CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

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Prepared August 25, 2010 (for September 15, 2010 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 Number 3 (Younger Lagoon Reserve Terrace Lands Phase 1A Restoration).** Coastal Commission consideration of UCSC's notice regarding their intent to implement the first phase of Younger Lagoon Reserve terrace lands restoration, including vegetation management, restoration, and enhancement of habitats over about one-third of the Campus' natural terrace areas, pursuant to the certified CLRDP.

A. Staff Recommendation

1. Summary of Staff Recommendation

The 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 third 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 project is consistent with the certified CLRDP.

The CLRDP includes a comprehensive Resource Management Plan (RMP) that sets goals and objectives to guide habitat restoration and enhancement in the natural areas of the Marine Science Campus that are protected from development. UCSC proposes to implement the first phase of the CLRDP's required restoration, called Phase 1A, under of the RMP consisting of the removal of invasive non-native plants and hand planting to improve about 16 acres of habitat within the terrace portion of Younger Lagoon Reserve (YLR), one of 36 reserves in UC's Natural Reserve System. The project includes placing signage in the publicly-accessible areas of the YLR terrace area to interpret and explain the restoration work and related research. Additional signage and low fencing (if necessary) would also be installed along the Campus's public trails that are adjacent to active restoration areas to protect new plantings from being trampled. The project also includes a monitoring and maintenance program that will apply over a period of at least seven years to ensure that the restoration efforts meet the success criteria outlined in the CLRDP. If at the end of seven years the restoration project has been unsuccessful in achieving the CLRDP's success criteria for habitat restoration and enhancement (in part or in whole), then remediation measures would be implemented to compensate for those portions of the original plan that do not meet the approved success criteria.

The CLRDP envisions and requires overall restoration, enhancement, and management of the various

habitats that make up the YLR terrace area outside of allowed development nodes, including the removal of non-native invasive plant species, the planting of appropriate coastal native plant species, management of the areas for habitat purposes, the installation of appropriate fencing and signage to protect and interpret the ongoing restoration activities, and a long-term commitment to monitoring and maintenance of these natural areas to meet the success criteria of the CLRDP. The CLRDP requires all of the Campus' terrace natural areas to be restored/enhanced within 20 years of CLRDP certification, with interim benchmarks that at least one-third of the restoration and enhancement be completed within seven years of CLRDP certification and that at least two-thirds be completed within 14 years of CLRDP certification. The proposed Phase 1A project is structured to address one-third of the natural areas within the allowed first seven-year time frame. The Phase 1A project satisfies the standards of the CLRDP, and will provide for the restoration and enhancement of a number of sensitive habitats on the Marine Science Campus site as is envisioned in and required by the certified CLRDP . **Staff recommends that the Commission determine that the project is consistent with the certified CLRDP.** The necessary motion and resolution are found at the bottom of the page below.

Staff Note - NOID Action Deadline: This NOID was filed as complete on August 11, 2010. The 30-working day action deadline is September 23, 2010. Thus, unless UCSC's Director of Campus Planning (or his/her designee) waives the University's right to a hearing by September 23, 2010 and agrees to extend the deadline to a date certain (up to three months is allowed per the CLRDP), the Commission has until September 23, 2010 to act upon this NOID or it will be deemed consistent with the CLRDP.

2. Staff Recommendation on CLRDP Consistency

Staff recommends that the Commission, after public hearing, find the proposed development project consistent with the certified CLRDP.

Motion. I move that Commission determine that the development described in UCSC Notice of Impending Development Number 3 is consistent with the certified University of California at Santa Cruz Coastal Long Range Development Plan.

Staff Recommendation of Concurrence. Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the UCSC NOID-3 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 3 is consistent with the certified University of California at Santa Cruz Coastal Long Range Development Plan for the reasons discussed in the findings herein.

Report Contents

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 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 for a location map). The Campus site has been known locally for many 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 landscapes 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 feature (roughly 25 acres) on the west of the site, 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 lagoon, the beach, the arroyo and a portion of the terrace[2] make up Younger Lagoon Reserve (Reserve). 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 and the Reserve) is about 100 acres.

