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Prepared August 26, 2009 (for September 9, 2009 hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, District Manager
Susan Craig, Coastal Planner

Subject: UCSC Marine Science Campus Coastal Long Range Development Plan (CLRDP) Notice of Impending Development 1 (Overlook B). Coastal Commission consideration of UCSC's notice regarding their intent to redevelop the Overlook B area, including development of a new outdoor research yard and Overlook B public access improvements, pursuant to the certified CLRDP.

A. Staff Recommendation

1. Summary of Staff Recommendation

University of California at Santa Cruz's (UCSC's) Marine Science Campus Coastal Long Range Development Plan (CLRDP) was certified by the Coastal Commission on January 7, 2009. UCSC is now pursuing its first project pursuant to the CLRDP, and has submitted the above-referenced notice of impending development (NOID) to the Commission and is requesting that the Commission concur that the proposed development project is consistent with the certified CLRDP.

The proposed project would make improvements to the Overlook B area of the Marine Science Campus by: 1) expanding the footprint of the outdoor research area; 2) installing a new fence around the outdoor research area to include public "viewing windows" into the outdoor research area, with associated interpretive signs; 3) installing additional public access/interpretive signs, public benches, and picnic tables; 4) resurfacing existing public access paths with decomposed granite; 5) limiting parking in the area to a maximum of 18 University-owned and/or or service vehicles, and installing additional signage and bollards to ensure this limitation; and 6) modifying the exterior of two existing caretakers' units.

The CLRDP requires that the Overlook B area be enhanced to become part of a continuous public access area along this portion of the Marine Science Campus site. The proposed improvements will help to maximize and enhance public access in this area to create a user-friendly, attractive, and interactive public access area that functions as a primary public access destination and outdoor interpretation area related to marine research activities. However, with respect to public access and interpretive signage, the proposed development does not include adequate specificity in terms of signage location, size, and content to ensure consistency with the requirements of the CLDRP. Also, the proposed project is lacking in specificity regarding plans for exterior improvements to the existing caretakers' units and in providing for a parking management plan for the Overlook B area. To remedy this situation, Staff recommends conditions to require the submission of a public access signage plan, a plan for the exterior



remodeling of the caretakers’ units, and a parking plan for the Overlook B site. As conditioned, Staff recommends that the Commission determine that the development project is consistent with the certified CLRDP. The necessary motion and resolution are found directly below.

2. Staff Recommendation on CLRDP Consistency

Staff recommends that the Commission, after public hearing, find the proposed development project consistent with the certified CLRDP if it is modified as conditioned herein.

Motion. I move that Commission determine that the development described in UCSC Notice of Impending Development Number 1, as conditioned, is consistent with the certified University of California at Santa Cruz Coastal Long Range Development Plan.

Staff Recommendation of Conditional Concurrence. Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the UCSC NOID 1, as conditioned, is consistent with the certified UCSC CLRDP, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Find CLRDP Consistency. The Commission hereby determines that the development described in UCSC Notice of Impending Development Number 1, as conditioned, is consistent with the certified University of California at Santa Cruz Coastal Long Range Development Plan for the reasons discussed in the findings herein.

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B. Findings and Declarations

The Commission finds and declares as follows:

1. UCSC CLRDP

A. General CLRDP Background

As an alternative to project-by-project coastal permit review, Coastal Act Section 30605 allows for universities to develop long range development plans for Coastal Commission for certification. Once certified, each university is the primary entity responsible for ensuring that future development on the site is consistent with the certified long range development plans, subject to ongoing Commission oversight. UCSC's Marine Science Campus CLRDP was certified by the Coastal Commission on January 7, 2009.

B. UCSC's Marine Science Campus

UCSC's Marine Science Campus site is located directly adjacent to the Monterey Bay National Marine Sanctuary just within the western border of the City of Santa Cruz in Santa Cruz County (see Exhibit A). The Campus site has been known locally for years as Terrace Point. The main UCSC campus is located roughly two miles inland of the Marine Science Campus in the rolling foothills northwest of downtown Santa Cruz. The Marine Science Campus is located at the outskirts of the City, seaward of Highway One, at the transitional boundary between the urbanized City area to the east and the rural north coast of the unincorporated County to the west. The Santa Cruz County north coast area is well known to the Commission for its sweeping vistas of both coastal agricultural fields and natural landscape framed by the undulating coastal range. Much of this area is in extensive State Park and other rural public land holdings, and all of it is traversed by a rural stretch of Highway One. Although there are some limited residential enclaves (e.g., Davenport along the coast, and Bonny Doon in the mountains) in these mostly pastoral areas, this north coast area is part of the stretch of largely agricultural and undeveloped coastal lands extending nearly 50 miles to Half Moon Bay upcoast. The Campus site is located at the beginning of this stretch of coast as one heads upcoast out of the City of



Santa Cruz and, by extension, out of the urbanized portion of northern Monterey Bay.¹

The Campus is primarily made up of a relatively flat terrace area (roughly 73 acres) sloping gently from north to south (to the ocean) with the remainder occupied by a large arroyo on the west of the site making up Younger Lagoon Reserve (YLR) (a 25-acre component of UC's Natural Reserve System), at the base of which lies Younger Lagoon, an estuarine lagoon that connects (at times) to the ocean. A sandy beach area fronts Younger Lagoon below the terrace. The terrace portion of the site includes within it a 2.5 acre federally-owned parcel completely surrounded by UCSC property. Altogether, the Campus (including the federal in-holding) is about 100 acres. In the general Campus vicinity, agricultural land extends to the west along the coast beyond YLR and the western Campus boundary, to the north is the Union Pacific Railroad tracks, the Raytek industrial facility, and Highway One, to the south lies the Sanctuary and the Pacific Ocean, and to the east is Antonelli Pond (above, or north of, Delaware Avenue) and the densely packed De Anza Mobile Home Park (residential) (below Delaware Avenue) beyond which is Natural Bridges State Park and past that West Cliff Drive in the City of Santa Cruz. See Exhibit A for a location map and for aerial photographs of the Campus.

C. UCSC's Marine Science Campus CLRDP

UCSC's Marine Science Campus CLRDP was certified by the Coastal Commission on January 7, 2009. The CLRDP provides a blueprint for future development of the site including a maximum increase of about 600,000 square feet of new Campus facilities mostly within four distinct development zones (occupying about half of the terrace area) for an expanded Marine Science Campus. The CLRDP provides for roughly 340,000 gross square feet of potential new facilities within the four development zones in new one- and two-story buildings up to 36 feet tall, with the remainder in outdoor research and support areas. The CLRDP also accounts for additional areas of roads, and some natural drainage ponds, outside of the four development nodes. Overall, and at full buildout, the CLRDP allows for the Campus to grow by about three times its size at certification. In addition to the building program, the CLRDP also provides for an expanded public access trail system and natural habitat restoration in those wetland and open space areas on the terrace that are not part of the proposed development zones (roughly 41 acres).

2. UCSC NOID 1

A. Notices of Impending Development

Under a certified CLRDP, University development of specific projects contained in the CLRDP can proceed without a coastal permit provided the University sends a Notice of Impending Development (or a "NOID") to the Commission prior to undertaking development, and either the Commission deems the

¹ The City of Santa Cruz is located at the upcoast end of the larger urban portion of northern Monterey Bay that extends downcoast through unincorporated Live Oak, the City of Capitola, and the more urban portion of south Santa Cruz County (i.e., the Aptos-Rio del Mar-Seascape areas). Though defined by city limit boundaries, these more urban areas all blend somewhat together as a larger urban "zone."



identified development project consistent with the CLRDP (with or without conditions to make it so) or does not respond in a timely manner to the NOID.² Pursuant to Coastal Act Sections 30605 and 30606, the Commission may impose conditions on such development project proposals only if it finds them inconsistent with the certified CLRDP.

B. NOID 1 (Overlook B improvements)

The Overlook B area is located in the CLRDP's lower terrace development zone nearest the ocean which is home to the main Long Marine Lab (LML) complex of facilities, including the Seymour Marine Discovery Center (Discovery Center). Overlook B proper is located at the blufftop roughly seaward of the Discovery Center, and is accessed along a decomposed granite road area (McAllister Way) that also provides access to the Campus's main seawater intake apparatus, and the LML outdoor research area. This decomposed granite area extends from the whale skeleton and LML's Younger building through to the overlook, and it is in this extended area that UCSC's impending development is located. This area also includes a paved parking area that was approved as part of the original Discovery Center CDP, a concrete slab leftover from the City of Santa Cruz's pilot desalination test facility (since removed),³ and the two caretakers' units for the Campus. See Exhibit A for location maps and Exhibit B for photographs of this area.

