 4.4 acres running from Commencement Commons along the bluff above the Campus Lagoon and along the top of bluff on the southern exposure of Main Campus as part of the student housing project. The park shall include such facilities as pedestrian paths, seating, picnic tables and children's play equipment built along the bluff top within the setback area described in policies in Part 2, Chapter II, Section B, Scenic and Visual Qualities. The park shall be landscaped with predominately drought-tolerant native grasses, shrubs and trees.

C. LOWER COST VISITOR AND RECREATION FACILITIES [PRC § 30213]

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

1. Existing Conditions and the 1980 LRDP

As discussed in Part 2, Chapter A (water-oriented recreational areas) and Part 2, Chapter B (protected oceanfront recreational areas) of this chapter, the Campus provides many developed recreational facilities, recreation programs and undeveloped recreational areas. Most developed recreation facilities and recreation programs are open to the public for a modest charge and with certain restrictions (see FEIR Chapter 4.14. - Parks and Recreation). Other open spaces, including Campus athletic fields, when not occupied by classes, and Camps beaches are free to the public. These are no overnight accommodations for public use on Campus.

The 1980 LRDP referenced the above described lower cost public recreational facilities and areas, but did not include any specific policies regarding their use.

2. The 1990 LRDP

The 1990 LRDP creates policies to make the above described lower cost recreational facilities and areas available to the public.

3. The 2006 North and West Campuses LRDP Amendment

Under the 1990 LRDP the North and West Campuses provide few formal recreational facilities. Those that do exist are located on the West Campus. Trails, which are the primary recreation facility within the area, are generally informal, "volunteer" trails that have been worn by years of unmanaged use. The only improved trail occurs along the West Campus Bluffs between Camino Majorca and Coal Oil Point. Improvements associated with this trail include a handful of picnic tables at the east end and about a dozen rustic benches along the blufftop. The COPR also maintains approximately a half dozen benches around Devereux Slough, particularly for use by birdwatchers. COPR also has installed a number of interpretive signs in the area to enhance visitors' appreciation of the resources.

The open space and bicycle, pedestrian and equestrian trails designated in the 2006 North and West Campus LRDP Amendment will be open to the public. These trails will include benches and vista points where desirable views exist, and interpretive signs will be posted at various locations throughout the Open Space Area. There will be no charge to use the trails or open space areas, although parking fees may be charged to cover capital, operations, and maintenance costs. Additional recreational facilities and open space will be provided within the proposed housing complexes on the North and West Campuses to serve residents.

3.4. Policies and Implementation Measures

A complete discussion of campus recreation facilities is provided in Part 2, Chapter IV, Section B.

30213.1

Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at ~~no~~ *prevailing* cost, when not occupied by UCSB classes or programs (*Amended in 2006*).

30213.2

Indoor recreational facilities such as weight rooms, gymnasias and the swimming pool may be used by the public, at low cost on a per-use or quarterly basis, as established by Campus administrative programs.

V. LAND RESOURCES

A. ENVIRONMENTALLY SENSITIVE HABITAT AREAS; ADJACENT DEVELOPMENTS [PRC § 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.*

1. Existing Conditions and the 1980 LRDP

UCSB retains very little land on its ~~three~~ four campuses which might be considered in a natural state (see FEIR, Chapter 4.4 - Biotic Resources), the most is located on North and West Campuses. The Main Campus is located on a marine terrace, most of which was graded to a depth of about eight feet prior to acquisition by the University. Land uses prior to University acquisition and Campus development include ranching, agricultural cultivation and a US. Marine Corps Air Base. Native plants and animals have been replaced by non-native plants and animals in many locations on Campus, particularly on the Main Campus. The environmentally sensitive habitat areas discussed below are relatively less disturbed and still provide habitat for native plants and animals (see FEIR, Chapter 4.4 - Biotic Resources).

Environmentally Sensitive Habitat Areas

Under the California Coastal Act “environmentally sensitive area means any area 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 30107.5).” The 1980 LRDP identified environmentally sensitive habitat areas on Campus using the following criteria:

- Areas that support plant or animals species which are officially classified as “Rare or Endangered” or “Fully Protected” by State or Federal agencies.
- Areas that support a large number and/or diversity of species. If such areas were lost, many species that are now regularly occurring would become locally threatened or disappear.
- Areas that represent the last example of a certain habitat type on Campus, the disappearance or major alteration of which would result in a loss of species that depend solely on the habitat type.
- Areas that provide unique opportunities for UCSB instruction and research.
- Environmentally sensitive habitat areas identified by applying the above criteria are listed below and illustrated in Figure 28 and Appendix F, Figure D:
- Parts of Coal Oil Point Natural Reserve on the North and West Campuses, including the Devereux Slough, the surrounding marshy areas and riparian woodland, the grassland on the west side of the marsh and the coastal dunes,

- Campus Lagoon, lagoon island and Goleta Point, including tide pools, on the Main Campus,
- The ocean bluffs on the Main and West Campuses and Goleta Slough bluffs on the Main Campus,
- The Storke Campus Wetland, ~~and~~
- The Campus beaches; *and*
- Designated areas on North and West Campuses illustrated in Appendix F, Figure D.

All of these areas (*except for North Campus*) were included in “natural open space” or designated as “Wetland” in the 1980 LRDP. The natural open space designation limited development to research-related activities. The grasslands east of the Reserve were designated for academic, research or low density residential development.

The existing conditions in the environmentally sensitive habitat areas are discussed below.

Coal Oil Point Natural Reserve

West Campus contains the Coal Oil Point Natural Reserve, part of the University-wide Natural Reserve System (NRS). The University of California Natural Reserves Committee has authority to control access to the Reserve, reviews proposals for minor development (e.g. blinds, installation of equipment, etc.) to support research activities within the Reserve, and recommend management and maintenance programs for the Reserve. Portions of the perimeter of the Reserve are fenced and identified with posted signs and supervised and maintained by a caretaker who lives at Coal Oil Point. In addition, a police officer lives at Coal Oil Point in a small studio apartment contiguous to the Cliff House seminar facility. Coal Oil Point, which is adjacent to the Reserve, is not part of the Reserve. Coal Oil Point is patrolled frequently by Campus parking and police officers to control littering and unpermitted parking. Excessive numbers of people, coupled with the lack of public restroom at Coal Oil Point, has the potential to adversely affect the Natural Reserve. Therefore, the 1990 LRDP calls for the provision of restroom facilities at or near Coal Oil Point in conjunction with development of the proposed new access stairway on the east side of the Point (see part 2, Chapter III, Section A). In 1994 the University acquired the West Devereux Property (North Campus) which added 40 acres to the Coal Oil Point Natural Reserve. Not all 40 acres were designated as ESHA, but remained as “Natural Reserve” as shown on Appendix F, Figure D.

Habitats of significance within the Reserve include the Devereux Slough, the grassland areas west of the Devereux Slough (which support such endangered species as the White-tailed Kite and Short-eared Owl), stands of pine and eucalyptus trees throughout the area, the pine and cypress trees near Coal Oil Point, and the Slough. The Devereux Slough provides a freshwater marsh environment in the rainy season and a brackish salt marsh environment during the dry season. The fragile dunes are fenced along the beach to keep pedestrians from disturbing dune vegetation (plant species are documented in Chapter 4.4 - Biotic Resources of the FEIR).

The Devereux Slough supports one of the most diverse populations of waterbirds of any coastal wetland in Southern California. Large numbers of herons, waterfowl, shorebirds, gulls and tern are often present. Several species classified as a rare or endangered have been observed, including the Peregrine Falcon, Least Tern, and “Belding’s” Savannah Sparrow. Many nature study groups and bird watchers come to West Campus to observe wildlife from Devereux Road or—by special permit—from within the Reserve.

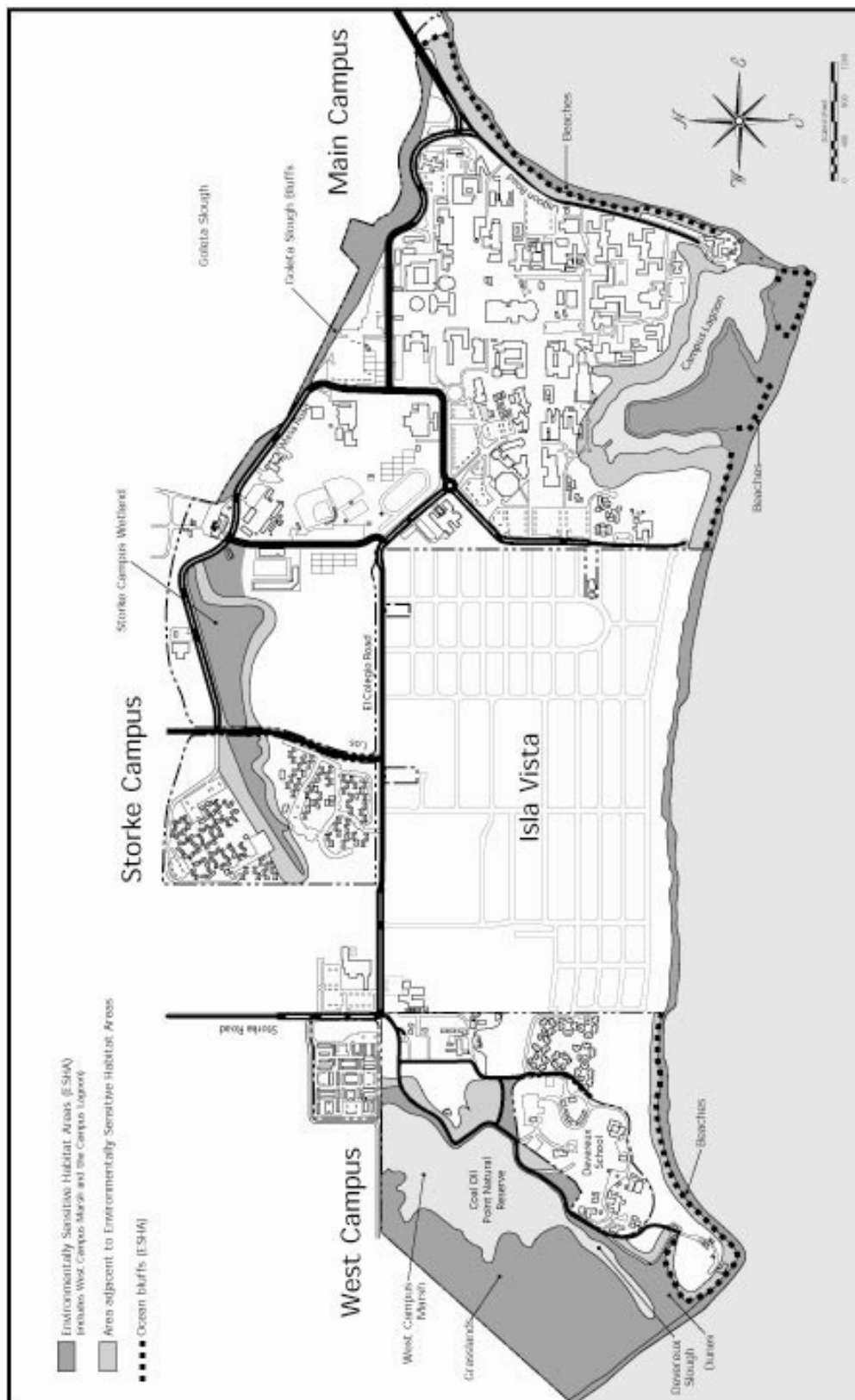


FIGURE 28 Environmentally Sensitive Habitats

The 1980 LRDP proposed no changes to the Devereux Slough. However, since the marsh was identified as silting-up from sediment transported down Devereux Creek, periodic dredging was proposed to maintain the marsh in its present state. Without dredging, the 1980 LRDP indicated that the marsh could become a dry upland habitat inhospitable to many plant and animal species. Removal of sediment would create more open water and shallow water mudflat for waterbirds. Dredging was not stated as a policy of the 1980 LRDP; rather, a policy was include requiring preservation, protection and management of the marsh, in accordance with the 1985 Wetlands Restoration and Management Plan. The 1990 LRDP retains this policy. ~~It also retains another policy of the 1980 LRDP requiring the Campus to work with the owner of the West Devereux Property and the County of Santa Barbara to ensure that the specific plan for the West Devereux Property includes appropriate erosion and desedimentation control measures to protect the marsh.~~

Other 1980 LRDP policies to protect the Reserve included regulation of pedestrian entry by permit from Natural Reserves Committee representative on Campus (permits are generally given to students and faculty researchers), control of unleashed dogs and motor vehicles through fencing and the posting of signs (present policy is to replace signs, if vandalized), a restriction on development to research-related structures, and a prohibition on mowing of grasslands (except for fire protection) which would be carried out in the 1990 LRDP. These policies are consistent with policy A-1 of the City of Santa Barbara Airport and Goleta Slough (1982).

Campus Lagoon

The Campus Lagoon area on the Main Campus is an environmentally sensitive habitat because it is a rich habitat for plants and a valuable foraging area for a variety of birds. The present Camps Lagoon was originally a salt flat, at higher elevation than the ocean and cut off from tidal flows by sandbars. These sandbars are occasionally breached by Winter stormwaters, which threaten the lagoon habitat. The Campus has proposed a revetment to reduce the risks to the lagoon posed by winter storms. This revetment is fully discussed in Part 2, Chapter VI, Section D of the 1990 LRDP.

The lagoon is a brackish pond receiving nutrients and recharge from storm water runoff and seawater discharge from the marine science laboratories. During a one-year test period, the physical and chemical differences between the discharged seawater and fresh seawater were insignificant. The Campus maintains a four-foot water level in the lagoon during periods of drought to reduce eutrophication and to preserve water quality. The lagoon water level is maintained by pumping seawater into the lagoon. Rowing by Campus crew teams is allowed in the lagoon. Among other waterfowl, the lagoon supports the endangered Brown Pelican and the endangered Least Tern, although there is no evidence that the Least Tern has ever nested on Campus (see FEIR Chapter 4.4 - Biotic Resources).

The lagoon “island”—actually a peninsula extending north into the lagoon from the coast—supports roosting, migrant and wintering birds (FEIR, Chapter 4.4 - Biotic Resources). The area is also a valuable resource for pedestrians and bicyclists as a place for quiet recreation and nature study. Such uses are compatible with the environmental setting of the area.