In the general Campus vicinity, agricultural land extends to the west along the coast beyond the Reserve and the western Campus boundary. To the north are 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.

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 one-third 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

[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."

[2] As required by the CLRDP, the terrace areas located outside of the allowed development footprint on the Marine Science Campus were added to Younger Lagoon Reserve in 2009. Thus, when added to the original 25-acre Reserve area, Younger Lagoon Reserve now occupies 72 acres of the overall Campus.

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 47 acres) that, per the CLRDP, have been recently added to Younger Lagoon Reserve.

D. Younger Lagoon Reserve Terrace Lands

Younger Lagoon Reserve (YLR) was established in 1987 and is one of the 36 reserves that make up the University of California's Natural Reserve System of protected lands available for university-level instruction, research, and public outreach. The original reserve consisted of approximately 25 acres encompassing the lagoon itself and the upland habitat on the slopes surrounding the lagoon. An additional 47 acres of natural area located on the terrace portion of the Campus outside of the allowed development zones were incorporated into YLR in July 2008, bringing the current size of the reserve to approximately 72 acres.

Much of the Reserve, including portions of the terrace area, have been identified as environmentally sensitive habitat area (ESHA) by the CLRDP. Five distinct habitat types occur on the terrace: coastal bluff, coastal prairie, seasonal wetlands, forested wetlands, and grasslands. The terrace natural area supports a number of vegetation types, in both wetland and upland habitats, which in turn support a variety of resident and non-resident wildlife. Wildlife on the terrace includes a variety of species, ranging from amphibians and reptiles to small and large mammals and birds. The CLRDP Resource Management Plan (RMP) outlines parameters for the restoration, enhancement, and management of the natural areas on the terrace, including maintenance and enhancement of open space habitats, protection and enhancement of sensitive biotic elements, controlled public access, and long-term maintenance and monitoring.

2. 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 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.[3] 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.

[3] 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.

UCSC NOID 3 was filed as complete on August 11, 2010, and the 30-working day action deadline is September 23, 2010. Thus, unless UCSC's Director of Campus Planning or his/her designee waives the University's right to a hearing within thirty working days and agrees to extend the deadline to a date certain (up to three months is allowed per the CLRDP), the Commission has until September 23, 2010 to act upon this NOID or it will be deemed consistent with the CLRDP.

3. CLRDP Consistency Analysis

A. Applicable CLRDP Provisions

The CLRDP includes multiple provisions that require protection, enhancement, and restoration the natural areas of the Campus outside of development zones, including specific requirements applicable to YLR:

> ***Policy 2.5 - Ensuring Appropriate Land Uses on the Marine Science Campus.*** *All development and uses on the Marine Science Campus shall be limited to marine/coastal research and education, resource protection, and public access development and uses, including primarily coastal dependent and coastal related development and uses. All other development and uses on the Marine Science Campus shall be prohibited.*
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> ***Policy 3.2 - Protection and Restoration of Habitat Areas.*** *The biological productivity and the quality of coastal waters, streams, and wetlands, appropriate to maintain the 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, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural watercourses. Campus natural areas (i.e., areas outside of defined development zones) shall be protected, restored, enhanced, and managed as high-quality open space and natural habitat areas.*
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> ***Implementation Measure 3.2.2 - Management of Terrace Wetlands.*** *The terrace wetlands shall be protected and enhanced by improving surface water flow, removing non-native and invasive plants, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the Drainage Concept Plan (Appendix B), controlling access by humans and non-native animals, and implementing other enhancement measures in accordance with the provisions of this CLRDP, including its Resource Management Plan (Appendix A).*
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> ***Implementation Measure 3.2.4 - Management of Special Status Species Habitat.*** *Special status animal species and their habitats shall be protected, and their habitats enhanced consistent with the Resource Management Plan (Appendix A), including through protection and enhancement of*

wetland habitats (including for California redlegged frog) and grassland/scrub-grassland habitats outside of development zones (including for special status bird species), through protection from non-native predators, and through implementation of other enhancement measures in accordance with the provisions of this CLRDP.