UCSC proposes to convert the location of the former desalination test facility to a fenced outdoor research yard, which will include a series of small pools and tanks filled with seawater. The existing concrete slab that was used for the desalination plant will be modified with the addition of 960 square feet of slab so as to be approximately 42' x 80' and contiguous with LML's existing concrete slab and outdoor research areas located immediately west of the project. The north end of the existing concrete slab will be removed and two in-ground pools will be installed, connected to trench drains. The project also includes a new 7' 6" tall perimeter fence in the area of the outdoor research yard with reinforced gates. The fencing would include two viewing "windows" to allow visitors to the site to view the marine research taking place in the outdoor research yard. Changeable interpretive signage, related to the ongoing research activities, would be located adjacent to the "windows." Eight downward-directed and shielded lighting fixtures will be installed outside of the perimeter fence.

The proposed development also includes improvements to the exteriors of the two existing caretakers' units located on the Lower Terrace, as well as public access improvements to Overlook B consisting of interpretive signs, a new bench at Overlook B, picnic tables, and trash/recycling containers. The pathways in the Overlook B area will be resurfaced with decomposed granite and additional landscaping

² Coastal Act Section 30606 requires that the University provide notice of an impending development at least 30 working days prior to pursuing it. CCR Section 13549 provides that a NOID is only filed following Executive Director review of the NOID and any supporting materials to ensure there is sufficient information for making the consistency determination. CCR Section 13548 requires that the Commission take action on the notice within 30 working days of filing of the NOID. In sum, if the Commission does not take action within 30 working days of filing of the NOID, the identified development project is deemed consistent and can proceed.

³ The City's pilot desalination test facility was permitted by the Commission in October 2006 (CDP 3-06-034), and has since been removed per the terms of that CDP.



improvements will be made using appropriate native plant species. The two parking areas east and west of the pedestrian accessway would be designated for University and/or service vehicles only. An existing ADA space east of the accessway will be relocated to the southwest corner of the lot north of the existing Discovery Center. See Exhibit C for the existing site plan and for the proposed project plans.

3. CLRDP Consistency Analysis

A. Applicable CLRDP Provisions

The CLRDP includes multiple provisions that apply to this proposed development project, including those specifically related to Overlook B and the caretakers' units, and those more generally applicable to outdoor research, parking development, and public views in the lower terrace area. The certified CLRDP indicates as follows:

Implementation Measure 2.4.2 – Caretaker Accommodations. A maximum of two caretaker units shall be allowed on the Campus, and these units shall be limited to locations in the Middle Terrace or Lower Terrace development zones, consistent with the additional restrictions set forth in Figure 5.3. All such caretaker units shall be designed to emulate adjacent marine research and education buildings (including an absence of publicly visible outdoor residential development and yard space) and shall be seamlessly integrated into adjacent marine research and education buildings. The two existing (at the time of CLRDP certification) temporary caretaker units and related development (e.g., fencing, decking, landscaping, etc.) in the Lower Terrace development zone do not conform to the above-described design parameters and shall be replaced by units that do conform concurrent with any development in the Lower Terrace development zone that involves the footprint of the temporary caretaker units. If the temporary caretaker units and related development have not been replaced as described herein within five years of CLRDP certification, then the exterior of the caretaker units (i.e., siding, roofs, windows, etc.) and all related development shall be modified at that time to emulate the design of adjacent marine research and education buildings as described above. This caretaker unit requirement specific to the Lower Terrace development zone shall be made a condition of approval of the first development project authorized pursuant to the certified CLRDP.

Implementation Measure 3.2.14 – Non-Invasive Native Plant Species Required. All landscaping and vegetation on the Campus (including restoration and enhancement plantings, screening vegetation, stormwater system plantings, ornamental plantings, and all other plant material) shall be limited to non-invasive native plant species that are appropriate to the habitat and region and that are grown from seeds or vegetative materials obtained from local natural habitats so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Except for the planting of Monterey cypress, only locally collected seed, cuttings, and/or other propagules shall be used for landscaping. If feasible, materials should be collected from coastal habitats that are located within approximately one mile of the Campus and seaward



of Highway 1.

Section 4.1.1 Planning Objectives (in relevant part). *Maintain views of the ocean and the mountains from important public vantage points in order to minimize visual impacts on the community.*

Policy 4.1 Protection of Scenic Views. *New development at the Marine Science Campus shall be sited and designed in a manner that protects public views, including the public view corridors depicted in Figure 3.16, and that limits development outside of the four Campus development zones to the maximum extent feasible.*

Implementation Measure 4.1.1 – Location of Development. *The University shall cluster development on the Marine Science Campus as shown in Figures 5.2 and 5.4 so as to leave ample open space that protects identified public views, including identified public view corridors.*

Policy 4.2 - Protection of Scenic Quality. *New development at the Marine Science Campus shall be sited and designed to be compatible with existing Campus development and surrounding areas.*

Implementation Measure 4.2.1 – Design Standards and Illustrative Campus Buildout Site Plan. *Decisions on siting, materials, height, clustering, and other aspects of project design shall be consistent with Chapter 5 and Chapter 6 and shall be guided by the Illustrative Campus Buildout Site Plan and the preliminary parameters for selected projects in Chapter 7. With respect to the development of the public overlooks, such overlooks shall be sited and designed consistent with the preliminary parameters identified in Chapter 7 unless alternative siting and design would result in both better public overlook value and better coastal resource protection.*

4.2.4 On-Site Caretakers. *The nature of marine research activities, with facilities, animals, sea water supply, and mechanical systems sensitive to mishap and human contact, makes it essential to provide security and protection 24 hours a day. On-site caretakers have provided this protection and have been an integral part of the campus since its operations began. This need will remain and expand as the program continues to develop. The University envisions the need for up to two caretaker housing units that are integrated into the Campus aesthetic.*

Implementation Measure 4.2.13 – Development Along Edge of Lower Terrace. *Development in that portion of the Lower Terrace development zone that is located in Subareas #13 or #14, as identified in Figure 5.4, shall be limited to low intensity uses and facilities sited and designed to minimize impacts to public views as seen from trails and other access and recreation facilities and features shown on Figure 5.6 and/or described in Section 5.6. Development located in Subarea #14 shall be limited to the seawater system, circulation, and public access improvements and shall not exceed the elevation of the existing seawater facilities. Development in Subareas #13 and #14 shall not significantly block public views and shall, if located within*



the footprint of the berm (along the western edge of the zone), be no taller than the top of the berm at the time of CLRDP certification.

Implementation Measure 4.2.14 – Building Development West of McAllister Way in Lower Terrace. *Building development in that portion of the Lower Terrace development zone that is located west of the location of McAllister Way at the time of CLRDP certification shall be limited to uses that integrally relate to existing development or research activities in the development zone, need a location adjacent to YLR, or otherwise require a more isolated location.*

Implementation Measure 4.3.3 – All Lighting. *Lighting on the Marine Science Campus shall be provided at the lowest foot-candle levels necessary to achieve safety and efficient navigation.*

Implementation Measure 4.3.4 – Building Lighting. *Exterior lighting shall be located only at building entries and usable interior courtyards. No other exterior lighting of buildings, such as façade or accent lighting, shall be allowed, except where necessary for safety. Interior lighting shall be located so as to minimize the potential for light and glare to be visible from within Resource Protection, Resource Protection Buffer, and Wildlife Corridor areas and be consistent with the Uniform Building Code.*

Section 5.2.1. – Land Use - Building Program - Outdoor Research Areas. *This includes existing outdoor research areas, plus a total maximum of up to 70,000 additional square feet of outdoor research area to be used in conjunction with marine research and education activities, including:*

- *Outdoor marine research pools,*
- *Other organized outdoor marine research facilities.*

Figure 5.3 – Outdoor Research Area – Lower Terrace Development Zone. *Limited to existing facilities, plus a combined total maximum of 10,000 square feet of additional outdoor research area.*

Implementation Measure 5.3.6 - Lower Terrace Public Coastal Access Parking. *A minimum of ten public coastal access parking spaces shall be provided in the Lower Terrace development zone in a location that provides the easiest and most direct access to public coastal access amenities (e.g., in the parking bay along the east side of McAllister Way opposite the Ocean Health Building).*

Implementation Measure 5.5.6 – Parking Limitation Seaward of Whale Skeleton. *Parking in the area extending seaward from the northern edge of the Younger Building and the northern edge of the whale skeleton (at the northwest corner of the Marine Discovery Center) shall be limited to: University-owned vehicles that are typically parked without movement for longer periods of time and that are not typically moved in and out of parking spaces multiple times*



during the course of a day, and service vehicles that cannot feasibly park elsewhere and still provide the required service. All other parking in this area (including but not limited to parking for University staff and visitors) shall be prohibited. In all cases, parking in this area shall be developed, identified, assigned and used in a manner designed to limit vehicular ingress and egress as much as possible to ensure that public access in and through this area is protected and enhanced (see also Overlook B enhancements as described in Section 7.2.4).