Ocean and Goleta Slough Bluffs on the Main Campus

The ocean-facing bluffs are environmentally sensitive habitat areas in their own right and also serve as a buffer zone for the Campus Lagoon and Campus beaches which also are environmentally sensitive habitat areas. The face of the bluffs contains seeps, moist ledges, and crevices which support significant

plant communities (see FEIR, Chapter 4.4 - Biotic Resources). The 1980 LRDP did not propose development that would alter bluffs, but allowed for the development of erosion protection barriers (to prevent erosion caused by heavy tidal action) on the east facing bluff on Main Campus if Campus development was immediately threatened. No particular building setback from the bluff was required, although Part 2, Chapter III, Section A (Section 30253), dealing with safety and stability of new development, cites a 1980 policy requiring that new development within 100 feet of the bluff-top be located a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of seawalls. No development was proposed or constructed which would intrude upon this area.

The bluff adjacent to Goleta Slough on the Main Campus forms a contiguous part of the slough habitat area and supports the last example of a native oak community on Campus. The bluff also accommodates plant and animal populations unique to the Campus (see FEIR, Chapter 4.4 - Biotic Resources). The bluff is well protected because University Road separates the academic areas of the Campus from the bluff, and there is no pedestrian pathway along the top of the bluff. The 1980 LRDP requires preservation of this habitat and no construction between University Road and the bluff-top. The Campus has adhered to these policies.

The Wetland on the Storke Campus

The 26-acre Storke Campus Wetland is an environmentally sensitive habitat area which runs east-west through Storke Campus and is bisected by Los Carneros Road. The portion east of Los Carneros is surrounded by tree-covered bluffs, while the portion west of the road, bordered by the Storke Apartments and Santa Ynez housing complex, is relatively treeless. Upland grasslands adjacent to the wetland have little habitat value (see FEIR, Chapter 4.4 - Biotic Resources). An approximately six-acre site north of Harder Stadium was filled in the past and has relatively little habitat value, although it was included within the natural open space area surrounding the wetland in the 1980 LRDP.

Storke Campus Wetland comprises an environmentally sensitive habitat area because it provides feeding and nesting areas for birds and animals of Goleta Slough. The area is characterized by both fresh and salt water wetlands and valley grassland. The freshwater wetland habitat is particularly valuable because it supports several rare or local breeding species (e.g. the Virginia Rail, Red-winged Blackbird, and Red-legged Frog). Because the intrusion of saltwater into the wetland was thought to adversely affect these species, the 1980 LRDP included a policy to prevent seawater intrusion through the City of Santa Barbara's tide gates at the airport. The 1980 LRDP also addressed concerns that seawater could infiltrate the Isla Vista Sanitary District sewer manholes and two trunk sewer mains which cross the wetland, causing a damaging influx of saline water to the treatment plant, and corrosion to gas lines which cross the wetland. Seawater has not closed during this period. Additionally, the 1980 LRDP included policies to protect the wetland from siltation and contamination from runoff, including the requirement for a 100-foot building setback, and control of storm drainage (policies implemented with respect to expansion of Santa Ynez housing). Finally, the spoil material north of Harder Stadium was to have been removed in conjunction with local construction projects, and the land graded and gullies eliminated to prevent siltation. Construction has not occurred and grading has not yet taken place at this location, which is suggested for parking in the 1990 LRDP.

Beaches

The Campus beaches are environmentally sensitive habitat areas because the beaches support a large number and a diversity of species. The beaches support large number of arthropods, which consume the

masses of kelp washed ashore from the offshore kelp beds. Large numbers and a diversity of shorebirds feed on the arthropods. The area also hosts resting gulls and terns. The upper beach provides a habitat of storm debris for a variety of reptiles. The 1980 LRDP included policies to control erosion on the face of bluffs caused by excessive irrigation near the bluff face or storm water inundation of the bluffs. These policies were primarily directed at issues of safety and stability pursuant to Part 2, Chapter II, Section C, but also serve to limit erosion onto beaches which could disrupt beach habitats.

2. The 1990 LRDP

Environmentally Sensitive Habitat Areas

While the development proposals and land use categories in the 1990 LRDP have been changed, the basic concepts for protection of environmentally sensitive habitat areas (ESHAs) have not changed: the 1990 LRDP builds upon the 1980 LRDP policies and standards dealing with the siting, density and set backs of new development for ESHAs, incorporating most of those which are still applicable.

The proposed 1990-2005 Land Use and Circulation map showing the fold-out map at the end of this document includes two land use designations; open space and environmentally sensitive habitat areas. The protected environmentally sensitive habitat areas on this map are the same as shown in Figure 28. These areas include the Coal Oil Point Natural Reserve; the Campus Lagoon, lagoon island and Goleta Point, including the west bluff of the lagoon; the Goleta Slough bluff; and the Storke Campus Wetland. Appendix F, Figure D shows environmentally sensitive habitat areas for North Campus and are updated for Coal Oil Point and West Campus. Environmentally sensitive habitat areas will be protected against any significant disruption of habitat values because no development, with the exception of limited research functions in the Coal Oil Point Natural Reserve will be allowed within these areas.

While some areas designated “natural open space” in the 1980 LRDP were ESHAs, others were not. The 1980 LRDP classified some areas adjacent to environmentally sensitive habitat areas in the natural open space category because they act as visual resource or buffer zones to the ESHAs. The buffers included a strip of land along the top of the ocean bluffs on the Main and West Campuses; the banks of the Campus Lagoon; areas bordering the Storke Campus Wetland; and the banks of the Devereux Slough (east side). In other areas where open space was not available as a buffer, the 1980 LRDP provided for protection of the ESHA by associated policies and standards such as building setbacks, control of runoff, fences and signs, etc. This approach is carried forward in the 1990 LRDP, although the confusing category of “natural open space” has been eliminated and replaced by “open space” and other policies and standards which serve to buffer ESHAs.

The 1980 LRDP included a series of policies dealing with building densities, land coverage and setbacks on West Campus, in Part 2, Chapter II, Section A. There is also a separate section in part III of the 1980 LRDP dealing with development standards on West Campus. Since these policies relate most closely to issues raised by development near environmentally sensitive habitat areas, they are discussed in this Chapter. Most of the 1980 policies and standards for West Campus are no longer appropriate because of the changes in land use and accompanying policies and standards in the 1990 LRDP.

On the northern site of West Campus, only academic and research uses were allowed (except for the identified archaeological site, designated natural open space), with buildings concentrated east of the dividing road (now West Campus Point Lane) and lower density west of the road nearer to the Devereux Slough. There was to be a 100-foot set back from the marsh wetland, a fifty foot setback from

the trees on the bluff to the southwest classified natural open space, and a fifty foot setback from the eucalyptus trees along the east property line. In the 1990 LRDP, the site on the east side of West Campus Point Lane is designated for family student housing, and the site on the west side of the road is designated for lower density faculty housing.

The 1980 LRDP policies governing density for the site (and building height, discussed in Part 2, Chapter II, Section B, Visual And Scenic Qualities) related to controlling the size of academic development proposed in the 1980 LRDP which is not part of the 1990 LRDP. The 1990 LRDP specifically proposes a low density development of 118 family student apartments with a height limit of thirty-five feet. Protection of the Devereux Slough is provided by the retained 1980 LRDP setback of development of fifty feet from Devereux Road. The 1990 LRDP adds more native trees in the setback and requires that the setback be increased where existing trees near the setback can be incorporated. The trees on the bluff to the southwest are classified open space in the 1980 LRDP and will be retained to provide a similar buffer on the Slough. Other policies governing runoff from impervious surfaces (in part 2, Chapter VI - Marine Resources) will serve to protect habitat values. The 1980 LRDP setback of fifty feet from the eucalyptus trees adjacent to the Isla Vista border is retained for the northern, as well as southern site on the West Campus.

In the 1980 LRDP, housing was allowed on the southern portion of West Campus, in the area now developed with faculty housing, and low density academic or research was allowed on Coal Oil Point. The area south of the faculty housing was designated general open space, to within 100 to 200 feet from the edge of the bluff, which was designated natural open space. The development boundary could be adjusted for public access, resource protection or, with the approval of the Coastal Commission's Executive Director, unforeseen site conditions. Allowed coverage of land by buildings on Coal Oil Point was variously described as thirty-five percent, twenty percent or ten percent in different policies and standards. A building setback of 100 feet from wetlands was established, along with 50 foot set backs from the top of the bluff, the eucalyptus trees and/or Isla Vista, Devereux Slough Road.

The 1990 LRDP retains in open space, the area along the coast which was designated as natural open space and general open space in the 1980 LRDP. This designation, with accompanying standards governing runoff, erosion and access, will serve the same purpose as the natural open space designation in the 1980 LRDP, in protecting the environmentally sensitive bluffs and beaches below.

The low density development of academic uses on Coal Oil Point proposed in the 1980 LRDP including a 50 foot bluff set back is retained in the 1990 LRDP. However, the building coverage standards are replaced by a policy which limits any new development on Coal Oil Point to the amount of space in buildings now located on the Point.

The 1980 LRDP included a policy requiring the Campus to take all feasible action to implement the Wetlands Restoration and Management Plan, including beginning implementation by June, 1986. However, it was acknowledged that full implementation would depend in large measure upon the availability of external funding for the most ambitious undertakings. The Management Plan has been initiated, pending completion of the comprehensive inventories of existing biological conditions on the West and UCSB Wetlands Committee. Part One of the study has been completed and concerns the flora of the wetlands. One conclusion that has emerged is that additional rather than less saltwater is needed to maintain the viability of the Storke Wetlands. Consequently, the Campus policy with respect to the City's tidal gates law has been revised. While the Wetlands Restoration and Management Plan has not yet been completed and adopted, no development has occurred on Campus which would conflict with

any of the policies for protection of wetlands in the 1980 LRDP. The 1990 LRDP reincorporates the 1980 LRDP policy requiring implementation of the Wetlands Restoration and Management Plan upon its adoption.

Policies of the 1990 LRDP will build upon and strengthen policies of the 1980 LRDP dealing with the siting of development in areas adjacent to environmentally sensitive habitat areas. Many 1980 policies have been broadened to their geographic applicability. The 1990 LRDP also requires increased building setbacks. This increased setback will prevent degradation of such area, protect coastal views as discussed in Part 2, Chapter II, Section B and ensure safety and stability of development in proximity to coastal bluffs as discussed in Part 2, Chapter II, Section C. The 1990 LRDP also includes a series of policies and development standards applicable in buffer areas which limit access to environmentally sensitive habitat areas by pedestrians and vehicles and enhance wildlife habitat (e.g. planting of native or drought-adapted trees and shrubs). For example, a new policy in Part 2, Chapter III, Section A incorporates the 1980 LRDP policy to leave the south facing bluffs in their present state, but the policy requires a fence along the West Campus bluff top and stairway to limit pedestrian access down the bluff, to better preserve the bluff.

The 1980 LRDP proposed no changes to the Campus Lagoon. The following 1980 LRDP policies have been incorporated in 1990 LRDP policies to protect the lagoon: prohibit motor vehicles (except for service and emergency vehicles), unleashed dogs, and swimming, minimize siltation of the lagoon, and prohibit chemical wastes, sewage effluent or wastewater from entering the lagoon. These policies are consistent with Policy C-4 of the City of Santa Barbara Airport and Goleta Slough LCP (1982). Two other 1980 policies have been made more stringent in the 1990 LRDP to protect the lagoon; the requirement that pedestrians and bicycles remain on existing trails has been supplemented by restricting bicycles from the lagoon island and by requiring that unnecessary paved surfaces be removed from the island and Goleta Point to create wildlife forage; and the increase in the minimum building setback around the lagoon from 50 to 100 feet.

The water quality of the Campus Lagoon will be further improved and protected under a policy of Part 2, Chapter VI, Section D by allowing for the construction of a revetment along the sandbar separating the lagoon from the ocean to prevent seawater inundation during severe winter storms, and the lagoon drains into the ocean, with consequent loss to much of its existing habitat value.

The 1990 LRDP incorporates policies which are similar to the County LCP and City Airport and Goleta Slough LCP, policies, protect environmentally sensitive dune habitats (Section 30240 policies), and which protect the water quality and habitat value. Environmentally sensitive development methods and slough protection measures (see Section 30240, 30231, 30232, and 30233 policies) require both 100 foot setbacks from environmentally sensitive wetlands (see policies 30240(b).9 and 30240(b).1) and the preservation of native vegetation. While the policies of the 1990 LRDP are not “identical” to those of the County and City Airport and Goleta Slough LCPs, and while the three documents often deal with different geographic and substantive issues, the policies of the 1990 LRDP generally are consistent with or go beyond the requirements of the County and City Airport and Goleta Slough LCPs. Most of the proposed 1990 LRDP ESHA policies were previously certified by the Commission in 1980.

3. The 2006 North and West Campuses LRDP Amendment

One of the principal objectives of the 2006 North and West Campus LRDP Amendment is to preserve and protect environmentally sensitive habitat areas both within the proposed development areas and in the adjacent Coal Oil Point

Reserve and other Open Space Areas. Toward this end, existing Coastal Act policies that restrict access to sensitive areas and provide for setbacks and buffers to these areas have been retained as is, or amended to include the North Campus within the purview of these policies. In addition, the University's portion of the Ellwood-Devereux Coast Open Space and Habitat Management Plan supplements these policies with specific actions to minimize disturbance to important biological resources.

The Amendment dedicates 40 acres, a portion of which is environmentally sensitive area, to the Natural Reserve to ensure its protection (see Appendix F, Figure D). Consistent with existing Coastal Act Element policy 30240(a).2, this new portion of the Reserve would be fenced and posted to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles.

In conjunction with the Amendment, the University intends to implement its portion of the Ellwood-Devereux Open Space and Habitat Management Plan (OSHMP) to address the care and management of open space areas covered by the 2006 North and West Campuses LRDP Amendment. The OSHMP identifies policies and actions necessary to avoid further degradation of open space areas, as well as measures to enhance degraded portions of the site. Given the condition of the site, the enhancement or restoration of all degraded areas within the site is likely to be difficult and require a concerted long-term effort to achieve. Key actions to protect and enhance environmentally sensitive habitats that will occur as a result of the Amendment include:

- The designation of the South Parcel and the West Campus Bluffs as Nature Parks that will be dedicated to the restoration of native habitats (e.g., vernal pools, riparian, grasslands, coastal and bluff scrub, etc.) within their historic range, and which will serve as mitigation banks for future University projects.
- The dedication of 40 acres, a portion of which is environmentally sensitive area, to the Coal Oil Point Natural Reserve, and its restoration per the COPR Draft Management Plan (the COPRMP would be part of a future LRDP Amendment approval):
- Removal of the Ellwood Marine Terminal facilities upon the termination of their current lease in 2016, restoration of the area to conditions approximating the natural habitat values that existed prior to the initial construction of the facilities, and designation as Open Space;
- Replacement of the existing "Arizona crossing" and under-sized drainage pipes at the north end of Devereux Slough with an arch-culvert that will reduce upstream flooding and improve the hydrologic function of the creek-slough system.
- Repair of the eroded gullies that cross the South Parcel Nature Park and restoration of approximately 1,500 linear feet of riparian habitat using check dams, stabilizing banks, removing invasive exotics, and planting native riparian species.
- Preservation and enhancement of wetland areas within the two housing developments as part of their open space system, including elimination of all development from the westernmost portion of the Storke-Whittier parcel.