Implementation Measure 3.2.5 - Protect Habitat Areas From Human Intrusion. *Habitat areas on the Marine Science Campus shall be protected against degradation from human intrusion by developing trails and interpretive signs, managing trail use, and implementing other enhancement measures in accordance with the provisions of this CLRDP.*

Implementation Measure 3.2.6 - Natural Area Management. *The University shall restore, enhance, and manage all areas located outside of defined development zones (except for approved streets and trails) as high-quality open space and natural habitat area.*

Implementation Measure 3.2.8 - Maintenance and Monitoring of Terrace Habitats. *Long-term maintenance and monitoring programs for the terrace habitats shall be developed and implemented in accordance with the provisions of this CLRDP.*

Implementation Measure 3.2.10 - Natural Areas Habitat Management. *Within six (6) months of CLRDP certification, the University in consultation with the Executive Director of the California Coastal Commission shall convene a scientific advisory committee (SAC) to guide the restoration, enhancement, and management of natural areas (i.e., all areas outside defined development zones, except for Younger Lagoon Reserve) on the Marine Science Campus (see Appendix A). Natural areas restoration, enhancement, and management may be completed in up to three phases corresponding to dividing the natural area into thirds (i.e., where Phase 1 accounts for at least one-third of the natural area, Phase 1 plus Phase 2 accounts for at least two-thirds, and all of the three phases together account for all of the natural area). All restoration, enhancement, and management activities shall be guided by Specific Resource Plans developed by the University in accordance with the SAC and the criteria contained in the Resource Management Plan (Appendix A) and current professional standards for such plans. The SAC shall be responsible for guiding development of Specific Resource Plans and shall complete its work on the Specific Resource Plan for Phase I restoration and enhancement efforts within four (4) months of convening. The content of Specific Resource Plans shall be consistent with the performance standards set forth in Appendix A, which may be adapted periodically based on findings from ongoing restoration work. The University shall file a Notice of Impending Development for Phase I work within one (1) year of CLRDP certification. All natural areas restoration and enhancement shall be completed within 20 years of CLRDP certification, with interim benchmarks that at least one-third of the restoration and enhancement shall be completed within seven years of CLRDP certification and that at least two-thirds shall be completed within 14 years of CLRDP certification.*

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.

Policy 3.5 - Special Protection for Younger Lagoon Reserve. *The University recognizes the special biological significance of Younger Lagoon Reserve for habitat value and for research and education and therefore shall continue to provide special protection for the property by retaining it as part of the University's Natural Reserve System and protecting it consistent with this CLRDP.*

Implementation Measure 3.5.1 - Protection and Enhancement of YLR Habitats. *The native plant and animal habitats of Younger Lagoon Reserve shall be protected and enhanced by controlling and removing non-native and invasive plant species, promoting the abundance and diversity of native plant species through small-scale plantings and re-vegetation of areas where exotics and/or invasives have been removed, implementing the Drainage Concept Plan (Appendix B), maintaining and installing fencing/barriers consistent with this CLRDP to control trespass from the terrace portion of the site into YLR, limiting access by humans (except access otherwise allowed by this CLRDP), prohibiting domestic pets, and other appropriate means that may become available.*

Implementation Measure 3.5.2 - Protection of Special Status Species in YLR. *Habitats for special status animal species that use Younger Lagoon Reserve shall be protected and enhanced.*

Implementation Measure 3.5.3 - Protection of YLR Resources. *The biological productivity and quality of YLR shall be protected, including by minimizing the effects of stormwater discharges and entrainment, controlling runoff, preventing depletion of ground water supplies, maintaining natural vegetation buffers areas and minimizing alteration of natural features.*

Implementation Measure 3.5.4 - Development of Monitoring and Maintenance Program. *Long-term maintenance and monitoring programs for Younger Lagoon Reserve shall be developed and implemented to assist in long-term preservation of species and habitats in accordance with the provisions of this CLRDP.*

Planning Objectives 4.1.2 - Protecting Natural Resources on the Site.