Section 5.6.1 Public Access and Recreation Designations and Diagram – Controlled Access Areas (in relevant part). The primary purpose of this designation is to provide pedestrian access to scenic and coastal resource areas of the Marine Science Campus in a manner consistent with safety, security, and protection of sensitive coastal resources and research areas. Controlled access areas may be accessed only by authorized personnel for scientific or educational purposes; by authorized personnel for the construction, repair, or maintenance of facilities; by authorized visitors; by members of the public as part of a supervised tour; and, where Public Trails extend through Controlled Access Areas as shown on Figure 5.6, by the general public...The Controlled Access Area designation applies to portions of the Marine Science Campus that contain environmentally sensitive habitat and/or resource buffers or within which sensitive outdoor research activity is undertaken.

Implementation Measure 6.2.6 – Access to Laboratories and Research Areas. The University shall provide public access to laboratories and research areas in the Upper, Middle, and Lower Terrace development zones through supervised tours only. Public access to these areas shall be limited as necessary to ensure that the research and marine facilities of the site remain secure. The University may use a combination of devices to protect such laboratories and research areas (including fences, walls, berms, and vegetation) provided such devices are consistent with the provisions of this CLRDP.

Implementation Measure 6.2.10 – Public Access Signage. Signage and other media shall be used to provide visitors with information about coastal resources, identify the location of public trails, overlooks, parking, and other Campus access and recreation amenities, and warn of dangers in the environment. Signage shall also be provided to identify Controlled Access Trails, with information about supervised tours. Signs shall be located, at a minimum: at each trailhead (i.e., where visitors enter the Marine Science Campus); at each trail intersection with another trail or an overlook; at each overlook; at each public coastal access parking area; and at intervals along trails no more than 200 feet apart. Trail signs specifically shall be placed so as to be visible to trail users coming from either direction (e.g., back-to-back signs). Brochures or other media describing Campus public access amenities shall be consistent with all CLRDP provisions and shall be made available at convenient locations for visitors to the Campus (i.e., Campus entrance at Delaware Avenue, Seymour Center, public coastal access parking areas, overlooks, etc.).

Section 6.8.2 – General Fencing/Barrier Design Guidelines. Fencing may be solid where it is



necessary to screen development (including associated noise, light, and activity) from resource areas that would be significantly disrupted by development (e.g., natural resource areas or outdoor research areas on the site, such as portions of Younger Lagoon Reserve, the wildlife corridors and their buffers, marine mammal pool areas, etc.). Otherwise, fencing and/or barriers shall be see-through.

Section 6.8.3 - Fencing/Barriers for Buildings, Research Areas, and Seawater System Intake, Filtration, and Storage. *The University may install fencing and/or barriers as part of a building or its directly associated research areas when necessary to protect these areas from significant damage due to unauthorized access.*

- *Any such fencing/barriers shall be fabricated of natural or natural looking materials, and shall blend seamlessly into the design of the building to which the fencing is associated. Materials such as stone, wood, and cor-ten steel that are compatible with the building design and site character and that have limited areas of contrasting materials and color may be appropriate.*
- *Fencing/barriers shall be integrated with architecture and other site features.*

Fencing/barrier siting and design shall be appropriate to its intended function, but in no case shall be taller than eight (8) feet in height above grade.

Section 7.2.4 Overlooks – All Overlooks. *All overlooks shall include CLRDP appropriate signage and interpretive panels that identify the major natural features that can be observed. All overlooks shall be designed to seamlessly integrate into the natural site aesthetic. Paths shall be marked appropriately and shall be fully handicap accessible according to ADA regulations.*

Section 7.2.4 - Overlook B. *Overlook B is the existing ocean overlook located at the blufftop at the end of McAllister Way that allows exceptional views of the Monterey Bay National Marine Sanctuary and the shoreline both up and down coast (see also Figure 9.1). Many visitors use this site, and its proximity to the Seymour Discovery Center makes it an ideal overlook. It is fully handicapped accessible and open during daylight hours. This overlook shall be enhanced to become part of a continuous public access area extending seaward from the northern edge of the Younger Building and the northern edge of the whale skeleton at the northwest corner of the Marine Discovery Center (see Figure 7.10). Within this area, the existing roadway pavement shall be removed and converted to decomposed granite, or similar pathway material. Spaces along the pathway shall be redeveloped as a primary public access point with landscaping, benches, picnic tables, interpretive facilities (i.e., for the adjacent research areas, the seawater system, the ocean, etc.), and other amenities (i.e., telescopes, bike racks, and recycling, etc.). Limited vehicular access through this area may continue (i.e., parking for University owned vehicles only, service access, emergencies, seawater system maintenance, etc.). The area is intended to look and function as a public access area through an active and working marine research facility with ample interpretation of various ongoing research activities. Toward this*



end, the northern entry (at the whale skeleton) shall include clear public access and service/campus vehicles only signage and either removable bollards or, if necessary for the vehicles allowed here, bollards designed to narrow the entry as much as possible while allowing a single lane for authorized vehicle ingress and egress. Further, removable bollards shall be placed at the southernmost extent of this parking area to prevent overflow parking and vehicle access. The public access area shall be decomposed granite, or similar material, to match the rest of the public trail system. The area shall include abundant landscaping to screen the access area from buildings and facilities, to define different activity areas within it (e.g., around interpretive displays, around picnic benches, etc.), to create meandering edges, and to keep users out of more sensitive areas as needed. The improvements shall be integrated with existing vegetation and trails fronting the Marine Discovery Center, including through the redesign of such landscaping and trails as necessary to maximize the value and function of the public access area overall including its relation to the blufftop trail extending to the east. The overall intent and objective is to create a user friendly, attractive, and interactive public access area that can function as a primary public access destination and outdoor interpretation area related to marine research activities. Figure 7.10 is a conceptual plan showing an example of how this area might be configured to accomplish the enhancements related to Overlook B and describes their conceptual framework. The above textual description provides the controlling parameter for design and implementation of the Overlook B extended public access area enhancements.

The University would phase the implementation of these improvements as specified in Chapter 9 of the CLRDP, while maintaining the current access to this area throughout the phased implementation period, except as precluded by construction activity during short periods of time. Overlook B is and will be directly accessible as part of the public access trail system.

Thus, the CLRDP envisions outdoor research area expansion in the lower terrace development zone that is coordinated with and complementary to redeveloping the extended Overlook B area as a primary public access point for the Campus. The CLRDP also makes clear that any development in this area be mindful of the significant public viewshed, including with respect to building, fencing, and overall design, and explicitly with respect to modifying the caretakers' units to match the envisioned Campus design aesthetic.

B. Outdoor Research Expansion

The proposed development would reuse a portion of the existing concrete slab at the site of the former City of Santa Cruz Pilot Desalination Plant for outdoor research yard expansion. A portion of the north end of the 30' x 80' concrete slab will be demolished and replaced with a slab on the same footprint that incorporates slab depressions for two in-ground pools and trench drains. The trench drains will connect to an existing utility trench. Along the west edge of the existing concrete slab, an additional 960 square feet of concrete slab (12' x 80') would be added to connect this existing concrete slab with an existing slab at an adjacent research area. The area covered by the concrete slabs will be used as an expanded outdoor research yard. The outdoor research yard will be securely fenced with a 7' 6" above-grade



wooden fence designed to match the existing nearby fences and building architecture, i.e. the fencing will be constructed of western red cedar and will be vertically-oriented board and batten perimeter fence and associated gates. The proposed fencing includes a new fence segment between the existing Younger building and the site of the former pilot desalination plant and a new segment between the caretakers' units fence and the site of the former desalination plant. The fencing will include "viewing windows," i.e. openings in the fence, with associated changeable interpretive signage to allow the public to view and understand the activities taking place in the outdoor research yard area. The outdoor research yard will include tanks, aquaria, or small pools served by Long Marine Lab's existing seawater system. It will also include two small in-ground pools with adjacent haul-out slab space to accommodate short-term holding of pinnipeds (seals and sea lions) or other small marine mammals that need to be held separately from other marine mammals for a quarantine period. See Exhibit C for proposed development plans.

CLRDP Section 5.2.1 and Figure 5.3 provide for construction of additional outdoor research facilities, limited to existing facilities plus a total maximum of 10,000 square feet of additional outdoor research area in the Lower Terrace Development Zone. The proposed development includes 3,200 square feet of additional outdoor research area in the Lower Terrace development zone, consistent with the requirements of the CLRDP. After this project, the net remaining area allowed by the CLRDP for future outdoor research in the Lower Terrace would be 6,800 square feet. Sections 6.8.2 and 6.8.3 of the CLRDP allow for solid fencing up to 8 feet in height above grade to protect outdoor research areas from damage due to unauthorized access, and also require that such fencing be made of natural materials that blend with the site character. The proposed fencing is necessary to adequately protect LML's research area. The proposed fencing will be 7' 6" above grade and will be constructed of stained western red cedar with vertically-oriented board and batten with reinforced gates, designed to match newer existing fencing and gates on the site. Thus, the proposed fencing for the outdoor research area is consistent with the requirements of the CLRDP pertaining to height and natural character. Given all the above, the proposed development pertaining to the outdoor research area at the Lower Terrace and associated fencing is consistent with the CLRDP.