34. Policies and Implementation Measures

Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, primarily through the land use designation of the Land Use and Circulation map at the end of this document, and policies and development standards specifically identified below. See Part 2, Chapter VI for additional policies dealing with control of runoff, erosion protection and fill. A policy in Part 2, Chapter II, Section B allows for trees to be trimmed to provide views to the coast or safety reasons, as long as cutting does not occur during the nesting season of local birds (January through June). This section also has policies related to planting of native, drought resistant species and restrictions on the planting of invasive species on the North and West Campuses. Provisions for protection of buffers related to ESHAs, wetlands, and riparian areas on

Campus are included below as well as Chapters A, B, D, E, and F of Section VI. Any policy retained from the 1980 LRDP, as amended, is noted as a “1980 LRDP policy”.

30240(1).1

The Campus shall implement the Wetlands Restoration and Management Plan for Storke Wetland and Devereux Slough as approved by the Campus Wetlands Management Committee and UCSB (1980 LRDP policy, as amended).

30240(a).2

Existing and proposed fences, signs and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except service and emergency vehicles) (1980 LRDP policy, as amended).

30240(a).3

Mowing of the grassland in the reserve is prohibited, except for fire protection and eradication and control of non-native species pursuant to an approved restoration plan. ~~shall be avoided prior to the time plants go to seed~~ Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration. (1980 LRDP policy, as amended) (Amended in 2006)

30240(a).4

To preserve roosting habitat for sensitive bird species and monarch butterflies, special consideration and care shall be given prior to the removal of any significant non-native trees such as eucalyptus, and some pine species that are recognized roosting areas for sensitive species. Non-native tree and brush species may be removed if their presence inhibits fulfillment of other LRDP objectives such as restoration of native habitat and biological studies show that the trees do not provide habitat for rare or sensitive species. ~~and other trees and brush located on the bluff east of Coal Oil Point Natural Reserve outside of the faculty housing development and outside of the Coal Oil Point development will not be removed except where necessary to accommodate new structures or infrastructure.~~ (Amended 2006 to focus protection to significant habitat and add protection for Monarch butterflies.)

30240(a).5

To preserve roosting habitat for birds, mature trees in and around the student garden on West Campus will not be removed except where necessary to accommodate new structures or infrastructure.

30240(a).6

Signs prohibiting unauthorized vehicles (except service and emergency vehicles) pedestrians and domestic pets from entering the Reserve shall be posted along its perimeter eastern boundary. Signs shall be posted when ~~West~~ North Campus housing is constructed (Amended in 2006).

30240(a).7

Motor vehicles (except for service and emergency vehicles), unleashed dogs and swimming shall be prohibited in the Campus Lagoon and lagoon island environmentally sensitive habitat area (1980 LRDP policy, as amended). Signs restricting such access and activities shall be posted.

30240(a).8

Pedestrians and bicycles shall be encouraged to remain on existing trails (1980 LRDP policy, as amended). Signs shall be posted.

30240(a).9

Bicycle access to the lagoon island shall be prohibited. Signs prohibiting unauthorized bicycle traffic shall be posted.

30240(a).10

South-facing ocean bluffs on the Main and West Campuses shall be left in their present state (1980 LRDP policy, as amended).

30240(a).11

The Goleta Slough habitat will be preserved and protected (1980 LRDP policy, as amended).

- a. There shall be no construction on these bluffs, or in the area between University Road and the bluff-top (1980 LRDP policy, as amended).
- b. Dumping of refuse or other debris on or near the slough bluffs is prohibited (1980 LRDP policy, as amended).
- c. Oak trees along the bluffs shall be preserved and protected (1980 LRDP policy, as amended).
- d. Cypress, pine and eucalyptus trees along the bluffs shall be preserved and protected to the greatest extent feasible (1980 LRDP policy, as amended).

30240(a).12

Channels and large scale removal of marsh material in the Storke Campus Wetland is prohibited (1980 LRDP policy, as amended).

30240(a).13

Unleashed dogs shall be prohibited in the Storke Campus Wetlands (1980 LRDP policy, as amended).

30240(a).14

The Campus shall work with the City of Santa Barbara to allow tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates (1980 LRDP policy, as amended).

30240(a).15

Unleashed dogs and motor vehicles, except for service and emergency vehicles, shall be prohibited on Campus beaches *and in the North and West Campuses open space areas* (1980 LRDP policy, as amended, *amended in 2006 to expand the prohibition on motor vehicles and unleashed dogs to the proposed open space areas*).

30240(a).16

The Campus shall use mosquito control methods with the least effect upon non-target organisms. Wetlands shall not be drained for this purpose, nor shall non-native larval predators be introduced.

30240(a).17

~~The horse paddocks in the watershed of the North Finger of the Devereux Lagoon shall be removed as part of the restoration plan for this wetland before the beginning of the 1992-1993 academic year. The horse paddocks located on West Campus will remain as long as any proposed future modifications or improvements are consistent with LRDP policies. (*Amended in 2006 to reflect the University's retention of the horse stables*).~~

30240(a).18

To keep pets out of the natural open space areas and to limit pedestrian movement to designated trails, fencing will be required in private back yards adjacent to the public access corridors and open space areas identified in Appendix F, Figure H. Pets shall be allowed in the faculty and student housing developments on North and West Campuses as long as dogs are kept on leash outside of fenced yards and only indoor cats are allowed (Amended in 2006).

30240(a).19

Onsite or offsite mitigation at a replacement ratio of 2:1 shall take place to minimize the impact of development on native grassland.

30240(a).20

Biological resources studies shall be performed prior to any bluff access or trail improvement projects on North and West Campuses and at Coal Oil Point to ensure protection of any sensitive biological resources that may be present on site.

30240(b).1

In order to protect the character and quality of the Natural Reserve, New faculty housing structures on the West Campus Mesa shall be set back as far as possible at least 50 feet from the east edge of Devereux Road as feasible on Devereux Slough (1980 LRDP Development Standard, as amended, amended in 2006).

- a. Existing trees within the designated housing areas which are near, but fall outside this setback, shall not be removed except where necessary to accommodate new utilities infrastructure.
- b. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road ~~within the required building setback~~ to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with the housing development (Amended in 2006).
- c. To the degree possible, new faculty housing should be located east of West Campus Point Lane to minimize potential impacts to the Reserve and to avoid archeological resources on the west side of the lane (Amended 2006).

30240(b).2

The vegetable garden south of married student housing on West Campus will be encouraged to continue (1980 LRDP policy, as amended).

30240(b).3

Buildings on West Campus shall be set back a minimum of 50 feet from the eastern property line with Isla Vista or the eucalyptus trees (1980 LRDP policy, as amended).

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 (1980 LRDP Development Standard as amended, amended in 2006).

30240(b).5

Policy deleted.

30240(b).6

In order to protect habitats of the Reserve:

- a. The total square footage of current and replacement Coal Oil Point structures shall not exceed the total square footage of current Coal Oil Point structures.
- b. New structures that are constructed as part of the Coal Oil Point project shall be setback a minimum of fifty feet from the bluff edge (1980 LRDP policy).
- c. Trees on Coal Oil Point will not be removed except where necessary to accommodate new structures and infrastructure.

30240(b).7

New buildings except for additions to the marine sciences laboratory complex shall be set back a minimum of 100 feet from the edge of the Campus Lagoon.

30240(b).8

In order to protect the Campus Lagoon and island, the planned new student housing and University Center expansion on Main Campus shall:

- a. Landscape the perimeter of the planned new student housing project predominately with native shrubs and trees.
- b. Orient lighting to minimize light and glare to the lagoon and tree-covered bluffs.
- c. The planned student housing shall be set back at least 150 feet from the ocean bluff top.
- d. Landscape the area seaward of the existing and proposed expansion of the University Center with predominantly native Plans compatible with the Campus Lagoon from the eastern edge of Commencement Commons on the west to a line paralleling the northern extent of San Miguel dormitory to the south. The landscape plan shall be approved by a qualified wetlands biologist, selected in consultation with the U.S. Fish and Wildlife Service and State Department of Fish and Game.
- e. The University shall:

(i) within six months from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a work program, for a wetland management plan for the Campus Lagoon and the surrounding buffer area to be prepared by the UCSB Campus Wetlands Committee or a similar organization, for Coastal Commission staff review and comment; and

(ii) within two years from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a Campus Lagoon Wetland Management Plan as an amendment to the LRDP with policies for protection, enhancement, restoration, and public interpretation and access for the Campus Lagoon. The Plan shall examine the place of the Campus Lagoon within its natural setting including consideration of hydrology, nutrient and sediment transport, specialized animal and plant communities, wildlife travel and migration, and scientific research. The Plan shall describe mechanisms for consultations and collaboration with special districts, city, county, and state agencies and funding sources, including the Coastal Conservancy. The University shall complete the LRDP amendment process for the Plan within six months of Commission action.

30240(b).9

New buildings shall be set back a minimum of 100 feet from the seasonal limits of the Storke Wetlands (1980 LRDP policy, as amended).

- a. Existing trees within the required setback area along the bluff between the planned student housing and the wetlands shall be retained.

- b. In order to protect valuable transition habitat, the width of this buffer will be 200 feet from the eastern side and southernmost point of East Storke Wetland. The proposed parking lot for the area north of Harder Stadium shall not encroach on this buffer.

30240(b).10

To prevent adverse effects of the planned remote parking lot to the east of the Storke Campus Wetlands, the perimeter of the parking lot shall be landscaped with native trees and shrubs and parking lot lighting will be oriented to minimize light and glare to the wetland habitats and adjacent tree masses.

30240(b).11

No more than ~~447~~ 50 units of ~~family student~~ faculty housing on West Campus shall be developed in the area designated for student housing on the Land Use and Circulation map (Appendix F, Figure D), at an approximate average density of ~~48~~ 7 units/acre (Amended in 2006).

30240(b).12

No more than ~~50~~ 172 units of faculty housing and 151 units of family student housing shall be developed on ~~West Campus~~ North Campus in the area designed for such housing on the Land Use and Circulation map (Appendix F, Figure D), at an approximate average density of ~~5 to 6~~ 6.5 units per acre for the faculty housing and 10.8 units per acre for the student housing, respectively (Amended in 2006).

30240(b).13

No more than 51 units of student housing shall be developed adjacent to the Santa Ynez housing complex on Storke Campus, in the area designated for such housing on the Land Use and Circulation map, at an approximate average density of 11 units per acre

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.

30240(b).15

No more than 200 units of student housing shall be developed south of San Rafael student housing in the areas so designated on the Land Use and Circulation map, at an approximate average density of 22 units per acre.

30240(b).16

A maximum allowable construction or operational sound level of 65 decibels on the A-weighted scale shall not be exceeded measured from the North or West Campus property lines (1980 LRDP Development Standard, as amended, amended in 2006).

30240(b).17

At Coal Oil Point, the maximum allowable sound level shall not exceed 60 decibels on the A-weighted scale (1980 LRDP Development Standard, as amended).

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 (1980 LRDP Development Standard, as amended).

- a. Noise from construction and maintenance activities between 7:00 a.m. and 8:00 p.m.
- b. Noises of safety signals, warning devices, and emergency pressure relief valves.
- c. Noises from moving sources such as tractors, automobiles, trucks, airplanes, etc. (1980 LRDP Development Standard, as amended).

30240(b).19

The Ellwood Marine Terminal Facilities shall be removed when the current lease expires in 2016, and the natural habitat values of the site shall be restored to a condition approximating that which existed prior to the initial construction of the facilities. After facility closure and site restoration, the leasehold will be designated as Open Space. (Amended in 2006 to clarify University's intent to maintain the leasehold as open space after Oil Company operations have ceased.)

30240(b).20

The 40-acre area in the southernmost portion of the North Campus site, a portion of which is environmentally sensitive (see Appendix F, Figure D), shall be dedicated to the Coal Oil Point Natural Reserve. (Amended in 2006 to correct figure reference and clarify that habitat on the entire 40 acres is not sensitive.)

30240(b).21

The Devereux Creek Bridge that will replace the existing arizona crossing shall have a minimum five-foot clearance above the stream channel bed and would span across Devereux Creek so that it will restore more natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where periodic stabilizers are necessary (Amended in 2006).

30240 (b).22

The University shall implement in phases the improvements identified in the University's portion of the Open Space and Habitat Management Plan. The improvements shall include coastal access parking, trails, and other improvements, as well as restoration of South Parcel.

30240 (b).23

South Parcel will be restored in accordance with Appendix F, Figure X Illustrative Concept for South Parcel Nature Park. Initial restoration activities shall occur on South Parcel in accordance with development of the North Parcel Faculty Housing Project and will include the completion of a project on the South Parcel to control existing erosion and sediment transfer into the Devereux Slough. Such project shall include four (4) acres of land area, including the eastern-most vegetated drainage swales, check dams and sedimentation pond(s) depicted in of the Open Space and Habitat Management Plan. South Parcel restoration will also include the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, trail improvements. Restoration on South Parcel shall be in accordance with the South Parcel Habitat Restoration Plan. This project shall be in addition to the restoration and enhancement of buffer areas on the North Parcel. (Amended in 2006).

B. ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES [PRC § 30244]

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

1. Existing Conditions and the 1980 LRDP

Ten archaeological sites have been identified on Campus. The 1980 LRDP identified six of these sites. Two archaeological sites are simulated sites. The eight other sites are considered scientifically important in addressing archeological research questions of demonstrable public interest (see FEIR, Chapter 4.5 - Culture and Resources).

The 1980 LRDP recognized the significant scientific and heritage value of archeological sites, and defined land use and development policy measures to mitigate potential adverse impacts on resources. Recent subsurface investigation of sites SBa-47, SBa-48 and SBa-49, in conjunction with potential new building development, indicate a very low density of cultural deposits within areas which might be occupied by buildings (see FEIR, Chapter 4.5 - Cultural Resources).