- *Avoid or minimize adverse effects on the natural physical setting consistent with the resource protection provisions of the California Coastal Act and other environmental*

regulations, and consistent with achieving the planning objectives described above.

- *Rely on infill and clustering of facilities to provide for efficient use of the land while limiting development of undeveloped lands to the maximum extent feasible.*
- *Protect and enhance environmentally sensitive habitat areas and other coastal resources including vegetative and wildlife habitats.*
- *Site development in areas with similar uses to support pedestrian travel and to minimize vehicle use for circulation within the site.*

Resource Management Plan Goals for the Terrace.

Goal 1. *Maintain open space areas; protect and enhance the grassland, ruderal, and coyote brush scrub-grassland areas through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings, and preventing unauthorized trail development.*

Goal 2. *Protect and enhance the coastal bluff areas through eliminating highly invasive weeds, promoting the abundance and diversity of native plant species through small-scale plantings, preventing unauthorized trail development, and increasing the extent of coastal bluff vegetation.*

Goal 3. *Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.*

Goal 4. *Protect wetlands from adverse impacts due to weeds, noise, human and non-native animal intrusion, lighting, predation, and sedimentation.*

Goal 5. *Protect and enhance the wildlife corridor and wildlife corridor buffer areas by appropriately siting and designing development adjacent to them (and trails that may be adjacent and/or that may pass through them), eliminating highly invasive weeds, planting native species to provide better protective cover and visual screening for wildlife than existing vegetation, maintaining existing surface drainage patterns, controlling access by humans and non-native animals and providing a safe crossing for wildlife if Shaffer Road is improved.*

Goal 6. *Protect YLR from adverse impacts associated with terrace use by enhancing the YLR buffer area (including the berm in the lower portion of the terrace) through enhanced fencing and vegetative screening to block terrace noise, lights, and activities from YLR, controlling highly invasive weeds, and replanting with native species.*

Thus, the CLRDP contains strong goals, objectives, policies, and other implementing provisions that envision and require the restoration, enhancement, and management of the natural areas on the Marine Science Campus, including the terrace area now associated with Younger Lagoon Reserve.

B. Proposed Phase 1A Project

CLRDP Implementation Measures 3.2.5 and 3.2.6 provide protection parameters for habitat areas located on the UCSC Marine Science Campus. CLRDP Policy 3.5 and Implementation Measures 3.5.1-3.5.6 provide special protections for the habitats and the special status species found in the Younger Lagoon Reserve. Implementation Measures 3.2.2 and 3.2.8 specifically require protection, enhancement, long-term maintenance and monitoring of the terrace natural areas. Implementation Measure 3.2.10[4] states that restoration, enhancement, and management activities may be accomplished in up to three phases as guided by Specific Resource Plans (SRPs)[5] developed by the University in accordance with the CLRDP Scientific Advisory Committee (SAC) and the criteria contained in the CLRDP's Resource Management Plan and current professional standards for such plans.

The University proposes to implement Phase 1A[6] of the SRP for the restoration of natural habitat within the YLR terrace area. The goal of such restoration efforts is to create and enhance a mosaic of coastal habitats to preserve biodiversity, provide habitat for special status species, and buffer stormwater runoff. With about 47 acres outside of the development zone to be restored over the next 20 years, approximately 16 acres – or about one-third of the area overall – will be restored during each of the three SRP phases. SRP Phase 1A would focus on enhancement of coyote-brush scrub grassland, grassland, coastal bluff scrub, wetland willow, and wetland buffer areas (see Exhibit B for a map of the Phase 1A restoration areas by habitat type) and includes the following objectives:

- Increase native plant species richness and percent cover and decrease non-native plant cover in all terrace habitats.