C. Overlook B Public Accessway Enhancements

The CLRDP envisions an expanded network of public trails and controlled access trails on the Marine Science Campus that will allow visitors and other site users to walk to overlook points at the ocean and other natural resource areas on the site. Section 7.2.4 of the CLRDP specifically provides for improvements that would protect and enhance existing access resources in the Overlook B area. The proposed development includes public access improvements in the Overlook B area and its approach from McAllister Way, including expanded landscaping areas with appropriate native plants, two additional interpretive signs adjacent to the viewing "windows" of the outdoor research area, two additional interpretive signs at Overlook B, a bench at Overlook B, a picnic area with two tables and trash/recycling containers in the wind shadow of the caretakers' units, and better pathway definition through resurfacing of the paths with decomposed granite (see Exhibit C for proposed development plans). For the most part, these proposals are consistent with the requirements of the CLRDP and will



enhance the public's experience of the Overlook B area. In the past, however, the location, size, and text of public access signage in this area have sometimes been insufficient to adequately inform the public of its right to access this area. As clearly articulated by the CLRDP, signage for public recreational access use at the Campus is critical to the success of such access, including because, as is the case here, such access is through and adjacent to existing working laboratory operations that are clearly off limits. That "off-limits" perception can extend to public accessways without clear information to the contrary. In this case, UCSC has not provided any detail regarding the public access signs that would be installed. Thus, Special Condition 2 is needed to assure that the new public access signage, including the interpretive signage adjacent to the outdoor research area, is conspicuous and appropriately located to provide clear guidance to the public as to existing public access resources, without impacting coastal views or the character of the Overlook B area.

The proposed development also calls for using the two existing parking areas⁴ east and west of the pedestrian accessway for University and/or service vehicles only. Moveable bollards with signage at the northern entry to the Overlook B area will identify the coastal access pathway, as well as restrict vehicular access to this area to University and/or service vehicles only (see Exhibit C for proposed development plans).

The concern regarding parking in this area is that it could have a detrimental impact on the public access amenities of Overlook B due to ongoing traffic in and out of the Overlook B area, i.e. a constant stream of vehicles in and out of the Overlook B area may diminish the primary public access intent of this area. Section 7.2.4 of the CLRDP, however, allows for vehicular access to this area and associated parking as long as this vehicular access/parking is limited to University-owned and/or service vehicles. In addition, Implementation Measure 5.5.6 requires that the parking in this area be further restricted to University-owned vehicles that are typically parked without movement for longer periods of time and that are not typically moved in and out of parking spaces multiple times during the day, as well as to service vehicles that cannot feasibly park elsewhere. Such limitations should help to ensure that this area is seen primarily as a pedestrian public access area. The proposed project description, however, does not specify the manner in which parking in this area will be controlled and limited primarily to University-owned vehicles that are not moved in and out of these parking spaces multiple times per day. Thus, Special Condition 3 requires submission of a parking plan that will limit parking to University-owned and/or service vehicles only, and will further detail how the University will control the daily movements of these vehicles. As conditioned to provide a parking plan, and a public access signage plan as discussed above, the proposed development is consistent with the public access requirements of the CLRDP.

D. Caretakers' Units

⁴ Per the CLRDP, the existing 9 parking spaces adjacent to the Discovery Center are permitted spaces. The other spaces are informal spaces that have not been specifically recognized by a prior CDP. As a result, the proposed project would recognize 9 new parking spaces. This is within the 604 additional parking spaces allowed by Section 4.2.8 of the CLRDP.



The nature of marine research activities, with facilities, animals, sea water supply, and mechanical systems sensitive to mishap and human contact, makes it essential to provide security and protection 24 hours a day. Onsite caretakers have provided this protection and have been an integral part of the Long Marine Lab campus since its operations began. The existing Lower Terrace area includes two residential caretakers' units, which together total approximately 1,400 square feet (see Exhibits B and C for the location of these units). The caretakers who reside in these units respond to facility emergencies after-hours, especially seawater system problems, and are also responsible for after-hours security.

Implementation Measure (IM) 2.4.2 provides for the caretakers' units to be located in the Middle Terrace or the Lower Terrace of the site.⁵ The Middle Terrace location is located farther from the ocean and thus placement of the caretakers' units in the Middle Terrace would create less visual impact than their existing location in the Lower Terrace. However, UCSC is not proposing to relocate the caretakers' units inland at this time. Because the caretakers' units will remain in this more visually sensitive location, it is important that the caretakers' units blend in as much as possible with the surrounding development and that they do not significantly intrude into public views.

Implementation Measure 2.4.2 also requires that the caretakers' units be designed to emulate adjacent marine research and education buildings. In terms of design, all buildings on the Long Marine Lab site are required to be designed to emulate typical coastal rural and agricultural or farm buildings, including through the use of board and batten siding and sloping roofs. Currently the existing caretaker facilities in the Lower Terrace do not conform to these requirements. IM 2.4.2 requires that if the caretaker units are not replaced, the exterior of these units (e.g., siding, roofing, windows, etc.) must be modified to emulate the design of the adjacent marine research and education buildings, (e.g., through the use of board and batten siding, natural materials, muted colors, etc.) and that this be done as part of the first development project authorized pursuant to the CLRDP.

The proposed development includes modifications to the exteriors of the caretakers' units to bring them into conformance with the CLRDP by adding battens to exterior siding (similar to the nearby Discovery Center), and by painting the siding, trim, and roof vents of the caretakers' units to provide a better match to existing research and education buildings in site. The University's submittal, however, does not include any specific project plans for these proposed changes to the caretakers' units. Given the visually sensitive location of the caretakers' units in the Lower Terrace area and the fact that the University is not proposing to move the caretakers' units to a less visually sensitive area in the Middle Terrace, such project plans are necessary to ensure consistency with the requirements of the CLRDP as they pertain to the design of the caretakers' units and the requirement that these units blend in seamlessly with other buildings on the site. Thus, Special Condition 1 requires the submission of detailed project plans for the exterior improvements to the caretakers' units. With this condition, the proposed development is consistent with the requirements of the CLRDP pertaining to the caretakers' units.

⁵ Implementation Measure 4.2.13 and Figure 5.3 of the certified CLRDP prohibit caretaker units from being located in Subarea #14 of the Lower Terrace. The caretaker units are located in Subarea #13 of the Lower Terrace, which is allowed by the CLRDP.



E. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires the Commission to make a specific finding that a permit application is consistent with any applicable requirements of CEQA. This requirement also applies to the Commission's review of NOIDs, based on Regulation Section 13550(d). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The University, as the lead agency under CEQA, certified a Final EIR (FEIR) for the CLRDP in September 2004. In November 2006, the University certified an addendum to the FEIR to respond to changes in the CLRDP in the time since the original FEIR certification, including changes stemming from Coastal Commission review of the CLRDP prior to certification.⁶ On February 26, 2009, UCSC, again acting as lead agency, found that the proposed development project was categorically exempt from the requirements of CEQA.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Natural Resources as being the functional equivalent of environmental review under CEQA. The Commission has reviewed the relevant coastal resource issues raised by the proposed project, and has identified appropriate and necessary modifications to address adverse impacts to such coastal resources. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

The Commission finds that only as conditioned will the proposed project avoid significant adverse effects on the environment, within the meaning of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects that approval of the proposed project, as modified, would have on the environment within the meaning of CEQA. If so modified, the proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