2. The 1990 LRDP

Potential construction and/or other activities on or near sites SBa-47, SBa-48, SBa-49, SBa-50, SBa-51, SBa-52 SBa-563, and SBa-2089 may result in disturbance of archeological resources (see FEIR, Chapter 4.5 Cultural Resources). In general, impacts on archeological/cultural resources are those associated with ground disturbance. Such activities would include: construction of new buildings, building expansions, and removal of existing buildings; expansion and modification of the Campus circulation network, including parking facilities, roads, bicycles paths, and pedestrian walkways; expansion of utilities infrastructure, including new water, sewer, storm drainage, and communication lines; development of open space and natural areas, including installation of irrigation lines and landscaping. Potential impacts due to the 1990 LRDP on recorded archeological sites are summarized in Table 4.4-1 located in Chapter 4.5 - Cultural Resources of the FEIR.

SBa-51 lies at the intersection of West Campus Point Lane and Devereux Road. The intersection is to be reconfigured as discussed in Part 2, Chapter III, Section A. That portion of the archaeological site north of this intersection is designated as open space—the site of the existing student garden which is intended to remain (see Chapter V, Section A). The portion of the site which may remain south of the intersection, on both sides of West Campus Point Lane, was designated natural open space in the 1980 LRDP, but is intended to be developed with new faculty and student housing under 1990 LRDP. Reconstruction of the road and construction of the housing could adversely impact any deposits within this general area.

The 1990 LRDP continues the 1980 LRDP's commitment to fully investigate sites prior to construction, and to carry out reasonable mitigation measures to protect identified resources. The 1980 LRDP policies have been reincorporated in the 1990 LRDP. Also, because archaeological sites SBa-48, SBa-49, SBa-50, SBa-51, SBa-52, SBa-563 and SBa-2089 could be impacted by development proposed in the 1990 LRDP, an additional mitigation policy has been added to the 1990 LRDP. All other sites are located in areas where no development is planned. (See FEIR, Chapter 4.5 - Cultural Resources).

3. Policies and Implementation Measures

30244.1

All available measures shall be explored to avoid development which will have adverse impacts on archeological resources (1980 LRDP policy).

30244.2

The ~~Office of Public Archeology~~, Department of Anthropology and Native Americans will be consulted when development may adversely impact archeological resources (1980 LRDP policy, as amended, amended in 2006 to reflect the closure of the Office of Public Archaeology).

30244.3

When development is proposed for areas where archeological resources are affected, the project will be designed to minimize impacts on such resources (1980 LRDP policy, as amended).

30244.4

During any grading and other activities that may result in ground disturbance on archeological sites, a non-University of California affiliated archeologist recognized by the State Office of Historic Preservation and a Native American representative shall be present (1980 LRDP policy, as amended).

30244.5

Should archeological or paleontological resources be disclosed during any planning, preconstruction 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 archeologist recognized by the State Office of Historic Preservation. Mitigation measures shall be developed and implemented to address the impacts of the project on archeological resources (1980 LRDP policy, as amended).

30244.6

Vehicle use, unauthorized collecting of artifacts or other activities which would destroy or disturb archeological resources shall continue to be prohibited (1980 LRDP policy).

30244.7

When development is proposed which may impact an archaeological resource, the University shall follow a step-by-step procedure for identifying, evaluating, and mitigating impacts on archeological resources ~~associated with implementation of the LRDP~~ is identified in the Cultural Resources Appendix of the 1990 LRDP FEIR. The University shall follow this program on a project-by-project basis.

VI. MARINE ENVIRONMENT

A. MARINE RESOURCES, MAINTENANCE [PRC § 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 marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

1. Existing Conditions and the 1980 LRDP

Marine resources at UCSB include the Campus Lagoon, Storke Wetlands, North Campus Wetlands, and the Devereux Slough. These resources are among the environmentally sensitive habitat areas protected under of policies of Part 2, Chapter V, Section A.

The Campus Lagoon is a 32-acre brackish pond on the Main Campus. The lagoon is a rich biological habitat because of its great biological diversity. The Campus, through its instructional and research functions has used the lagoon on occasion as a natural laboratory in its programs.

Devereux Slough is part of the Coal Oil Point Natural Reserve. More significant than the Campus Lagoon, the Reserve is a rich biological habitat which supports a great diversity of plant and animal species. The Campus and the University use the Reserve as a natural laboratory in instruction and research programs.

The 1980 LRDP emphasized the importance of controlling runoff from off-campus to preserve the biological diversity of the Devereux Slough. The 1980 LRDP included a policy, which is incorporated into the 1990 LRDP, to coordinate with local governments and the Regional Water Quality Control Board to insure that upstream development does not contaminate the Slough.

2. The 1990 LRDP

No new uses are planned within the marine resource areas identified above. Through the policies and implementation measures identified below, in Part 2, Chapter III, Section A in Part 2, Chapter VI, Section B, the University and the Campus have and will continue to maintain, enhance and, where feasible, restore the biological productivity of these marine resources for the long-term scientific and education purposes that are at the heart of the University's and the Campus' missions as institutions.

3. Policies and Implementation Measures

30230.1

Development in Coal Oil Point Reserve will be kept to a minimum. Only structures that would be used in conjunction with research in the Reserve, or that would enhance the area's usefulness as a natural study area will be allowed, such as weather stations, observation blinds and small storage structures (1980 LRDP policy, as amended).

30230.2

The University shall coordinate with and encourage action by the County of Santa Barbara, City of Santa Barbara, and the Regional Water Quality Control Board to see that adjacent land uses are established and carried out in a manner which will sustain the biological productivity of campus marine resources (1980 LRDP policy, as amended).

30230.3

Wetland areas on the North Parcel identified in the 2006 North Parcel wetland delineation shall be retained, and restored and/or enhanced. (Amended in 2006)

30230.4

Buffers to wetland areas identified in the 2006 North Parcel wetland delineation and the Phelps Creek Riparian Area on the North Parcel shall be provided in substantial accordance with the site plan for North Parcel development as follows. Buildings shall be required to be set back a maximum of 25 or 50 feet from wetland areas as shown, and 50 feet from the Phelps Creek Riparian Area top of bank; provided, however, that buildings shall be required to be set back 100 feet from the Wetland Area located near the southwest corner of the North Parcel site (within and near Devereux Creek). Buffer areas shall be vegetated with local native riparian, wetland, and other appropriate species; provided that pedestrian and bicycle paths may be located within buffer areas. Buffer areas shall not be improved with impervious pavement or night lighting (except where necessary for public safety along roadways or adjacent pedestrian sidewalks). To the extent reasonably feasible, trails shall be located within the outside edge of buffer areas. Trails within buffer areas shall be adequately marked, signed and fenced to restrict access to the rest of the buffer area. In addition, Open Space Plan Type B and C trails shall be for pedestrian use only and no more than five feet in width. All buffer areas shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. To offset the reduction of buffer area pursuant to this policy, the University shall restore and enhance natural open space area on a 1:1 basis for buffer area which is reduced below from a base area defined as the area within 100 feet from a wetland area in the 2006 North Parcel wetland delineation. Such restoration and enhancement areas may be provided within the natural open space area anywhere within the North Parcel, the eastern tributary to Devereux Creek, or the South Parcel. A plan for restoring and enhancing these areas shall be submitted to and approved by the California Coastal Commission, and shall be implemented concurrently with occupancy of the units constructed on the North Parcel. (Amended in 2006).

30230.5

Reduced Buffer Areas for Roads and Sidewalks. Roadways and pedestrian sidewalks comprised of permeable paving materials may be located within Buffer Areas between the wetland areas on the North Parcel for vehicular and pedestrian access provided that such roadways and sidewalks maintain the maximum feasible setback from the limits of such Wetland Areas. (Amended in 2006).

30230.6

The wetland areas identified in the 2006 North Parcel wetland delineation and Phelps Creek Riparian Area on the North Parcel shall be interconnected with Natural Open Space Areas to the extent reasonably feasible. Trees for screening shall be allowed near wetlands and buffers but not to the extent they would impact wetlands. Grading to connect the wetland areas within or near buffer areas shall be permitted; however, any such grading shall be limited to the dry season and approved by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. (Amended in 2006).

30230.7

The Phelps Creek Riparian Area may be reconstructed in accordance with Policies 30231.1 and 30231.3 and all other applicable LRDP policies. Any plans for reconstruction shall include provisions and restoration of riparian habitat along

the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained per County standards to ensure proper flood conveyance capacity. Maintenance agreements will be made to perform major maintenance activities (i.e. dredging) outside the breeding season of any known sensitive species that have been observed in the Creek. The University shall not concretize the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in 30230.7(a) (Amended in 2006).

30230.7(a)

The District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of the creek. Sediment in Phelps Creek shall be removed from several different areas within this entire reach. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the drainage at a time. Sediment may be stockpiled on the adjacent open field/access road until it has dewatered sufficiently to be hauled to a suitable upland disposal site. Sediment shall not be stockpiled on any site containing wetland, riparian, or environmentally sensitive habitat areas and shall be placed so as to maintain public access to the creek and riparian area. The District shall adhere to mitigation measures in the Updated Program EIR for Santa Barbara County Flood Control Routine Maintenance Activities (01-EIR-01) or any future EIR (Amended in 2006).

30230.8

A road limited to flood control maintenance activities, emergency access, and pedestrian and bicycle purposes only may be provided to the Phelps Creek Riparian Area through the Buffer Area provided that the road is no more than 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control. (Amended in 2006).

30230.9

A paved bridge, and a paved roadway comprised of permeable paving materials, may be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/bicycle and flood control and emergency access, provided that such bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units. (Amended in 2006).

30230.10

Site drainage on development areas on the North and West Campuses conveying runoff to Phelps and Devereux Slough shall be directed through the bioswales or using other similar integrated stormwater management practices that allow or mimic natural drainage hydrology functions to provide natural infiltration and filtration. Stormwater best management practices shall be utilized to reduce runoff, control sources of pollution, and treat runoff prior to conveyance to local streams or creeks. Piping of stormwater shall be permitted to cross under roadways and sidewalks. (Amended in 2006).

30230.11

Areas improved as Natural Open Space Areas on the North Parcel shall be vegetated with native species of local genotype, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community, and shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. (Amended in 2006).

30230.12

Private landscape areas (not including buffers) and community open space areas on the North Parcel shall require use of practices documented in the EH&S Integrated Pest Management Plan and, with the exception of lawn areas, shall not include non-native invasive plant species. These requirements shall be included in the CC&Rs for the private areas. The CC&Rs shall refer property owners to the California Invasive Plant Council list (cal-ipc.org) and California Native Plant Society, Channel Islands Chapter. (Amended in 2006).

30230.13

Upon the completion and sale of the first 72 North Parcel housing units, the University shall provide, on an ongoing basis, for one full-time equivalent (FTE) steward for the South Parcel nature park area, and an FTE Coal Oil Point Reserve Snowy Plover Coordinator position. (Amended in 2006).

30230.14

Following the expiration of the Venoco Corporation lease in 2016, Venoco Corporation the University shall designate the site as open space or natural reserve area.

B. BIOLOGICAL PRODUCTIVITY; WASTEWATER [PRC § 30231]

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

1. Existing Conditions and the 1980 LRDP

Surface drainage flows into wetlands, open coastal waters and estuaries from developed and undeveloped areas on Campus. Open space and vegetation adjacent to these bodies (Campus Lagoon, Storke Wetland and Devereux Slough) serve as buffers to distribute flow. Storm drains also directly enter the Campus Lagoon, carrying storm water from inland locations. Water quality has not been diminished from runoff from the buildings, open spaces, and paved areas of the Campus.

The biological productivity of the marine resource areas discussed in Part 2, Chapter VI, Section A has been maintained through such measures as controlling runoff and preservation of natural vegetation buffers adjacent to the areas. The 1980 LRDP included policies and standards to buffer development and prevent any adverse biological effects of erosion, sediment transfer and runoff. With the exception of a policy dealing with the area north of the Harder Stadium all of these measures have been incorporated into the 1990 LRDP policies and implementation measures. The exception called for removal of spoil material and grading to prevent increased siltation of the adjacent Storke Wetlands habitat area. The 1990 LRDP calls for development of a parking lot at this location with a buffer on the wetland planted with native trees and shrubs (see Part 2, Chapter V, Section A). The surfacing of the spoils areas with a parking lot and proper drainage design will eliminate gullies and stabilize the spoil from runoff and siltation of the wetland.

As discussed in Part 2, Chapter II, Section D, Campus wastewater is sent to the Goleta Sanitary District. Consequently, there is no contaminating wastewater discharge or entrainment resulting from Campus development. As discussed in Part 2, Chapter II, Section A, the Campus obtains water from the Goleta Water District. As discussed In Part 2, Chapter II, Section C, Campus development historically has not significantly altered natural land forms including natural streams.

2. The 1990 LRDP

The 1990 LRDP does not propose development of marine resources which would require imposition of new policies or implementation measures pursuant to this section. The 1990 LRDP incorporates 1980 LRDP policies and standards, some of which have been broadened to apply to other geographic areas of the Campus, and more stringent policies and implementation measures to control runoff from new development into wetlands and coastal waters. These policies are derived from mitigations proposed in the FEIR, Chapter 4.4 - Biotic Resources, which defines the impacts of new development on surface drainage, biological resources, and storm water discharge and entrainment, and proposes measures to maintain and restore the biological productivity of wetlands and to provide for wastewater reclamation.

Part 2, Chapter V discusses two policies to provide protection for the environmentally sensitive habitat area of the Devereux Slough which have application to this chapter. Policy 30240(a).1 requires implementation of the Wetlands Restoration and Management Plan, when approved and policy 30240(a).2 requires the Campus to work with the County and upstream property owners to minimize siltation transfer into the Devereux Slough which threatens habitat for waterbirds.

3. The 2006 North and West Campuses LRDP Amendment

The 2006 North and West Campus LRDP Amendment does not propose development of marine resources which would require the imposition of new policies or implementation measures pursuant to this section. A detailed discussion of existing conditions concerning drainage, erosion and flooding as well as existing conditions concerning wastewater can be found in the accompanying Faculty and Student Family Housing Final EIR (refer to Section 4.2: Geology and Geologic Hazards and Section 3.4: Public Services and Utilities, respectively).