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4 Note that, as certified, this implementation measure exempts YLR from the requirements for natural areas habitat management. This is because at the time of certification, YLR consisted of approximately 25 acres that encompassed the lagoon itself and the upland habitat on the slopes surrounding the lagoon, and the CLRDP was premised on requiring natural area restoration and enhancement on the terrace above the lagoon area. Thus, this 25-acre area is not subject to the requirements of Policy 3.2.10. However, the terrace lands are subject to this requirement, even though they have since been incorporated into YLR. (The CLRDP by its own terms requires a CLRDP amendment to account for such textual anomalies in the CLRDP associated with the incorporation of the terrace areas into YLR, but such amendment has not yet been completed by the University.) In other words, the CLRDP does not require that Younger Lagoon and its upslope areas be restored/enhanced, but does require such restoration and enhancement of the terrace areas. This CLRDP distinction emanates from the determination that the lagoon environs was (and is) already high quality habitat. The CLRDP requires long-term protection and management for all non-development areas, including all of Younger Lagoon and the terrace areas.

5 The SRP for Phase 1 addresses the first seven-year phase of RMP implementation. By the concluding year of the first 7-year phase of restoration, a second SRP will be written to direct Phase 2 of the restoration effort (years 7-14) and by year 14, the final SRP will be written for Phase 3 (years 14-21) of the restoration effort.

6 Phase 1B of the SRP would include hydrologic modifications to wetlands on the Terrace Lands and will be the subject of a future NOID.

- Control Priority-1 weeds[7] (non-native invasive plant species) throughout the terrace.

All Priority-1 weeds would be controlled as they are detected throughout the Terrace lands. Removal of Priority-1 weeds may include hand pulling/mechanical control, winching, clipping/weed whacking, flaming, solarization (i.e., laying down black agricultural plastic), burning, grazing, and herbicide application. Larger Monterey pine and Monterey cypress would be controlled by cutting the above-ground material from the root, while seedlings would be controlled by hand pulling and/or digging. Any herbicide application would follow the standards of the California Department of Pesticide Regulation (CaDPR) and would be done by a CaDPR qualified applicator. Only registered aquatic herbicides would be used near wetland areas. Due to their potential to re-invade, all Priority-1 weeds with viable propagules would be solarized and composted onsite or bagged after removal and disposed of offsite.

Native plantings will be used throughout SRP Phase 1A to replace non-native plants that are removed, improve plant cover as appropriate, and enhance native habitats. As required by the CLRDP, the proposed planting palette is made up exclusively of native taxa that are appropriate to the individual habitats and the region. Seed and/or vegetative propagules would be obtained from local sources so as to protect the genetic makeup of natural populations and increase the probability of successful establishment. All planting would be done by hand. Ideally, plant installation will commence after the first winter rain and end well before the rains stop, ensuring that plants are naturally watered in and established before the summer dry period. However, if supplemental irrigation is needed, plants will be watered using one or all of the following methods: application by a water truck, by hose, by hand, or by overhead sprinkling. Supplemental irrigation is likely to be needed only in the summer and fall months in the first year after planting.

During Phase 1A, signage would be placed in the publicly-accessible areas of the terrace to interpret and explain the restoration work and related research. Additional signage or low fencing would also be installed along public trails that are adjacent to active restoration areas to protect new plantings from being trampled. All signage and fencing will comply with the CLRDP's sign and design standards (as described in Chapter 6 of the CLRDP) to avoid visual impacts while also providing maximal public access consistent with ongoing restoration activities.

The proposed project includes a monitoring program to evaluate whether the CLRDP's success criteria,