4. Conditions

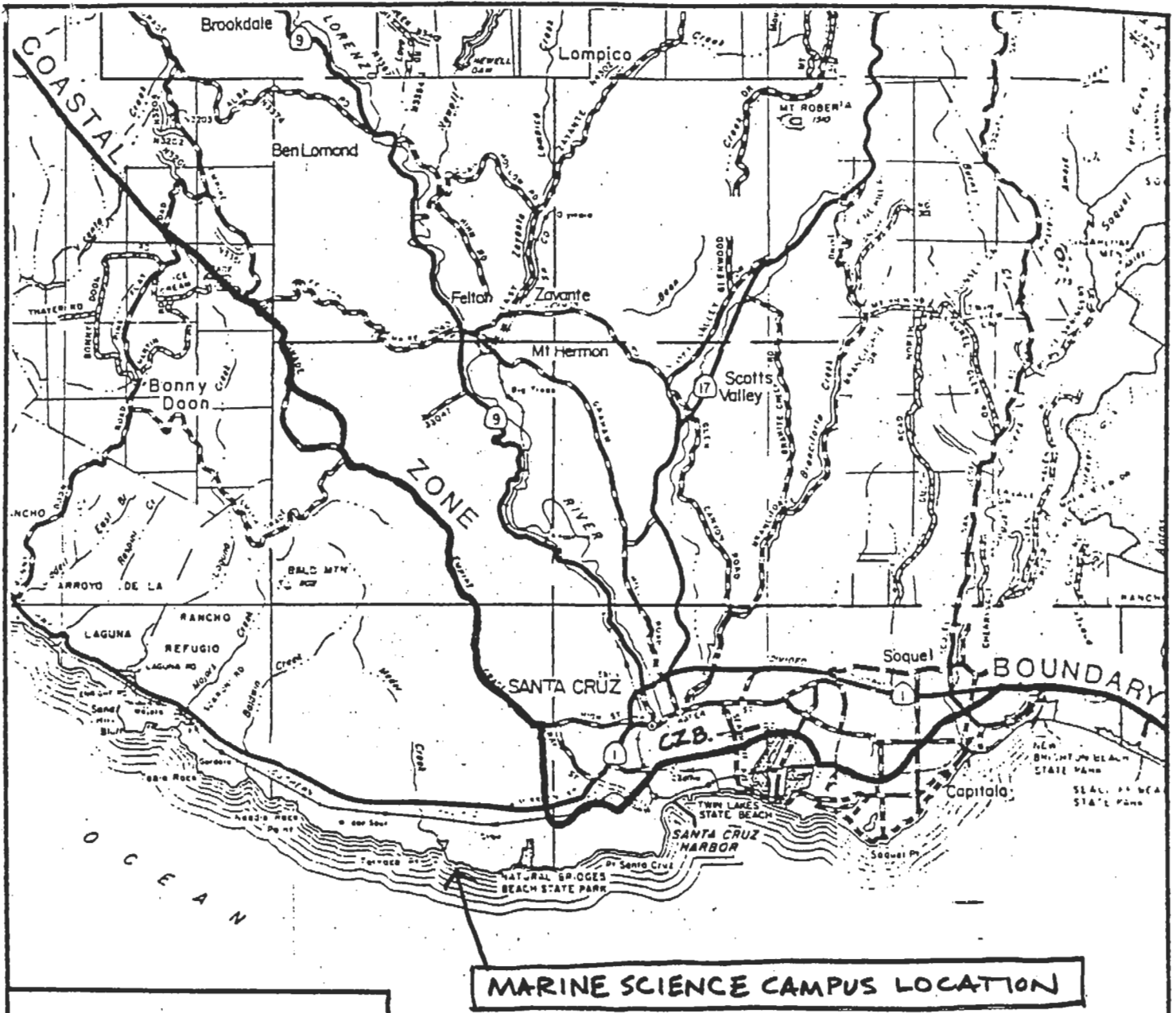
- 1. Caretakers' Units Design Plans.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, UCSC shall submit two copies of Caretakers' Units Design Plans to the Executive Director for review and approval. The Design Plans shall clearly identify all measures to be taken to ensure that the exterior of the caretakers' units (i.e., siding, roofs, windows, etc.) and all related development are made to emulate adjacent marine research and education buildings (including an absence of publicly visible outdoor residential development and yard space) and to be seamlessly integrated into adjacent marine research and education buildings.

⁶ FEIR Addendum Number 1, dated certified November 29, 2006.

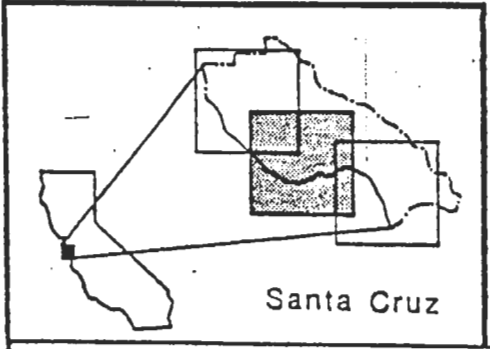


- 2. Public Access Sign Plans.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, UCSC shall submit two copies of Public Access Sign Plans to the Executive Director for review and approval. The Sign Plans shall identify the materials, design, text, size, and precise location of each public access sign, where each such sign shall be sited designed to provide clear public access information without impacting public views and site character.
- 3. Parking Plans.** PRIOR TO COMMENCEMENT OF CONSTRUCTION, UCSC shall submit two copies of Parking Plans to the Executive Director for review and approval. The Parking Plans shall clearly identify all measures to be taken to ensure that parking in the area extending seaward from the northern edge of the Younger Building and the northern edge of the whale skeleton (at the northwest corner of the Seymour Marine Discovery Center): (a) is clearly limited to University-owned vehicles that are typically parked without movement for longer periods of time and that are not typically moved in and out of parking spaces multiple times during the course of a day, and service vehicles that cannot feasibly park elsewhere and still provide the required service; (b) is designed to limit vehicular ingress and egress as much as possible to ensure that public access in and through this area is protected and enhanced; and (c) is prohibited for any other type of parking (including but not limited to parking for University staff and visitors).