3.4. Policies and Implementation Measures

30231.1

In order to protect identified Campus wetlands and coastal waters from sediment transfer or contamination from urban run-off during construction, the following grading and erosion control practices shall be followed:

- a. North and West Campus construction periods shall be scheduled during the dry months of the year (May through October), whenever possible (1980 LRDP Development Standard, as amended).
- 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 (1980 LRDP policy, as amended).
- c. A site-specific erosion control and landscape plan shall be prepared for all new construction.
- d. Whenever practical, land on North and West Campuses is to be developed in increments of workable size which can be completed during a single construction season: erosion and sediment control

measures are to be coordinated with the sequence of grading (1980 LRDP Development Standard, as amended, *amended in 2006*).

- e. Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff (1980 LRDP Development Standard, as amended).
- f. Grading operations on-Campus shall be conducted so as to prevent damaging effects of sediment production and dust on the site and on adjoining properties (1980 LRDP Development Standard, as amended).
- g. When vegetation must be removed on-Campus, the method shall be one that will minimize the erosive effects from the removal (1980 LRDP Development Standard, as amended).
- 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 (1980 LRDP Development Standard, as amended).
- i. Removal of existing vegetation on Campus is to be minimized wherever possible (1980 LRDP Development Standard, as amended).
- 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 (1980 LRDP Development Standard, as amended, *amended in 2006*).
- 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 restore to exposed cut and fill embankments of building pads so as to provide a suitable base for seeding and planting (1980 LRDP Development Standard, as amended).
- l. Slopes, both cut and fill on Campus, shall not be steeper than 2:1 unless a geological and engineering analysis indicates that steeper slopes are safe and erosion control measures are specified (1980 LRDP Development Standard, as amended).
- m. Slopes on Campus shall not be constructed so as to endanger or disturb adjoining property (1980 LRDP Development Standard, as amended).
- n. Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for Campus development (1980 LRDP Development Standard, as amended).
- o. Neither wet concrete, nor slurries thereof, shall be permitted to enter any Campus wetlands.

30231.2

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

- a. *North and West* and Storke Campus site development is to be accomplished, wherever feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground (1980 LRDP Development Standard, as amended).
- b. During Campus development, sediment shall be retained on the site (1980 LRDP Development Standard, as amended).
- c. The University shall work with property owners adjacent to the *North and West* Campus, and Santa Barbara County to insure that development of such properties does not introduce sedimentation into the Devereux Slough, to the maximum extent feasible (1980 LRDP Policy, as amended).
- d. Projects shall be designed to conduct storm water drainage away from Devereux Slough and Storke Campus Wetlands, wherever feasible (1980 LRDP Policy).

- e. If storm water can only be feasibly discharged into Campus wetlands it shall comply to all respects to all applicable standards of the Regional Water Quality Control Board (1980 LRDP Development Standard, as amended).
- f. At Coal Oil Point, if percolation is determined through tests to be inadequate, to prevent bluff top erosion, storm waters will be collected and drained directly to the ocean by means of pipes discharging at the base of the bluffs (1980 LRDP Development Standard).
- g. Runoff from new development and the planned parking lot at Coal Oil Point shall be directed to the east-facing bluff on the Point, and the drainage structures integrated with the planned stairway to the beach, if feasible. Traps and filters for roadway contaminants shall be provided as part of the drainage structures.
- h. Storm drainage from the planned student housing project on the Main Campus shall utilize existing drainage structures on the bluff, rather than introducing additional pipes to penetrate the bluff face, unless additional storm water runoff through the existing pipe is determined to be insufficient or to accelerate erosion.
- i. The quality of water entering the Campus Lagoon shall continue to be monitored (1980 LRDP Policy, as amended).
- j. Minimize siltation of the Campus Lagoon (1980 LRDP Development Standard, as amended).
- k. Prohibit chemical wastes, sewage effluent or waste waters from entering the Campus Lagoon (1980 LRDP Development Standard, as amended).
- l. New development adjacent to the required 100-foot building setback surrounding the upland limit of the wetland shall not result in significant adverse impacts due to additional sediment, nutrients, pollutants, and other disturbances (1980 LRDP policy).
- 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 (1980 LRDP Development Standard).

30231.3

Drainage and runoff shall not adversely affect the Campus wetlands (1980 LRDP Policy, as amended).

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

C. DIKING, FILLING OR DREDGING [PRC § 30233]

(a) The diking, filling or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to [among other uses] the following: ... (5) incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines ... (7) restoration purposes, [and] (8) nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

(c) In addition to the other provision of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, ... shall be limited to very minor incidental public facilities, restorative measures, and nature study

1. Existing Conditions and the 1980 LRDP

Emergent Wetlands

In addition to Devereux Slough the Storke Campus Wetland, North Campus, and the Campus Lagoon, which are discussed in Part 2, Chapter V, Section A, the Campus includes certain areas that qualify as wetlands under section 404 of the Clean Water Act and/or the Regulation of the California Coastal Commission. These 14 small areas, some as little as a few hundred square feet, collectively cover an area of approximately 0.45 acres and are dispersed on West Campus between the existing faculty housing and the bluff top, and the Devereux School and the bluff top. On-site analysis has revealed that although some of these wetland areas may have formerly been vernal pools, they are presently dominated by a dense cover of mostly introduced grasses. The wetland areas were once grazed by horses. The horses assisted in maintaining the wetland areas and vernal pool habitat, to the extent it existed, by grazing on the mostly introduced species. After the horses were removed, a dense cover of annual upland species has come to dominate the areas (see FEIR, Chapter 4.4 - Biotic Resources). Given the established presence of annual upland species, it is probable that these areas would not revert to vernal pools without intervention (see FEIR, Chapter 4.4 - Biotic Resources).

Further, the wetland areas themselves are considered to be in a degraded condition with little habitat value. The area between the existing faculty housing and the bluff top and the Devereux School and the bluff top is rutted with unimproved trails used for beach access and unauthorized off-road vehicle use. A portion is used as a parking area for coastal visitors. The wetland areas have low habitat value for water-dependent species due to drought conditions and the dominance of mostly introduced vegetation (see FEIR, Chapter 4.4 - Biotic Resources).

The 1980 LRDP did not provide for the diking or filling of open coastal waters, wetlands, estuaries or lakes. The 1980 LRDP did, however, provide for the removal of sediment from Devereux Slough if such restorative activity was deemed necessary and appropriate to maintain biological productivity. As discussed in Part 2, Chapter V, Section A, these activities have not been undertaken.

2. The 1990 LRDP

The 1990 LRDP does not call for any development which would require diking, filling or dredging of coastal waters or wetlands on-Campus. Policies are defined to protect such areas from the effects of erosion or storm water runoff. The 1990 LRDP does not propose any development which would alter the Devereux Slough.

All of the emergent wetland sites on West Campus fall within an area designated as open space. No impacts would occur to these wet lands.

3. 2006 North and West Campuses LRDP Amendment

The 2006 North and West Campuses LRDP Amendment does not call for any development which would result in diking, or dredging of coastal waters or wetlands on Campus.

34. Policies and Implementation Measures

Related policies of a more general nature are included in Chapter V, Land Resources, including a policy to preserve, protect and manage Devereux Slough and the Storke Campus Wetlands in accordance with the 1985 Wetlands Restoration and Management Plan and a policy in Part 2, Chapter VI, Section B requiring UCSB to work with upstream property owners to minimize sedimentation flowing into the slough.

30233(a)1

Fills shall not encroach on Devereux Slough, Storke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on Campus (1980 LRDP Development Standards, as amended).

30233(a)2

Fills shall have suitable protection against erosion (1980 LRDP Development Standard, as amended).

30233(a)3

Areas that are disturbed within the Storke Wetlands and adjacent buffer areas by the construction of any required utility line connections between the planned student housing on the Storke Campus and existing utility lines passing through the Storke Wetlands shall be restored.

30233(a)4

Policy deleted.

30233(a)5

Policy deleted.

30233(a)6

Policy deleted.

30233(a)7

Policy deleted.

30233(a)8

Policy deleted.

30233(b)1

Any dredging of the marsh area or Devereux Slough to remove sediment shall be planned and carried out to avoid significant disruption to the marine and wildlife habitat of the Coal Oil Point Natural Reserve.

D. REVETMENTS, BREAKWATERS, ETC. [PRC § 30235]

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. . .

1. Existing Conditions and the 1980 LRDP

There is only one location on Campus where a structure has been placed to reduce coastal erosion: at the base of the east-facing coastal bluffs on the Main Campus Rip-rap rock material at this location has reduced coastal erosion without significantly altering natural beach conditions. As described in Part 2, Chapter II, Section C, coastal erosion affects the east- and south-facing bluffs on the Main Campus.

The 1980 LRDP included policies allowing the construction of additional protective devices to protect existing development from the effects of coastal erosion, as long as the site or surrounding area is not significantly disrupted. These policies have been reincorporated in Part 2, Chapter II, Section C of the 1990 LRDP. No specific projects to construct seawalls, revetments or other shoreline protective devices were proposed in the 1980 LRDP.

2. The 1990 LRDP

Campus Lagoon and Beach Protection

The Campus Lagoon is an environmentally sensitive habitat area and sometimes used for the instructional and research purposes of the Campus (a coastal-dependent use) (see part 2, Chapter V, Section A). The lagoon was created by the Campus from a dry salt flat, when the University took over the Goleta Point site in 1950. Its water surface elevation is about seven feet above sea level, contained from overflow into the ocean by sandbars on the south and east side of the Point and artificial outlets to the ocean. In the past, the sandbar and beach on the east have come close to being breached by winter storm waters, adversely affecting existing plant and animal populations and, therefore, the value as an instruction and research resource (see Part 2, Chapter V, Section A).

While sandbags have been used as a temporary measure to stem the high waters and protect the sandbar and beach from erosion, the Campus has decided to develop a more permanent revetment at that location. Accordingly, the 1990 LRDP proposes to maintain the lagoon barrier by constructing an aesthetically pleasing fill that allows for easy foot traffic both to the beach and across the barrier to the bluffs to the south. Policy 3-2 of the County LCP permits revetments when designed to mitigate adverse impacts on local shoreline sand supply and so as not to block lateral access. The proposed revetment will be designed with these mitigation objectives in mind and will be subject to further Commission review.

This proposed revetment will include the removal of existing sandbags and adding fill consisting of cobbles, gravel, and soil. This fill will not include materials which could erode and degrade the visual quality of the area, or become a safety hazard. The fill will be placed on the beach side of the barrier,

expanding its total width to seventy-five to 100 feet at any given point. The Campus will design the revetment to protect the lagoon habitat, to avoid alteration of natural shoreline processes and to maintain coastal access along dry sand area.

The fill will restore the material that has eroded, and it should provide some protection to the pump house. The restrooms will remain in the same location, continuing to be protected by the rip rap on the west side while adding fill to reinforce the rip rap on the south side. To allow for easy and safe pedestrian access to the beach, the 1990 LRDP proposes to slope the fill gently downward toward the beach with all the materials compacted according to “good engineering practice.”

3. Policies and Implementation Measures

Policies related to the protection of development from coastal erosion are discussed in Part 2, Chapter V, Section A. Policies related to habitat protection on coastal beaches and bluffs are discussed in Part 2, Chapter V, Section A.

30235.1

Where seawalls are required for the protection of existing development or to serve coastal-dependent uses, or to protect public beaches in danger from erosion, and there is no less environmentally damaging alternative, seawall design and construction shall minimize, to the extent feasible, the alteration of natural land forms, adverse impacts on public access, and visual impacts through the use of appropriate colors and materials (1980 LRDP policy, as amended).

30235.2

No permanent above-ground structures shall be permitted on the dry sand beach except facilities necessary for public health and safety, *and* temporary recreational structures such as volleyball poles and nets (1980- LRDP policy, as amended, *amended in 2006*).

E. PROTECTION AGAINST SPILLAGE [PRC § 30232]

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and clean-up facilities and procedures shall be provided for accidental spills that do occur.

1. Existing Conditions and the 1980 LRDP

Hazardous Substances

The most significant users of hazardous materials and generators of hazardous waste on-Campus are teaching and research laboratories, where relatively small amounts of a wide variety of chemicals are utilized in research and instruction activities. To address hazardous waste concerns, the Environmental Health and Safety Office (EH&S Office) has the primary responsibility for the management of hazardous materials and radiation safety on-Campus, including the handling, storage, and disposal of such materials. In addition, EH&S Office staff members are equipped and trained to respond to most chemical spill incidents to fully mitigate or contain and prevent further threat of a spill.

The 1980 LRDP outlined the Campus' then-current practices without including any new policies. Accordingly, hazardous waste was stored only in the hazardous waste storage containment building and the transportation of the wastes was provided by a licensed firm which specialized in transporting hazardous materials. In the case of an accidental spill of radioactive materials, the UCSB Radiation Safety Manual specified the procedures and facilities for protection against any environmental contamination.

The County's LCP policies with respect to Section 30232 are principally related to the operations of the Petroleum industry in the County and have little direct relevance to the use and handling of hazardous substances at UCSB.

2. The 1990 LRDP

Proposed Hazardous Waste Facility

As part of the 1990 LRDP, UCSB proposes to construct a new Environmental Health and Safety Facility (EH&S Facility) to provide up-to-date capability for hazardous materials processing, storage, and laboratory analysis, as well as to provide for the increased volume of hazardous waste which may be associated with the 1990 LRDP. It is reasonable to assume that as student enrollment increased, the use of hazardous materials and the generation of hazardous wastes will increase. Further, because of both the anticipated shift in undergraduate to graduate enrollment ratios and the increased emphasis in science and engineering research growth, it is expected that the increase in hazardous materials and waste will exceed the projected increase in enrollment.

The FEIR predicts a twenty to thirty percent increase in hazardous materials/waste and radioactive waste generation will occur during the LRDP planning period. (See FEIR Chapter 4.20, Hazardous Substances). However, given the implementation of the EH&S Office, the proposed creation of the EH&S Facility, and the University's continual compliance with the environmental laws and regulations, the Campus will be equipped to protect against hazardous materials spills.

3. 2006 North and West Campuses LRDP Amendment

The housing and open space uses proposed in the 2006 North and West Campus LRDP Amendment would not result in the routine handling, use or disposal of hazardous materials, with the limited exception of standard construction and cleaning products, chlorine and filters used in the proposed pool on the faculty housing site, and the limited application of pesticides associated with landscaping and maintenance practices.