[7] The CLRDP assigns Priority-1 weed status to non-native plants that are large in stature, slow but steadily-spreading, and capable of invading and out-competing native plants in established plant communities. On the Marine Science Campus these include ice plant, Jubata (Pampas) grass, cape ivy, panic veldgrass, fennel, French broom, Harding grass, Himalayan blackberry, Monterey pine, and Monterey cypress. The Monterey pine and Monterey cypress on the site (fewer than 10 small trees) were either planted as landscape plants or grew from seeds transported to the site in wood chip mulch. Both species are fast growing, spread easily by seed, and once established shade out and invade native scrub, grassland and wetland habitats. As the University is actively trying to restore, enhance and protect these habitats, the Scientific Advisory Committee was unanimous in recommending that the University 1) remove the existing Monterey pine and Monterey cypress trees from the reserve, 2) refrain from planting any additional Monterey cypress or Monterey pine in the reserve, 3) remove any seedlings as they are detected in the reserve, and 4) encourage the campus to both seek alternatives for landscaping and remove any existing Monterey pine and Monterey cypress trees from the campus lands if possible. There are other native trees and shrubs that are not invasive and could be used for screening future development on the Marine Science Campus, such as California wax myrtle, Red flowering currant, Box elder, etc.

including for native plant cover and species richness, are being met. Monitoring will take place over a 7-year period. Results from the monitoring program will be included in reports that will be submitted by December 31st of each year to University planning staff, the Executive Director, and the Scientific Advisory Committee. A final monitoring report will be submitted to the Executive Director at the end of the final monitoring period of Phase 1. If the final report indicates that the project has been unsuccessful in achieving the required success criteria for habitat restoration and enhancement (in part or in whole), then the final report will identify remediation measures to be implemented to compensate for those portions of the original plan that do not meet the approved success criteria.

The University's proposed Phase 1A project meets the requirements of Policy 3.2, Implementation Measures 3.2.6 and 3.2.10, and the other habitat-protection and restoration requirements of the CLRDP because the Phase 1A project will implement the CLRDP's required long-term habitat restoration, enhancement, and monitoring and management activities for the natural terrace areas located outside of the development areas. The Phase 1A project is consistent with Implementation Measures 3.2.14 and 3.5.1 because it includes removal of non-native invasive plant species on the site and restoration with coastal native plant species that are appropriate to the individual habitats on the site. The Phase 1A Plan meets the requirements of Implementation Measures 3.2.5 and 3.5.1 because it includes appropriate fencing to protect restored areas from unauthorized public access, along with interpretive signage to inform the public of the sensitive nature of the habitat areas and to educate the public regarding the Campus and the restoration. Furthermore, the proposal includes implementation of a seven-year monitoring and maintenance program that will provide data on coverage and richness of native plant species to evaluate the success of the restoration efforts. Data compiled from monitoring and maintenance activities will be included in the CLRDP-required annual reports. In order to remedy any potential deficiencies in meeting the required success criteria, each report will discuss solutions and adaptive strategies to tackle unforeseen circumstances or new findings that require a change in restoration practices to better achieve the success criteria. These monitoring and maintenance activities meet the requirements of Implementation Measure 3.2.10 and will assist in long-term preservation of species and habitats on the Campus terrace, as required by Implementation Measure 3.5.4.

In summary, the CLRDP envisions restoration of the various habitats outside of Marine Science Campus development zones on the terrace, including the removal of non-native invasive plant species, the planting of appropriate coastal native plant species, the installation of appropriate fencing and signage to protect and interpret the ongoing restoration activities, and a long-term commitment to monitoring and maintenance of the restored areas to meet the success criteria developed by the Scientific Advisory Committee and the certified CLRDP. The University's submittal is consistent with the restoration and habitat management parameters certified by the Commission in 2009. Thus, as proposed by the University, implementation of Younger Lagoon Reserve Resource Plan Phase 1A is consistent with the certified CLRDP.

C. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires the Commission to make a specific finding