MARINE SCIENCE CAMPUS LOCATION

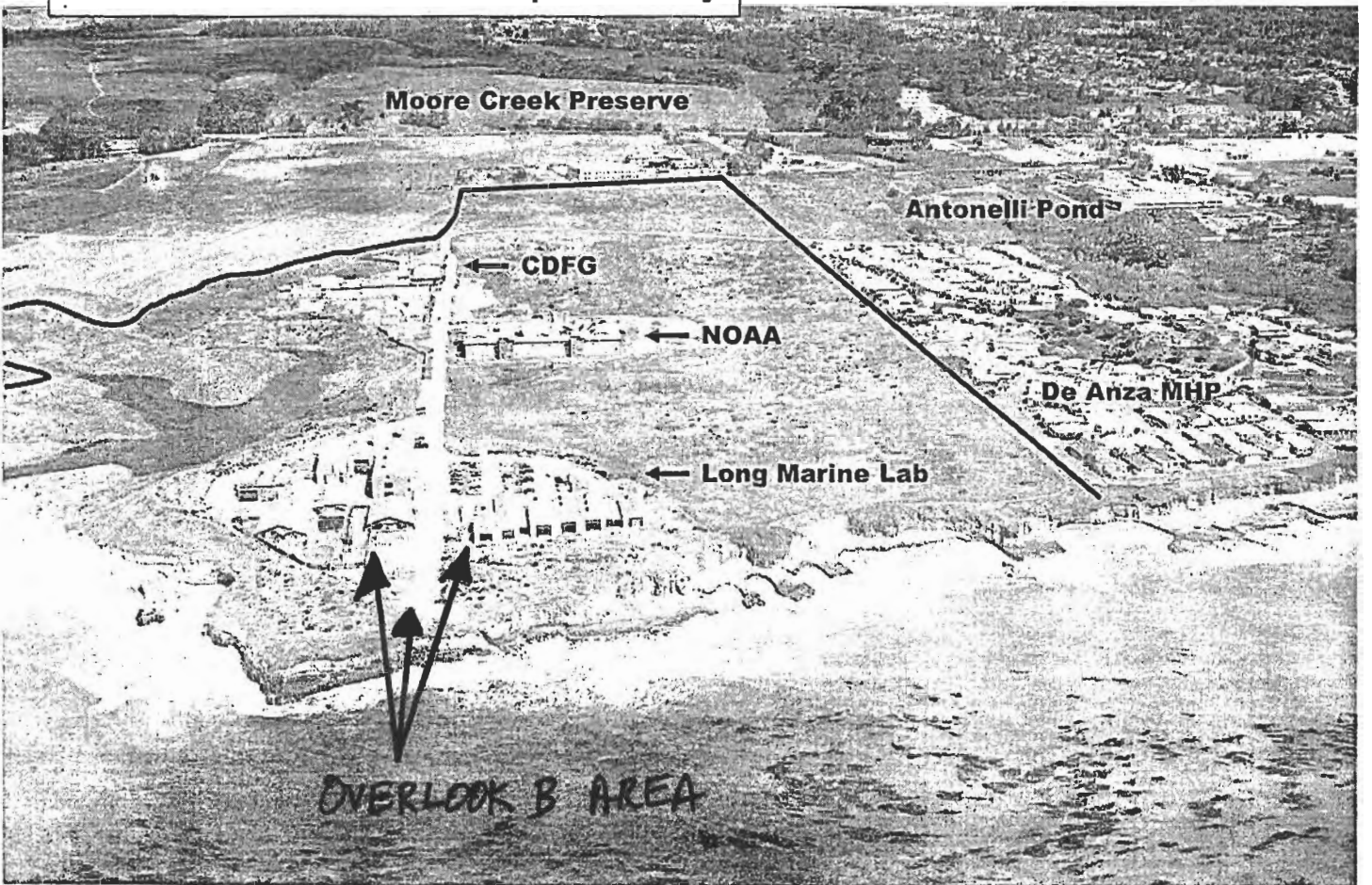
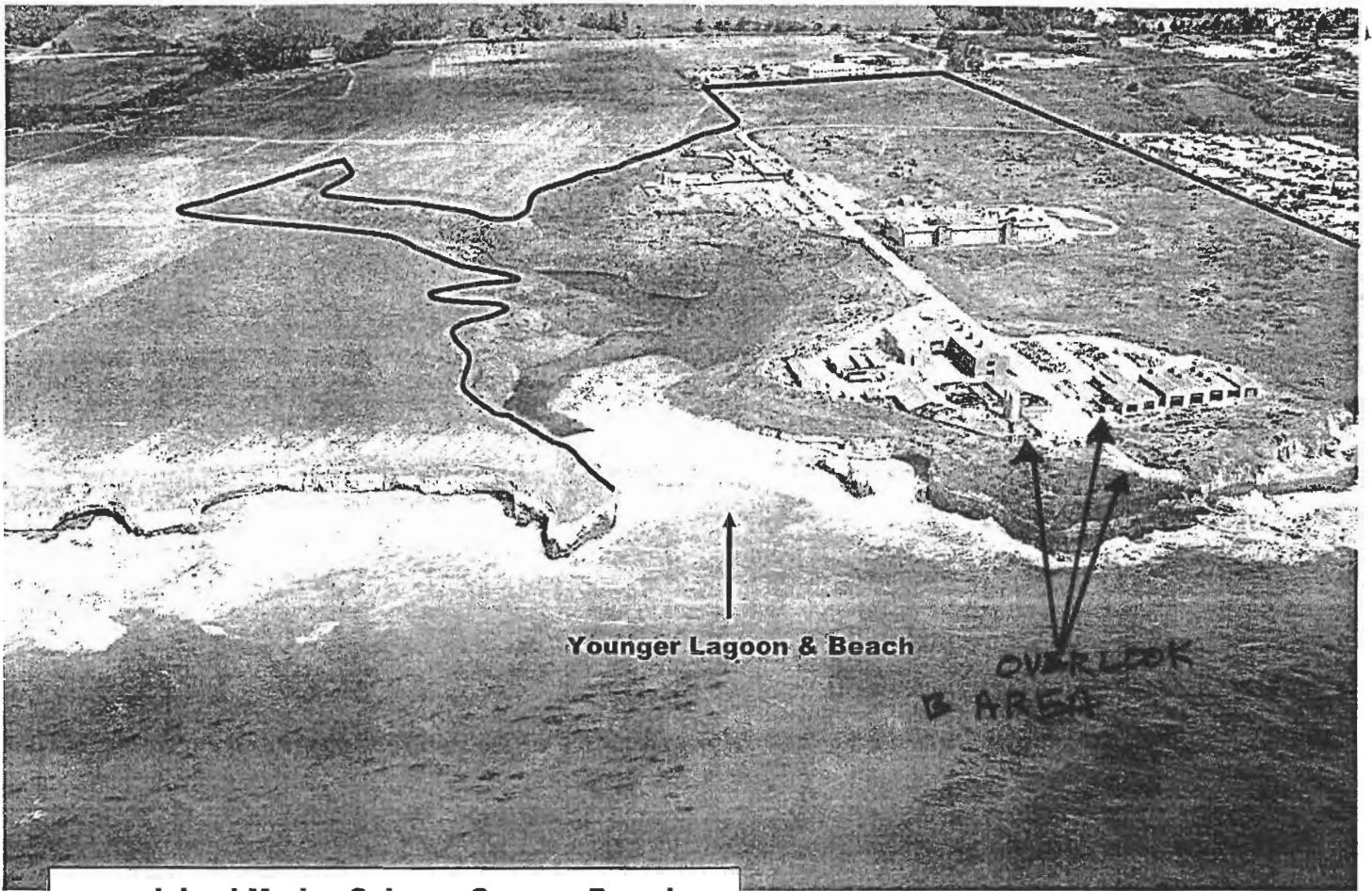


MBNMS

 California Coastal Commission

LOCATION MAP





SEAWATER
HOLDING
TANKS

YOUNGER
BUILDING

CARETAKER'S
UNIT

EXISTING PERMITTED
PARKING

OVERLOOK B

EXISTING
UNPERMITTED
PARKING

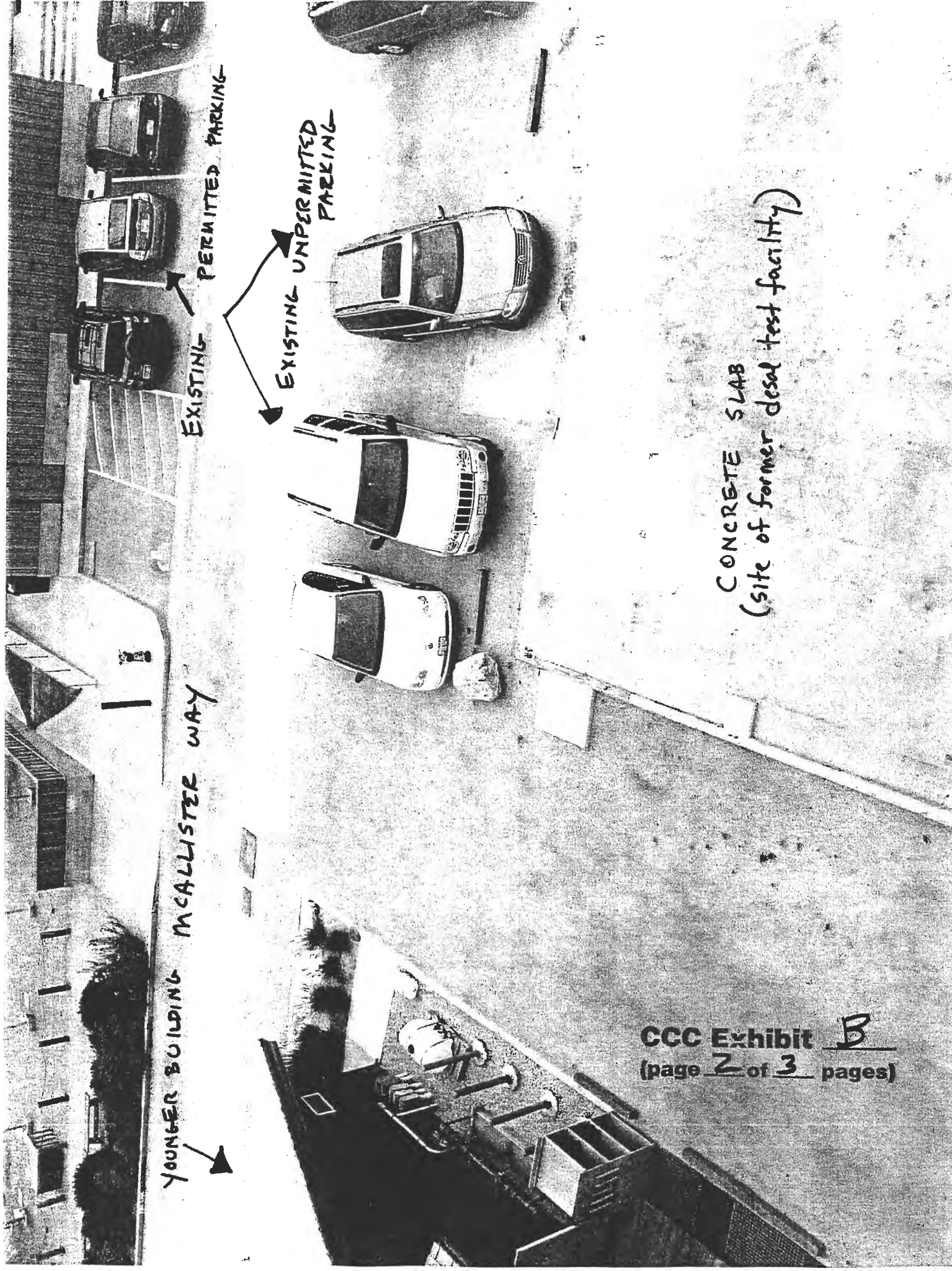
M'CALLISTER
WAY

WHALE
SKELETON

DISCOVERY
CENTER

PUBLIC COASTAL
ACCESS
CORKING WAY

Staff and
Service
Vehicles
Only



YOUNGER BUILDING MCALLISTER WAY

EXISTING PERMITTED PARKING

EXISTING UNPERMITTED PARKING

CONCRETE SLAB
(site of former desal test facility)

CCC Exhibit B
(page 2 of 3 pages)