The development of additional housing and coastal access improvements could result in potential exposure of the public to hazards associated with the routine transport, use, disposal, or storage of hazardous materials associated with the existing Ellwood Marine Terminal, which stores oil extracted from offshore wells and then periodically conveys the stored oil to an offshore barge for collection. However, to date, there have been no recorded incidents of exposure of the public to hazardous materials from operation of or transport to and from the Ellwood Marine Terminal. Thus, no significant hazard to the public or the environment is anticipated from the continued routine operation to the Ellwood Marine Terminal (For a more detailed discussion of general hazardous materials and waste issues, see Section 4.5: Hazards and Hazardous Materials in the North Campus Faculty and Family Student Housing EIR). The proposed LRDP Amendment policy to return the property currently occupied by the Ellwood Marine Terminal to open space uses after 2016 will further decrease the potential for hazardous materials exposure. Under the terms of the lease, Venoco Co. is responsible for site cleanup upon expiration of the lease in 2016.

34. Policies and Implementation Measures

For a more detailed discussion of general hazardous materials and waste issues, see Chapter 4.20 of the Environmental Impact Report entitled “Hazardous Substances”.

30232.1

The Campus will continue its compliance with hazardous materials and hazardous waste laws and regulations and will maintain and strengthen its hazardous waste minimization program.

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.

30232.3

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

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.

30232.5

If contaminated soil and/or groundwater is encountered during excavation and/or grading activities on North and West Campuses except in the location of the Venoco Co leased property,

- (a) The construction contractor(s) shall stop work and immediately inform the EH&S;
- (b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers;
- (c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to the EH&S to comply with all federal and State regulations necessary to clean and/or remove the contaminated soil and/or groundwater;
- (d) Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment and disposal, and/or treatment without excavation;
- (e) Remediation alternatives for cleanup of contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal; and
- (f) The construction schedule shall be modified or delayed to ensure that construction will not inhibit remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.

F. Water Supply and Flood Control [PRC § 30233]

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where

such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

1. Existing Conditions

The campus includes a few major streams and their tributaries, including Devereux Creek and Phelps Creek (also known as El Encanto Creek) that flow from North Campus into Devereux Slough. The portions of Phelps and Devereux Creeks on University Property are primarily unpaved and surrounded in several areas by riparian vegetation. A paved Arizona crossing and culvert currently limits flows and movement of wildlife where Devereux Creek meets Venoco Road. The creek beds themselves are primarily located in areas of retained jurisdiction of the Coastal Commission, while riparian areas bordering the creeks extend into portions of North Campus under the jurisdiction of the LRDP.

2. 2006 North and West Campuses LRDP Amendment

The 2006 North and West Campuses LRDP Amendment calls for the replacement of the Arizona crossing over Devereux Creek at Venoco Road with a span bridge or culvert that provides maximum wildlife and aquatic habitat, while also increasing the flood capacity of this portion of the Devereux Creek. The new bridge will be designed to minimize sedimentation of Devereux Slough to the extent feasible. In addition, the Amendment calls for a new bridge over Phelps Creek on the North Parcel to provide pedestrian and emergency access to the west and east side of the proposed faculty housing development on that site. Additionally, the Amendment allows for the reconstruction of the Phelps Creek for restoration and flood control purposes, provided that the new design retains a natural streambed, provides enhanced riparian habitat, enhances aquatic habitat, minimizes sedimentation of Devereux Slough, and enhances the flood capacity of the stream.

3. Policies and Implementation Measures

The following sections provide a discussion of policies and implementation measures related to flood control projects on campus, including those projects planned on Devereux Creek and Phelps Creek:

- (a) Part 4, Chapter V., Section A.;
- (b) Part 3 Chapter VI., Section A.;
- (c) Part 4 Chapter VI., Section B.;
- (d) Part 4 Chapter VI., Section C

Figure 29 Land Use/Access Map, 1980 LRDP as Amended



Figure 30 Land Use and Circulation

D. LAND USE AND CLASSIFICATION AND REQUIREMENTS

1. LAND USE AND CIRCULATION MAP

The Proposed Land Use and Circulation map replaces the Land Use/Access map from the 1980 LRDP, as Amended. Both maps are included at the end of this document.

The Proposed Land Use and Circulation map is referenced throughout Part 2, Coastal Act Element. The map shows seven categories of land use, five of which allow some form of new building development (academic uses, student housing, faculty housing, administrative and student support, and recreation). Policies governing the location of new development within these areas are discussed in Chapter II of the Coastal Act Element.

The remaining two land use categories are Environmentally Sensitive Habitat Areas (ESHA), and open space. ESHAs are referenced in Chapter V. Land Resources in Chapter VI. Marine Environment. Outdoor recreation and open space is discussed in Chapter IV.

The land use areas are specifically delineated on the proposed Land Use and Circulation map following this section. For each land use, the general area is described; however, the boundaries shown on the map correspond to specific sites.

2. LAND USE REQUIREMENTS AND GUIDELINES

To implement the LRDP, no development shall be allowed which is inconsistent with the purpose and permitted uses established for each of the seven land use classifications described in following sections. All development is subject to review by the Physical Campus Planning Committee for final action by the Chancellor.

Development standards relating to building height, setback from hazards and ESHAs, protection of resources, and extension of infrastructure to serve new development are embodied in the development proposals and policies of Part 2, the Coastal Act Element. Additional guidelines are provided in Chapter III, Part 1 of the Campus Plan.

2.1 ACADEMIC USES

Purpose

The purpose of the Academic Use category is to concentrate academic activities on the Main Campus to facilitate instruction and research and interdepartmental communication. The Academics Use category is intended to accommodate all instruction and research (I&R) and support functions and facilities which must be accessible by foot to students, faculty and staff on the Main Campus. This also includes those Organized Research Units (ORU) and Organized Activities (OA) which need to be near their parent departments; most academic support and student services; and most university/community public services, such as arts and lectures.

General areas classified

Academic Uses cover the following areas:

- The central area of the Main Campus, excluding the Student Housing area.

- Most parking lots on Main Campus, some of which will be redeveloped with academic facilities.
- The marine sciences laboratory complex on the Main Campus.
- Isla Vista Theatre and parking lot.
- A small site west of Harder Stadium on Storke Campus for trailers and transportables which may be relocated from the Main Campus.
- Coal Oil Point, where the existing Cliff House seminar facility and other older buildings may be redeveloped with a new facility, plus parking for up to 50 vehicles.

Building Sites

Development of Academic Uses on the Main Campus may only take place within the approximate boundaries of Potential Building locations shown in Figure 12 of the LRDP.

Sites Occupied by Temporary Buildings

World War II vintage buildings in the Academic Use area shall be removed when the sites they occupy are redeveloped or their functions are included within permanent buildings.

Parking Sites

The approximate locations of parking facilities are shown on the Proposed Land Use and Circulation map. Some existing parking lots which are not so designated may be replaced by new academic buildings and open space consistent with the use category in which they are located.

Permitted Development

- a. Instruction and research.
- b. Organized Research Units and Activities.
- c. Library.
- d. Academic support.
- e. Student services, including food services.
- f. Administrative services.
- g. Cultural facilities.
- h. Public services.
- i. Additions to all permanent building (represents as “Existing buildings to remain” on the Proposed Land Use and Circulation map.)
- j. Parking lots, garages, and mixed parking garages and academic functions.
- k. Parks and open space.
- l. Existing non-conforming facilities and expansions thereof.
- m. Child care facilities.

- n. Small and /or ancillary recreation facilities, such as tennis, squash, basketball, and volleyball courts.
- o. Trailers within the academic use area of Storke Campus.
- p. Trailers on building sites on the Main Campus.
- q. Trailers and transportables on sites other than building sites on the Main Campus for a period not to exceed five years from the effective date of this plan.
- r. Outdoor storage properly screened and fenced.
- s. Utilities lines and support facilities to serve existing and new development.
- t. Ancillary, incidental and accessory facilities to those primary facilities described above.

Prohibited Development

- a. Housing, except for overnight accommodations associated with the Faculty Club, and alumni facilities.
- b. Major athletic or recreational facilities.

2.2 STUDENT HOUSING

Purpose

Areas designated for Student Housing are set aside to respond to the Academic Planning Statement objective to accommodate a higher percentage of students in University-owned or controlled housing. Housing is to be provided to meet the needs of undergraduate, graduate and students with families.

General Areas Classified

Specific sites set aside for student housing include:

- The northeast portion of West Campus, north of the Children's Center.
- West of Santa Ynez housing on Storke Campus.
- North and west of the Storke recreation fields.
- South of the San Rafael housing complex.
- *North of West Campus Family Student Housing on Storke and Whittier Roads.*

Permitted Development

- a. Student housing.
- b. Parking lots and garages for residents of student housing.
- c. Common dining facilities.

- d. The existing garden and greenhouse located north of the Storke fields, if the facilities can be successfully integrated into a planned housing complex at this location.
- e. Playfields extending west from the existing Storke recreation fields, the width of the existing fields, to Los Carneros Road, and replacing the designated student housing site, subject to a determination that replacement housing can be provided elsewhere on campus or off campus.
- f. Ancillary recreation and garden activities.
- g. Ancillary study and library space, meeting and academic and student support functions, integral to the student housing complex.
- h. Minor, ancillary commercial services, integral to the housing complex, and intended solely to serve the residents of the complex.
- i. Child care facilities
- j. Existing non-conforming facilities and expansions thereof.
- k. Utilities lines and support facilities to serve existing and new development.
- l. Ancillary, incidental and accessory facilities described above.

Prohibited Development

- a. Academic and administrative support facilities than for ancillary functions described above.

2.3 FACULTY HOUSING

Purpose

The purpose of the Faculty Housing classification is to accommodate up to 50 units of new faculty housing on campus, in order to respond to an Academic Planning Statement objective to aid in recruitment and retention of faculty.

Faculty housing is designed for the area west of West Campus Point Lane on the northern portion of West Campus *and on North Campus along Phelps Road.*

Permitted Development

- a. Attached and detached multi-family housing.
- b. Child care facilities.
- c. Utility lines and support facilities to serve existing and new development.
- d. Ancillary, incidental and accessory facilities and common facilities, including recreation facilities.

Prohibited Development

- a. Academic facilities.
- b. Administrative or student support facilities.
- c. Recreation for non-resident use.

2.4 ADMINISTRATIVE AND STUDENT SUPPORT

Purpose

The purpose of this classification is to provide land area for facilities which support the overall operations of the Campus physical plant, and services to student, faculty and staff, and do not require nor warrant a location within the Academic Use area of the Main Campus.

General Areas Classified

Administrative and student support facilities are to be located along Mesa Road, which will be widened to serve as the new entrance road from the east and west sides of campus. New support facilities will be located adjacent to existing support facilities, such as the Public Safety Building, the Facilities Management complex and the Central Stores and Receiving building.

Permitted Development

- a. Administrative facilities.
- b. Warehousing, storage and distribution facilities.
- c. Waste storage and recycling facilities.
- d. Parking for administrative and student support facilities.
- e. Outdoor storage, properly screened and landscaped.
- f. Parking for commuting students, faculty and staff, as an interim use.
- g. Existing non-conforming facilities and expansions thereof.
- h. Trailers and transportable located in Facilities Management yard.
- i. Trailers and transportables on sites other than development sites for a period not to exceed five years from the effective date of this plan.
- j. Utility lines and support facilities to serve existing and new development.
- k. Ancillary, incidental and accessory facilities to those primary facilities described above.

Prohibited Development

- a. Academic facilities.
- b. Student housing.
- c. Faculty housing.
- d. Recreation.

2.5 RECREATION

Purpose

Areas classified Recreation are intended to accommodate outdoor as well as indoor recreation, intercollegiate and intramural sports facilities. Some new recreation facilities may replace aging facilities which now are located in the Academic Use area. Existing facilities within the Recreation uses may be expanded or renovated as necessary to serve new students, faculty, staff and the community at large.

Areas Classified

Existing outdoor and indoor facilities within this area include:

- Pauley Track.
- Harder Stadium.
- Tennis courts west of Robertson Gymnasium.
- Tennis courts west of Stadium Road.
- Baseball fields.
- Outdoor basketball courts.
- Robertson Gymnasium.
- Weight rooms and other facilities in trailers west of the Gymnasium.
- The “old golf course site” north of the recreation fields on the Main Campus, now unused.

Permitted Uses

- a. Indoor recreational and intercollegiate sports facilities.
- b. Outdoor playfields, court sports facilities, storage which is properly screened and fenced, restrooms and spectator seating.

- c. Parking lots garages, and mixed parking garages and recreation facilities at the approximate locations shown in the Proposal Land Use and Circulation map.
- d. Ancillary commercial services in conjunction with spectator sports events only.
- e. Instruction and Research facilities for sports and recreation.
- f. Existing non-conforming facilities and expansions thereof.
- g. Utilities lines and support facilities to serve existing and new development.
- h. Ancillary, incidental and accessory facilities to those primary facilities described above.

Potential Building Sites

Four potential sites for a new multi-purpose athletic center have been identified, three are on the Main Campus at locations shown in Figure 12 of the LRDP. The fourth is on the Storke Campus west of the tennis courts, as shown in Figure 23 of the LRDP.

Prohibited Development

- a. General academic uses.
- b. Administrative or Student Support uses.
- c. Student housing.
- d. Faculty housing.

2.6. ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA)

The purpose of the designation Environmentally Sensitive Habitat Areas is to protect environmentally sensitive areas from the effects of overuse or impact from adjacent land uses. *In addition to those resources mapped in Figure 28 and Appendix F, Figure D, Environmentally Sensitive Habitat Areas include any area 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.*

General Areas Classified

ESHAs cover the following areas:

- *Portions of the* Coal Oil Point Natural Reserve.
- The Campus Lagoon “Island” and Goleta Point.
- Bluffs adjacent to Goleta Slough.
- Ocean bluffs.

- Beaches.
- Storke Wetlands.
- Seasonal and perennial wetlands.
- Riparian areas.
- Streams and creeks.
- Devereux Slough and surrounding habitat areas.

Permitted Development

The following facilities are allowed subject to the policies of the Coastal Act Element, including but not limited to habitat creation and restoration:

- a. Pedestrian paths, boardwalks and stairways, restricted to particular alignments and areas. The potential stairway to the West Campus beach is located east of Coal Oil Point in Figure 26 of the Campus Plan.
- b. Placement of fences and signs.
- c. Other activities established for the Coal Oil Point Natural Reserve by the University of California's Natural Reserve System.

Prohibited Development

- a. Facilities not specifically authorized by the 1990 LRDP.

2.7 OPEN SPACE

Purpose

The classification of open space broadly replaces the categories of “general open space” and “natural open space” in the 1980 LRDP. Open space serves various functions including the preservation of land for low intensity recreation, and buffer space.