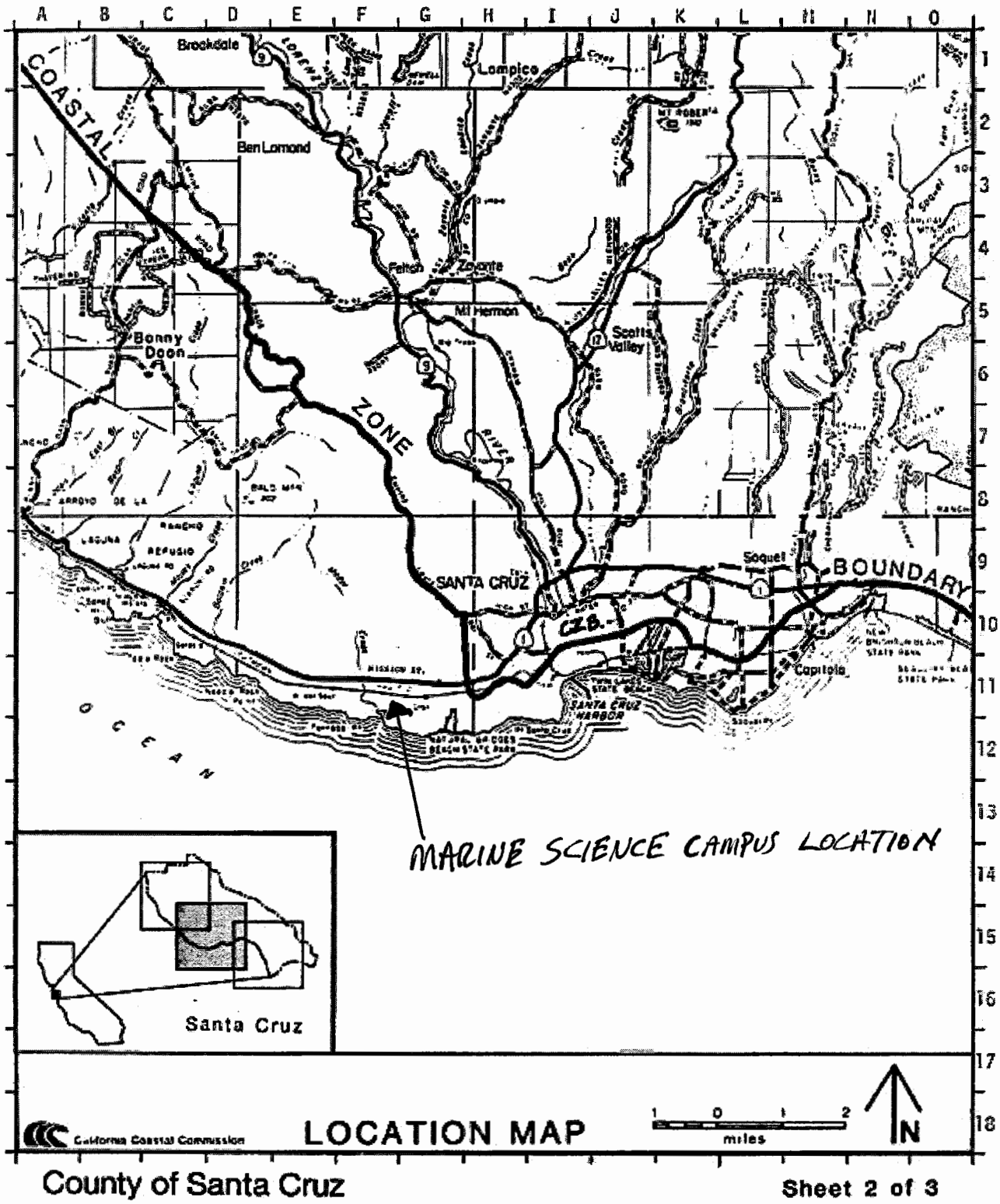
that a permit application is consistent with any applicable requirements of CEQA. This requirement also applies to the Commission's review of NOIDs, based on Regulation Section 13550(d). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives 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.[8] In July 2010, the University certified a second addendum to the FEIR, which describes and analyzes the potential environmental effects of the specific activities that would implement Phase 1A of the Specific Resource Plan, and found that Specific Resource Plan Phase 1A is in conformance with 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 determined that the proposed project will not have adverse impacts on 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 the proposed project will 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 that would substantially lessen any significant adverse environmental effects that approval of the proposed project would have on the environment within the meaning of CEQA. 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).

[8] FEIR Addendum Number 1, dated certified November 29, 2006.