NEW INTERPRETIVE SIGN

OVERLOOK B

NEW HERE BENCH

PROPOSED NEW LANDSCAPING

PROPOSED PICNIC AREA

CARETAKER UNIT

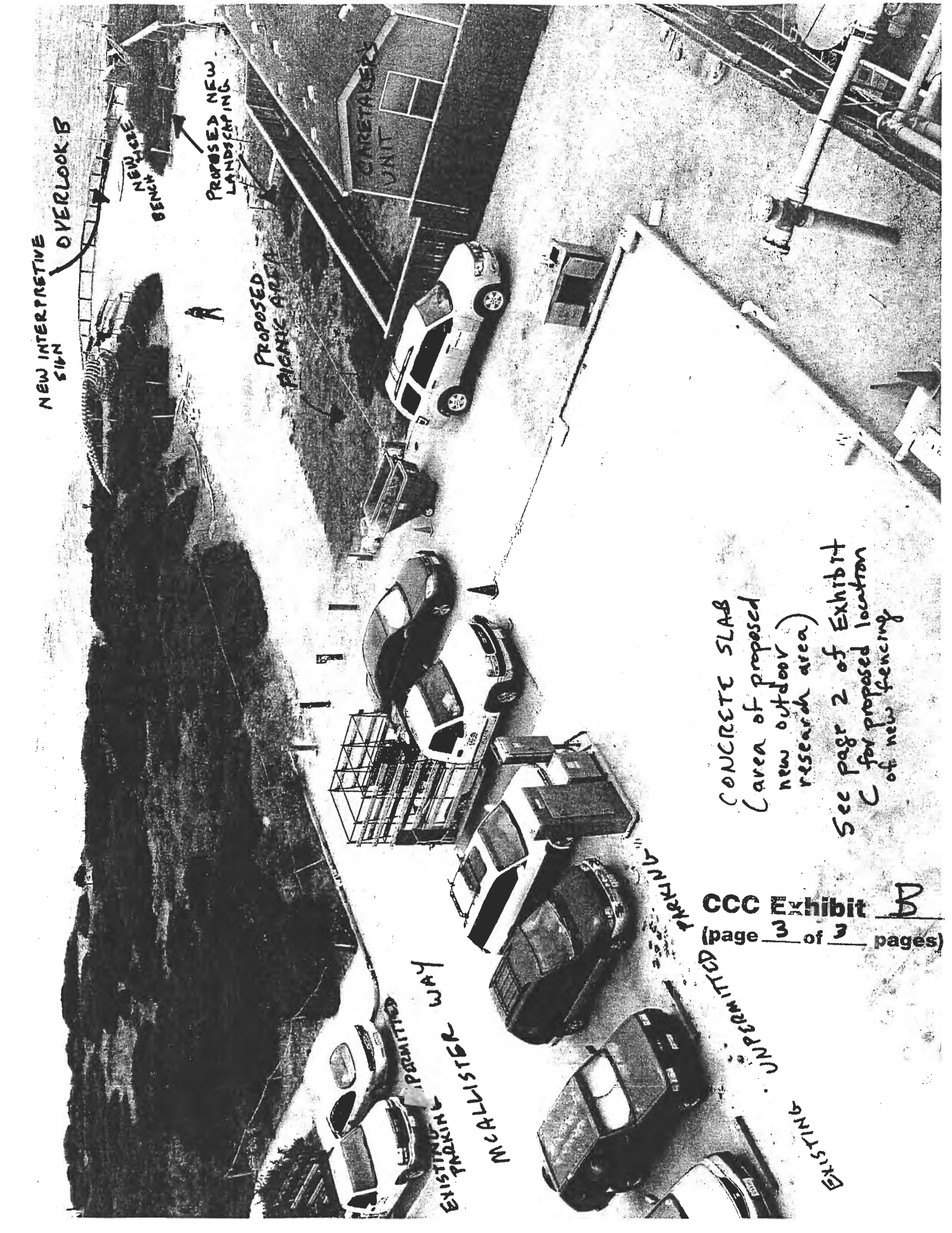
CONCRETE SLAB
(area of proposed new outdoor research area)
See page 2 of Exhibit C for proposed location of new fencing

CCC Exhibit B
(page 3 of 3 pages)

EXISTING IMPROVING PERMITTED WAY
MCALLISTER

UNPERMITTED FENCING

EXISTING

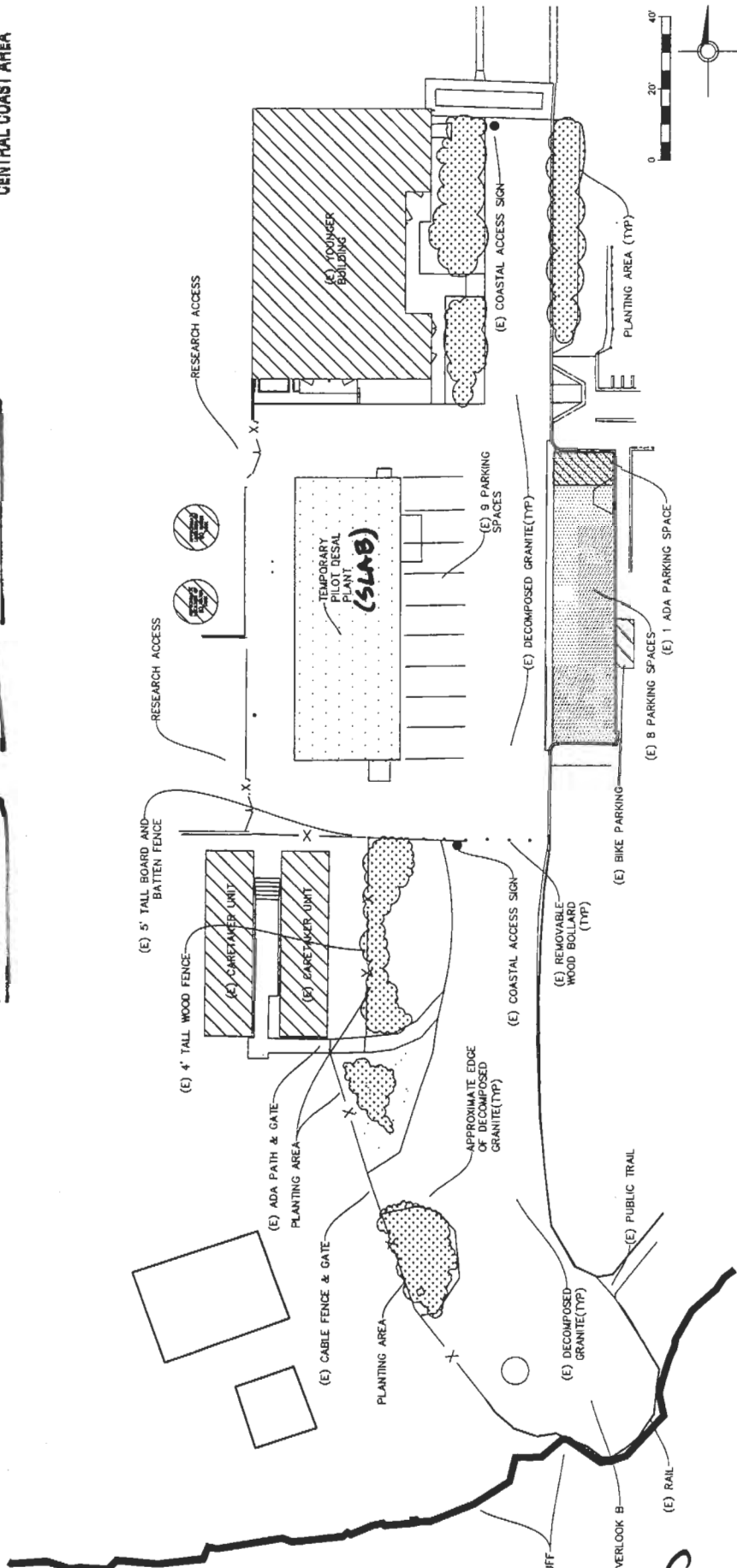


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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

EXISTING SITE CONDITIONS



CCC Exhibit
(page 1 of 3 pages)

UNIVERSITY OF CALIFORNIA OFFICE OF PHYSICAL PLANNING AND CONSTRUCTION 	DESIGNED	APPROVED	SHEET TITLE	FILE NO.	SHEET	FIGURE
	DRAWN		NOID 08-01 FIGURE 1 - EXISTING CONDITIONS		1	1
	CHECKED		LOCATION	DATE		
			SCALE SHOWN	JULY 17 2009		
			BUILDING OR PROJECT			
			MARINE SCIENCE CAMPUS			
						OF 3