General Areas Classified

Open space includes the following areas:

- The student garden on West Campus.
- Tree-covered bluffs east of Devereux Road on West Campus.
- The horse stables and riding ring on West Campus.

- The West Campus bluffs.
- Lagoon Park on the Main Campus.
- The area surrounding the Lagoon including Commencement Commons, the lawn below the University center, the walkway and eucalyptus row between the University center and Pearl Chase Garden.
- The bluff top adjacent to Lagoon Road on the east side of the Main Campus.
- A portion of existing parking lot 13W south of the planned alignment of University Road.
- The filled area north of Harder Stadium.
- Area bordering the Storke Wetlands.

Permitted Development

- a. Facilities permitted within ESHAs.
- b. Within designated parks, the West Campus bluffs, areas surrounding the Campus Lagoon, and the bluff top adjacent to Lagoon Road: recreational facilities such as walkways, bike paths, volleyball, picnic facilities and benches and other low intensity outdoor uses.
- c. New landscaping.
- d. Parking as indicated on the Proposed Land Use and Circulation map.

2.8 Natural Reserve Area

Purpose

The classification of Natural Reserve Area is to designate the areas managed and preserved as the Coal Oil Point Reserve.

General Areas Classified

Natural Reserve Area includes 165.3 acres (125.3 acres of Coal Oil Point Reserve on West Campus and the 40 acres added under the 2006 North and West Campuses LRDP Amendment). The Natural Reserve area includes control of unleashed dogs and motor vehicles through fencing and the posting of signs, and a restriction on development to research-related structures.

Permitted Development

- a. Fencing
- b. Posting of signs
- c. Research related structures

- d. Habitat creation and restoration
- e. Pedestrian paths, boardwalks, and stairways, restricted to particular alignments and areas
- f. Other activities established for the Coal Oil Point Natural Reserve by the University of California's Natural Reserve System.

Appendix E
North and West Campuses Revised and New Policies

NEW DEVELOPMENT

Location [PRC § 30250(a)]

30250(a).3

As much as feasible, the student housing on North Campus will be physically integrated with existing West Campus Family Student Housing both to enhance facilities at the older existing development and to establish a sense of shared community. (2006)

30250(a).4

Site planning and architectural design for residential development adjacent to the Ocean Meadows Golf Course will consider the potential flight of errant golf balls, and avoid siting particularly sensitive uses (e.g. child care, tot lots, etc.) in areas exposed to the flight of golf balls. (2006)

Scenic and Visual Qualities [PRC § 30251]

30251.6

Buildings on Main and Storke Campuses shall not exceed the height limits established in Figure 16 measured to the ridgeline, except for mechanical and electrical equipment Amended in 2006).

30251.6(b)

Buildings on the North and West Campuses shall not exceed 35 feet from the proposed grade and 39 feet from existing grade. Height restrictions are measured to the ridge line and exclude mechanical and electrical equipment. (Added in 2006).

30251.8

Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever possible feasible (1980 LRDP Development Standard, as amended, Amended in 2006).

30251.10

Specimen trees or groves which contribute to the visual attractiveness of the North and West Campuses may not be removed, unless necessary for safety reasons or to provide the least-cleared area sufficient to locate and construct approved roads and structures on the site. Selective clearing of vegetation may be permitted where panoramic views may be presently obscured by such vegetation (1980 LRDP Development Standard, as amended, amended in 2006).

30251.11

Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off

to a minimum radius of five feet so as to blend with the natural terrain (1980 LRDP Development Standard, as amended, amended in 2006).

30251.15

Natural building materials and colors that are compatible with the surrounding landscape will be used where practical. (Added in 2006)

30251.16

Native plant species from genetic stock from the Ellwood-Devereux watershed will be used in all open space areas outside the development areas on the North and West Campuses. Landscaping within the student and faculty housing development areas shall consist primarily of native/ drought resistant plants. Landscaping use of exotic invasive plants listed in the Exotic Pest Plants of Greatest Ecological Concern in California (1999, or as updated at time of project implementation, California Invasive Plant Council) shall not be allowed on North or West Campuses. (Added in 2006)

30251.17

Native plantings will be used to visually integrate and buffer development from the two public access corridors. (Added in 2006)

SAFETY, STABILITY, POLLUTION, ENERGY CONSERVATION, VISITORS [PRC § 30253]

30253.2

Subsurface geotechnical and soil studies shall be conducted to determine proper building foundation and infrastructure design to address potential seismic and liquefaction hazards, if any (Amended in 2006).

30253.11

Pedestrian use of unimproved paths up and down the bluff shall be discouraged. To this end, a fence or other barrier shall be constructed at hazardous locations on the coastal bluff top edge, wherever ~~it~~ they do ~~does not now~~ currently exist (Amended in 2006).

30253.13

Within 50 feet of the bluff top, vegetation shall be maintained or replanted with drought resistant native species should grading be required to establish proper drainage landward off the bluff (1980 LRDP policy, amended in 2006).

30253.15

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

- a. Make road improvements as generally shown in Figure 10 of the 1990 LRDP as modified by Appendix F, Figure D, and bicycle and pedestrian path improvements as generally shown in Figure 11 of the 1990 LRDP as modified by Appendix F, Figure H. Exact alignments and intersection geometrics may change during the project design phase. (Amended in 2006.)

30253.16

Campus development should comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone. (Added in 2006)

PUBLIC ACCESS

ACCESS, RECREATIONAL OPPORTUNITIES POSTING [PRC § 30210]

30210.1

The coastal access improvements shown in Figure 27 and Appendix F, Figure H shall be implemented in conjunction with nearby building projects or independently in advance, if funding permits (Amended in 2006).

30210.2

Public access to Campus beaches from adjoining beaches and all stairway or pathway access routes mapped in Figure 27 and Appendix F, Figure H will remain open to protect the permanent right of the public for pedestrian access and appropriate recreational uses of the beach at all times, except as provided for in policy number 30210.17 (1980 LRDP policy as amended, amended in 2006).

30210.6

The Campus shall allow for up to 80 coastal access permit parking ~~at spaces on the North and West Campuses, distributed among four locations;~~ the north entrance to West Campus, the Camino Majorca entrance to West Campus Bluffs, the western terminus of Phelps Road, and at Coal Oil Point as shown ~~on Figure 27 in Appendix F, Figures Q through U. Given space limitations imposed by the existing student garden and the need to protect the Devereux Slough from runoff from parking facilities, no more than ten additional parking spaces shall be provided at the time the adjacent student housing is developed~~ (Amended in 2006).

30210.7

To provide parking for coastal access and a potential seminar facility at Coal Oil Point, while protecting the area from overuse, parking for no more than fifty cars shall be provided at Coal Oil point, subject to special permit (Amended in 2006).

30210.8

For the North and West Campuses faculty housing and Sierra Madre Student Housing uses, at least one and one-half space per unit shall be provided plus one-half space per unit for guests (1980 LRDP Development Standards, as amended, amended in 2006).

30210.9

The Campus shall conspicuously post coastal access signs which note the direction of the nearest beach access point at the approximate locations shown in Figure 27 and Appendix F, Figure H and in parking lots 1, 5, 6, 10, 23 and 24. Additionally, signs will also be placed near the top of the bluff indicating paths and stairway locations (1980 LRDP policy, as amended, amended in 2006).

30210.10

The University will, subject to the availability of funding from the State Coastal Conservancy *or other sources*, provide interpretive signs on the North and West Campuses, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access *(Amended in 2006)*.

30210.11

In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following measures will be taken:

- a. Policy deleted.
- b. The existing Devereux Road ~~running alongside Devereux Slough, south of Dividing Road,~~ will be used as primary access to Devereux School *(Amended in 2006)*.
- c. As part of the student housing project, reconfigure the intersection of West Campus Point Lane and the entrance road into the West Campus to direct southbound traffic onto West Campus Point Lane instead of the existing Devereux Road (see Figure 27). The new intersection will be appropriately signed to direct drivers to Coal Oil Point along West Campus Point Lane. *(Deleted in 2006 due to the conversion of Dividing Road to a trail corridor)*.
- d. ~~In order to reduce traffic on the slough road between the intersections of Dividing Road and West Campus Point Lane, Devereux School traffic will be encouraged to use Dividing Road instead of the slough road. Dividing Road, the existing narrow road connecting Devereux Road and West Campus Point Lane, west of the stables, shall be widened to approximately 24 feet and/or realigned to carry two-way traffic safely. It will be designed to a rural standard, with soft 4-foot gravel shoulders, maintaining as much of the natural open space on each side as possible, and avoiding any fill of wetland areas. (Deleted in 2006 due to the conversion of Dividing Road to a trail corridor).~~
- e. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads, so long as there is no increase in road width beyond what is required for safety. The Campus shall participate with the County of Santa Barbara regarding the installation of traffic control devices (such as signals) and other improvements at that intersection. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads (1980 LRDP policies, as amended).

30210.14

Feasible access for the physically challenged shall be provided where topographical and environmental constraints allow. Coastal access for the physically challenged to bluff-top viewing points shall be provided in Lagoon Park *and West Campus Bluffs*. Additional coastal access for the physically challenged will be provided by the installation of at least one handicap accessible parking space in each of the proposed coastal access parking lots shown on Figure H (1980 LRDP policy, as amended, *amended in 2006 to reflect new coastal access opportunities proposed for the handicapped and physically challenged*).

30210.19

Pedestrian access to the sandy beaches upcoast shall will be provided by the Campus from: *a) Camino Majorca at the end of Del Playa Drive in Isla Vista; b) from a new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point; c) a boardwalk/stairway at Coal*

Oil Point; and d) the proposed coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus to the beach. Trail access upcoast along the bluff top should be marked with appropriate directional information and cautions against intrusion into the fenced Reserve or down the steep bluff face (1980 LRDP, as amended, amended in 2006 to reflect proposed coastal access improvements.)

30210.21

Site planning for the North and West Campuses development areas shall create pedestrian connections between existing and proposed residential areas and the surrounding coastal open space areas to enhance pedestrian circulation and maximize existing and future residents' enjoyment of the area's coastal resources. Public trails shall be provided within development areas to allow public access to public open areas and beaches. All public trails will be clearly signed to ensure that campus visitors are aware of coastal access availability. (Amended in 2006)

30210.22

Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (see Appendix F, Figure H) will be aligned to connect with existing and planned public trails in adjoining areas per the Ellwood-Devereux Coast Open Space and Habitat Management Plan. (Added in 2006 to reflect coordination and consistency with the City of Goleta's and Santa Barbara County's trail planning.)

30210.23

A bicycle path shall be provided from the Cameron Hall parking lot north onto the West Campus Apartments site on the existing roadway immediately north of the existing fence between West Campus Apartments and Devereux Slough, and the existing pedestrian and equestrian trail shall be realigned to the east away from the edge of the slough along Devereux Road, and immediately south of the existing fence between West Campus Apartments and the Devereux Slough. A pedestrian connector trail between the pedestrian/equestrian trail and Devereux Road shall be constructed with steps to discourage use of this trail by bicyclists and equestrians. (Amended in 2006)

30210.24

The public coastal access parking area and parking near the community center on the North Campus shall be paved with a permeable surface. (Amended in 2006)

RECREATION

LOWER COST VISITOR AND RECREATION FACILITIES [PRC § 30213]

30213.1

Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at ~~no~~ prevailing cost, when not occupied by UCSB classes or programs (Amended in 2006).

LAND RESOURCES

ENVIRONMENTALLY SENSITIVE HABITAT AREAS; ADJACENT DEVELOPMENTS [PRC § 30240]

30240(a).2

Existing and proposed fences, signs and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except service and emergency vehicles) (1980 LRDP policy, as amended).

30240(a).3

Mowing of the grassland in the reserve is prohibited, except for fire protection and eradication and control of non-native species pursuant to an approved restoration plan. ~~shall be avoided prior to the time plants go to seed.~~ Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration. (1980 LRDP policy, as amended) (Amended in 2006).

30240(a).4

To preserve roosting habitat for sensitive bird species and monarch butterflies, special consideration and care shall be given prior to the removal of any significant non-native trees such as eucalyptus, and some pine species that are recognized roosting areas for sensitive species. Non-native tree and brush species may be removed if their presence inhibits fulfillment of other LRDP objectives such as protection of view corridors or restoration of native habitat. ~~and other trees and brush located on the bluff east of Coal Oil Point Natural Reserve outside of the faculty housing development and outside of the Coal Oil Point development will not be removed except where necessary to accommodate new structures or infrastructure.~~ (Amended 2006 to focus protection to significant habitat and add protection for Monarch butterflies.)

30240(a).6

Signs prohibiting unauthorized vehicles (except service and emergency vehicles) pedestrians and domestic pets from entering the Reserve shall be posted along its perimeter eastern boundary. Signs shall be posted when ~~West~~ North Campus housing is constructed (Amended in 2006).

30240(a).15

Unleashed dogs and motor vehicles, except for service and emergency vehicles, shall be prohibited on Campus beaches and in the North and West Campuses open space areas (1980 LRDP policy, as amended, amended in 2006 to expand the prohibition on motor vehicles and unleashed dogs to the proposed open space areas).

30240(a).17

~~The horse paddocks in the watershed of the North Finger of the Devereux Lagoon shall be removed as part of the restoration plan for this wetland before the beginning of the 1992-1993 academic year.~~ The horse paddocks located on West Campus will remain as long as any proposed future modifications or improvements are consistent with LRDP policies. (Amended in 2006 to reflect the University's retention of the horse stables).

30240(a).18

To keep pets out of the natural open space areas and to limit pedestrian movement to designated trails, fencing will be required in private back yards adjacent to the public access corridors and open space areas identified in Appendix F, Figure H. Pets shall be allowed in the faculty and student housing developments on North and West Campuses as long as dogs are kept on leash outside of fenced yards and only indoor cats are allowed (Amended in 2006).

30240(a).19

Onsite or offsite mitigation at a replacement ratio of 2:1 shall take place to minimize the impact of development on native grassland.

30240(a).20

Biological resources studies shall be performed prior to any bluff access or trail improvement projects on North and West Campuses and at Coal Oil Point to ensure protection of any sensitive biological resources that may be present on site.

30240(b).1

In order to protect the character and quality of the Natural Reserve, New faculty housing structures on the West Campus Mesa shall be set back ~~as far~~ at least 50 feet from the east edge of Devereux Road ~~as feasible on Devereux Slough~~ (1980 LRDP Development Standard, as amended, amended in 2006).