County of Santa Cruz

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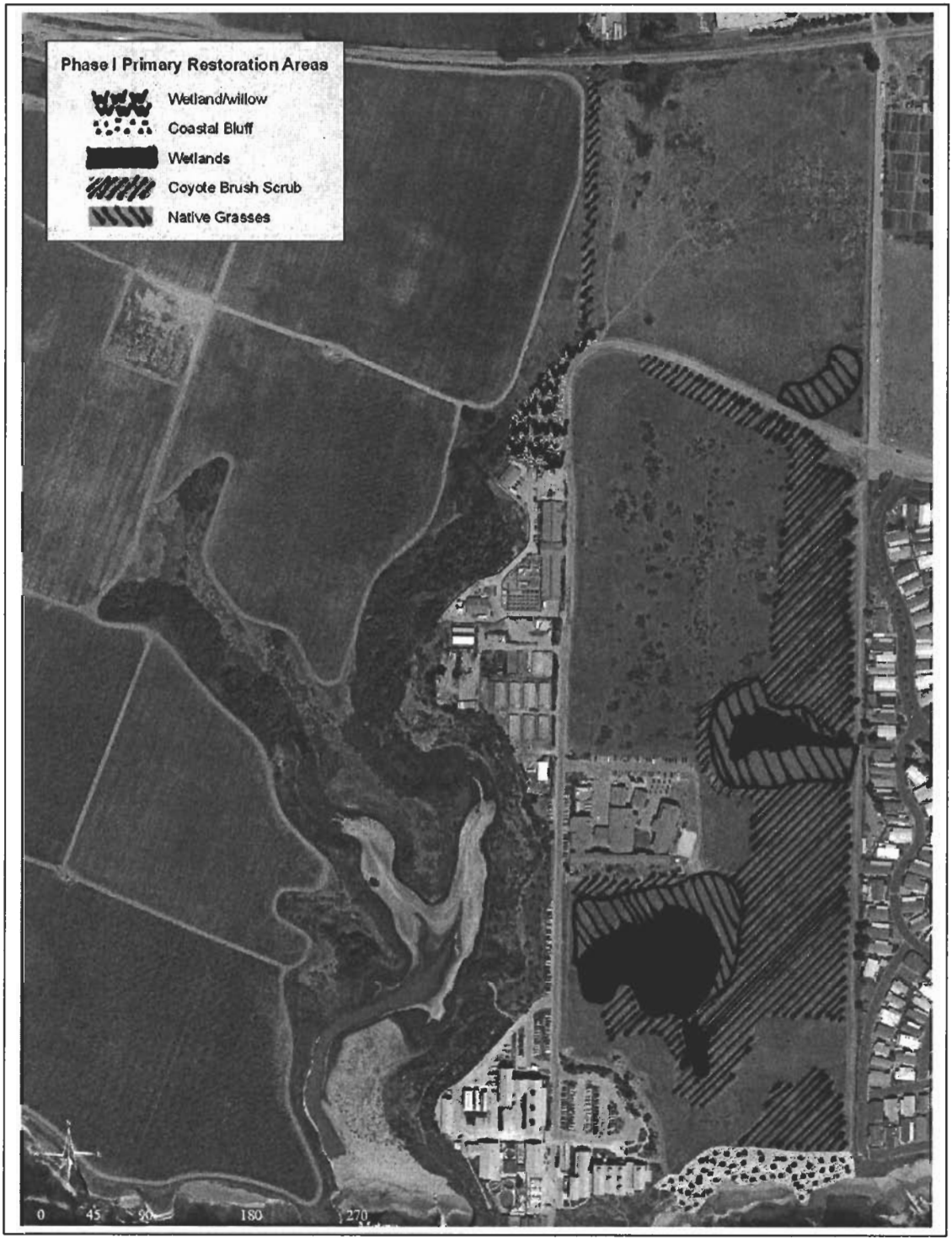

Figure 2. Phase 1A Primary Restoration Areas

CCC Exhibit B
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