Santa Cruz Campus

San Jose, California

RECEIVED

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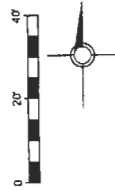
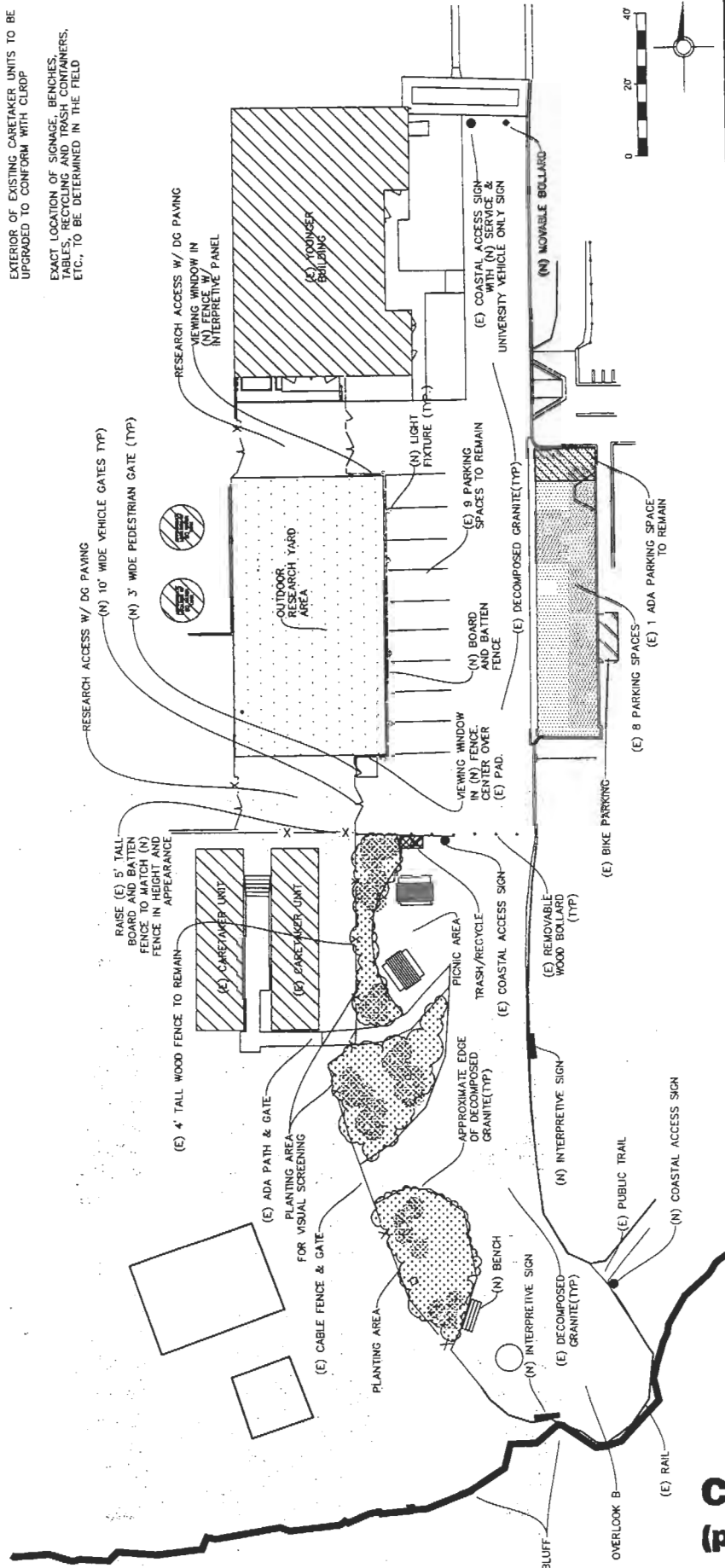
CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

PLANTING: YELLOW BUSH LUPINE COYOTE BUSH COASTAL BUCKWHEAT LIZARDTAIL PURPLE NEEDLE GRASS

EXTERIOR OF EXISTING CARETAKER UNITS TO BE UPGRADED TO CONFORM WITH CLDOP

EXACT LOCATION OF SIGNAGE, BENCHES, TABLES, RECYCLING BINS, CONTAINERS, ETC., TO BE DETERMINED IN THE FIELD

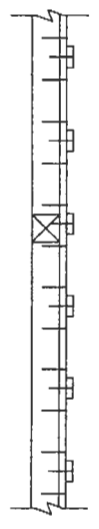
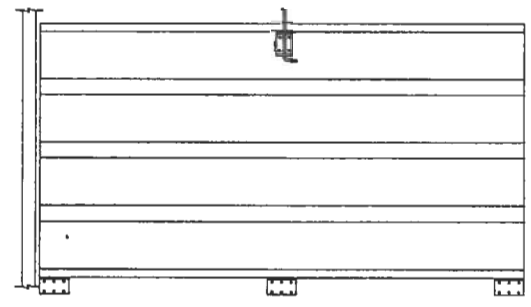
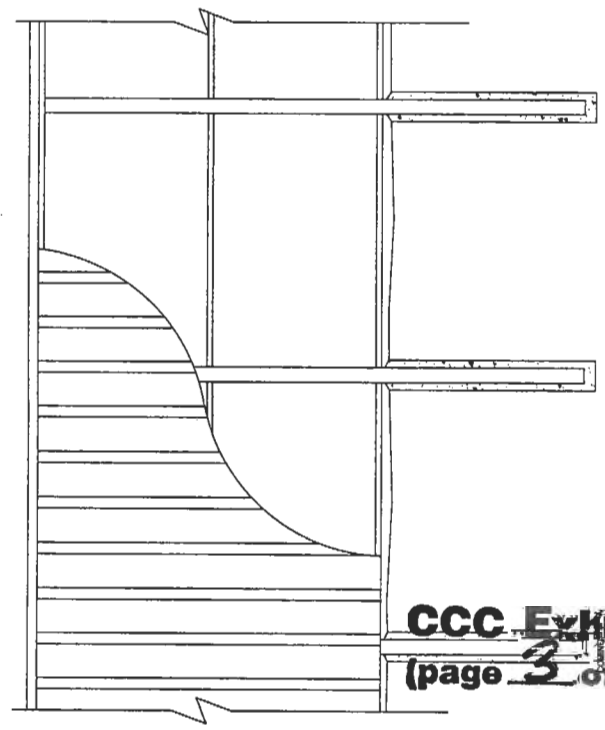
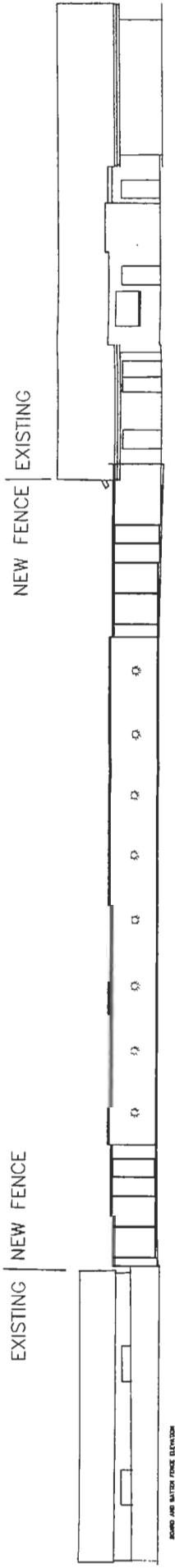
PROPOSED DEVELOPMENT



FILE NO.		SHEET	
NOID 09-01		FIGURE 2	
DATE		REV	
MAY 15 2009		JULY 17 2009	
BUILDING OR PROJECT		OF	
MARINE SCIENCE CAMPUS		3	
SHEET TITLE		FIGURE	
NOID 09-01		2	
FIGURE 2 - PROJECT SITE PLAN			
LOCATION		SCALE	
MARINE SCIENCE CAMPUS		SHOWN	
APPROVED		DESIGNED	
DRAWN		CHECKED	
UNIVERSITY OF CALIFORNIA		OFFICE OF PHYSICAL PLANNING AND CONSTRUCTION	
SANTA CRUZ, CALIFORNIA		SANTA CRUZ, CALIFORNIA	

CCC Exhibit C (page 2 of 3 pages)

PROPOSED FENCING and GATE DETAILS



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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA



DESIGNED		APPROVED	LOCATION	SHEET TITLE	FILE NO.	SHEET	FIGURE
DRAWN			SCALE	NOID 09-01 FIGURE 3 - ELEVATION & DETAILS		3	3
CHECKED			SHOWN	MARINE SCIENCE CAMPUS	DATE	OF	
				BUILDING OR PROJECT	MAY 15 2009		
UNIVERSITY OF CALIFORNIA OFFICE OF PHYSICAL PLANNING AND CONSTRUCTION				San Diego, California			
San Diego Campus				San Diego, California			

CCC Exhibit (page 3 of 3 pages)