- a. Existing trees within the designated housing areas which are near, but fall outside this setback, shall not be removed except where necessary to accommodate new utilities infrastructure.
- b. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road ~~within the required building setback~~ to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with the housing development (Amended in 2006).
- c. To the degree possible, new faculty housing should be located east of West Campus Point Lane to minimize potential impacts to the Reserve and to avoid archeological resources on the west side of the lane (Amended 2006).

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 (1980 LRDP Development Standard as amended, amended in 2006).

30240(b).11

No more than ~~417~~ 50 units of ~~family student~~ faculty housing on West Campus shall be developed in the area designated for student housing on the Land Use and Circulation map (Appendix F, Figure D), at an approximate average density of ~~48~~ 7 units/acre (Amended in 2006).

30240(b).12

No more than ~~50~~ 172 units of faculty housing and 151 units of family student housing shall be developed on ~~West Campus~~ North Campus in the area designed for such housing on the Land

Use and Circulation map (*Appendix F, Figure D*), at an approximate average density of ~~5 to 6~~ 8.2 units per acre for the faculty housing and 10.8 units per acre for the student housing, respectively (*Amended in 2006*).

30240(b).16

A maximum allowable construction or operational sound level of 65 decibels on the A-weighted scale shall not be exceeded measured from the North or West Campus property lines (1980 LRDP Development Standard, as amended, amended in 2006).

30240(b).19

The Ellwood Marine Terminal Facilities shall be removed when the current lease expires in 2016, and the natural habitat values of the site shall be restored to a condition approximating that which existed prior to the initial construction of the facilities. After facility closure and site restoration, the leasehold will be designated as Open Space. (Amended in 2006 to clarify University's intent to maintain the leasehold as open space after Oil Company operations have ceased.)

30240(b).20

The 40-acre area in the southernmost portion of the North Campus site, a portion of which is environmentally sensitive (see Appendix F, Figure D), shall be dedicated to the Coal Oil Point Natural Reserve. (Amended in 2006 to correct figure reference and clarify that habitat on the entire 40 acres is not sensitive.)

30240(b).21

The Devereux Creek Bridge that will replace the existing Arizona crossing shall have a minimum five-foot clearance above the stream channel bed and would span across Devereux Creek so that it will restore more natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where periodic stabilizers are necessary upstream. (Amended in 2006).

30240 (b).22

The University shall implement in phases the improvements identified in the University's portion of the Open Space and Habitat Management Plan. The improvements shall include coastal access parking, trails, and other improvements, as well as restoration of South Parcel.

30240 (b).23

South Parcel will be restored in accordance with Appendix F, Figure X Illustrative Concept for South Parcel Nature Park. Initial restoration activities shall occur on South Parcel in accordance with development of the North Parcel Faculty Housing Project and will include the completion of a project on the South Parcel to control existing erosion and sediment transfer into the Devereux Slough. Such project shall include four (4) acres of land area, including the eastern-most vegetated drainage swales, check dams and sedimentation pond(s) depicted in of the Open Space and Habitat Management Plan. South Parcel restoration will also include the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, trail improvements. Restoration on South Parcel shall be in accordance with the South Parcel Habitat Restoration Plan. This project shall be in addition to the restoration and enhancement of buffer areas on the North Parcel. (Amended in 2006).

ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES [PRC § 30244]

30244.2

The ~~Office of Public Archeology~~, Department of Anthropology and Native Americans will be consulted when development may adversely impact archeological resources (1980 LRDP policy, as amended, amended in 2006 to reflect the closure of the Office of Public Archaeology).

30244.7

When development is proposed which may impact an archaeological resource, In addition to other proposed archeological mitigation measures, the University shall follow a step-by-step procedure for identifying, evaluating, and mitigating impacts on archeological resources associated with implementation of the LRDP is identified in the Cultural Resources Appendix of the 1990 LRDP FEIR. The University shall follow this program on a project-by-project basis. Amended in 2006 to reflect current practices for protection of archeological resources.

MARINE ENVIRONMENT

MARINE RESOURCES, MAINTENANCE [PRC § 30230]

30230.3

Wetland areas on the North Parcel identified in the 2006 North Parcel wetland delineation shall be retained, and restored and/or enhanced. (Amended in 2006)

30230.4

Buffers to wetland areas identified in the 2006 North Parcel wetland delineation and the Phelps Creek Riparian Area on the North Parcel shall be provided in substantial accordance with the site plan for North Parcel development as follows. Buildings shall be required to be set back a maximum of 25 or 50 feet from wetland areas as shown, and 50 feet from the Phelps Creek Riparian Area top of bank; provided, however, that buildings shall be required to be set back 100 feet from the Wetland Area located near the southwest corner of the North Parcel site (within and near Devereux Creek). Buffer areas shall be vegetated with local native riparian, wetland, and other appropriate species; provided that pedestrian and bicycle paths may be located within buffer areas. Buffer areas shall not be improved with impervious pavement or night lighting (except where necessary for public safety along roadways or adjacent pedestrian sidewalks). To the extent reasonably feasible, trails shall be located within the outside edge of buffer areas. Trails within buffer areas shall be adequately marked, signed and fenced to restrict access to the rest of the buffer area. In addition, Open Space Plan Type B and C trails shall be for pedestrian use only and no more than five feet in width. All buffer areas shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. To offset the reduction of buffer area pursuant to this policy, the University shall restore and enhance natural open space area on a 1:1 basis for buffer area which is reduced below from a base area defined as the area within 100 feet from a wetland area in the 2006 North Parcel wetland delineation. Such restoration and enhancement areas may be provided within the natural open space area anywhere within the North Parcel, the eastern tributary to Devereux Creek, or the South Parcel. A plan for restoring and enhancing these areas

shall be submitted to and approved by the California Coastal Commission, and shall be implemented concurrently with occupancy of the units constructed on the North Parcel. (Amended in 2006).

30230.5

Reduced Buffer Areas for Roads and Sidewalks. Roadways and pedestrian sidewalks comprised of permeable paving materials may be located within Buffer Areas between the wetland areas on the North Parcel for vehicular and pedestrian access provided that such roadways and sidewalks maintain the maximum feasible setback from the limits of such Wetland Areas. (Amended in 2006).

30230.6

The wetland areas identified in the 2006 North Parcel wetland delineation and Phelps Creek Riparian Area on the North Parcel shall be interconnected with Natural Open Space Areas to the extent reasonably feasible. Trees for screening shall be allowed near wetlands and buffers but not to the extent they would impact wetlands. Grading to connect the wetland areas within or near buffer areas shall be permitted; however, any such grading shall be limited to the dry season and approved by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. (Amended in 2006).

30230.7

The Phelps Creek Riparian Area may be reconstructed in accordance with Policies 30231.1 and 30231.3 and all other applicable LRDP policies. Any plans for reconstruction shall include provisions and restoration of riparian habitat along the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained per County standards to ensure proper flood conveyance capacity. Maintenance agreements will be made to perform major maintenance activities (i.e. dredging) outside the breeding season of any known sensitive species that have been observed in the Creek. The University shall not concretize the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in 30230.7(a) (Amended in 2006)

30230.7(a)

The District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of the creek. Sediment in Phelps Creek shall be removed from several different areas within this entire reach. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the drainage at a time. Sediment may be stockpiled on the adjacent open field/ access road until it has dewatered sufficiently to be hauled to a suitable upland disposal site. Sediment shall not be stockpiled on any site containing wetland, riparian, or environmentally sensitive habitat areas and shall be placed so as to maintain public access to the creek and riparian area. The District shall adhere to mitigation measures in the Updated Program EIR for Santa Barbara County Flood Control Routine Maintenance Activities (01-EIR-01) or any future EIR (Amended in 2006).

30230.8

A road limited to flood control maintenance activities, emergency access, and pedestrian and bicycle purposes only may be provided to the Phelps Creek Riparian Area through the Buffer Area provided that the road is no more than 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control. (Amended in 2006).

30230.9

A paved bridge, and a paved roadway comprised of permeable paving materials, may be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/ bicycle and flood control and emergency access, provided that such bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units. (Amended in 2006).

30230.10

Site drainage on development areas on the North and West Campuses conveying runoff to Phelps and Devereux Slough shall be directed through the bioswales or using other similar integrated stormwater management practices that allow or mimic natural drainage hydrology functions to provide natural infiltration and filtration. Stormwater best management practices shall be utilized to reduce runoff, control sources of pollution, and treat runoff prior to conveyance to local streams or creeks. Piping of stormwater shall be permitted to cross under roadways and sidewalks. (Amended in 2006)

30230.11

Areas improved as Natural Open Space Areas on the North Parcel shall be vegetated with native species of local genotype, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community, and shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. (Amended in 2006).

30230.12

Private landscape areas (not including buffers) and community open space areas on the North Parcel shall require use of Integrated Pest Management techniques and, with the exception of lawn areas, shall not include non-native invasive plant species. These requirements shall be included in the CC&Rs for the private areas. The CC&Rs shall refer property owners to the California Invasive Plant Council list (cal-ipc.org) and California Native Plant Society, Channel Islands Chapter. (Amended in 2006).

30230.13

Upon the completion and sale of the first 72 North Parcel housing units, the University shall provide, on an ongoing basis, for one full-time equivalent (FTE) steward for the South Parcel nature park area, and an FTE Coal Oil Point Reserve Snony Plover Coordinator position. (Amended in 2006).

30230.14

Following the expiration of the Venoco Corporation lease in 2016, Venoco Corporation the University shall designate the site as open space or natural reserve area.

BIOLOGICAL PRODUCTIVITY; WASTEWATER [PRC § 30231]

30231.1

In order to protect identified Campus wetlands and coastal waters from sediment transfer or contamination from urban run-off during construction, the following grading and erosion control practices shall be followed:

- a. North and West Campus construction periods shall be scheduled during the dry months of the year (May through October), whenever possible (1980 LRDP Development Standard, as amended).
- 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 (1980 LRDP policy, as amended).
- c. A site-specific erosion control and landscape plan shall be prepared for all new construction.
- d. Whenever practical, land on North and West Campus~~s~~ is to be developed in increments of workable size which can be completed during a single construction season: erosion and sediment control measures are to be coordinated with the sequence of grading (1980 LRDP Development Standard, as amended, *amended in 2006*).
- e. Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff (1980 LRDP Development Standard, as amended).
- f. Grading operations on-Campus shall be conducted so as to prevent damaging effects of sediment production and dust on the site and on adjoining properties (1980 LRDP Development Standard, as amended).
- g. When vegetation must be removed on-Campus, the method shall be one that will minimize the erosive effects from the removal (1980 LRDP Development Standard, as amended).
- 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 (1980 LRDP Development Standard, as amended).
- i. Removal of existing vegetation on Campus is to be minimized wherever possible (1980 LRDP Development Standard, as amended).
- 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 (1980 LRDP Development Standard, as amended, *amended in 2006*).
- 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 restore to exposed cut and fill embankments of building pads so as to provide a suitable base for seeding and planting (1980 LRDP Development Standard, as amended).
- l. Slopes, both cut and fill on Campus, shall not be steeper than 2:1 unless a geological and engineering analysis indicates that steeper slopes are safe and erosion control measures are specified (1980 LRDP Development Standard, as amended).
- m. Slopes on Campus shall not be constructed so as to endanger or disturb adjoining property (1980 LRDP Development Standard, as amended).

- n. Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for Campus development (1980 LRDP Development Standard, as amended).
- o. Neither wet concrete, nor slurries thereof, shall be permitted to enter any Campus wetlands.

30231.2

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

- a. *North and West* and Storke Campus site development is to be accomplished, wherever feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground (1980 LRDP Development Standard, as amended).
- b. During Campus development, sediment shall be retained on the site (1980 LRDP Development Standard, as amended).
- c. The University shall work with property owners adjacent to the *North and West* Campus, and Santa Barbara County to insure that development of such properties does not introduce sedimentation into the Devereux Slough, to the maximum extent feasible (1980 LRDP Policy, as amended).
- d. Projects shall be designed to conduct storm water drainage away from Devereux Slough and Storke Campus Wetlands, wherever feasible (1980 LRDP Policy).
- e. If storm water can only be feasibly discharged into Campus wetlands it shall comply to all respects to all applicable standards of the Regional Water Quality Control Board (1980 LRDP Development Standard, as amended).
- f. At Coal Oil Point, if percolation is determined through tests to be inadequate, to prevent bluff top erosion, storm waters will be collected and drained directly to the ocean by means of pipes discharging at the base of the bluffs (1980 LRDP Development Standard).
- g. Runoff from new development and the planned parking lot at Coal Oil Point shall be directed to the east-facing bluff on the Point, and the drainage structures integrated with the planned stairway to the beach, if feasible. Traps and filters for roadway contaminants shall be provided as part of the drainage structures.
- h. Storm drainage from the planned student housing project on the Main Campus shall utilize existing drainage structures on the bluff, rather than introducing additional pipes to penetrate the bluff face, unless additional storm water runoff through the existing pipe is determined to be insufficient or to accelerate erosion.
- i. The quality of water entering the Campus Lagoon shall continue to be monitored (1980 LRDP Policy, as amended).
- j. Minimize siltation of the Campus Lagoon (1980 LRDP Development Standard, as amended).
- k. Prohibit chemical wastes, sewage effluent or waste waters from entering the Campus Lagoon (1980 LRDP Development Standard, as amended).
- l. New development adjacent to the required 100-foot building setback surrounding the upland limit of the wetland shall not result in significant adverse impacts due to additional sediment, nutrients, pollutants, and other disturbances (1980 LRDP policy).
- 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 (1980 LRDP Development Standard).

REVETMENTS, BREAKWATERS, ETC. [PRC § 30235]

30235.2

No permanent above-ground structures shall be permitted on the dry sand beach except facilities necessary for public health and safety, and temporary recreational structures such as volleyball poles and nets (1980- LRDP policy, as amended, amended in 2006).

PROTECTION AGAINST SPILLAGE [PRC § 30232]

30232.5

If contaminated soil and/or groundwater is encountered during excavation and/or grading activities on North and West Campuses except in the location of the Venoco Co leased property.

- (a) The construction contractor(s) shall stop work and immediately inform th EH&S;
- (b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers;
- (c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to the EH&S to comply with all federal and State regulations necessary to clean and/or remove the contaminated soil and/or groundwater;
- (d) Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment and disposal, and/or treatment without excavation;
- (e) Remediation alternatives for cleanup of contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal; and
- (f) The construction schedule shall be modified or delayed to ensure that construction will not inhibit remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.