

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

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RECORD PACKET COPY

September 21, 2000

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
Steve Hudson, Coastal Program Analyst

RE: **Notice of Impending Development 2-00, Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP) for Public Hearing and Commission Action at the meeting of October 13, 2000, in Oceanside.**

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the restoration and enhancement of wetland and upland habitat within the Coal Oil Point Reserve located on the West Campus at University of California, Santa Barbara (Exhibits 1 & 2). The project will include the following five components: (1) restoration/enhancement of six vernal pool/marsh areas (each approximately 3,500-11,000 sq. ft. in area) involving approximately 1,400 cu. yds. of grading for habitat enhancement (700 cu. yds. of excavation and 700 cu. yds. of fill), removal of invasive vegetation, and revegetation with native species appropriate to wetland and upland habitat areas; (2) the removal of invasive iceplant and revegetation with native plant species between the eastern margin of Devereux Slough and Devereux Slough Road (an area approximately 0.5 miles in length); (3) improvements to the public pedestrian/bicycle trail network (raise grade of approximately 2,000 linear ft. of trail to prevent flooding of trail, add new trail segment adjacent to Devereux Slough Road, and install new educational signage, benches, bicycle racks, etc); (4) construction of a new 220 sq. ft. greenhouse; and (5) landscaping/habitat enhancement (plant approximately 250 new native trees/shrubs in the vicinity of the existing Caretaker's Unit).

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on September 11, 2000, and the notice was deemed filed on September 15, 2000. Staff is recommending that the Commission determine that the impending development is **consistent** with the certified University of California at Santa Barbara Long Range Development Plan (LRDP) with four (4) special conditions regarding a wetland habitat enhancement and restoration monitoring plan, construction monitoring, plans conforming to geologic recommendations, and a drainage and erosion control program which are necessary to bring the development into conformance with the LRDP.

I. Procedure

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

II. Staff Recommendation: Motion and Resolution

MOTION: *I move that the Commission determine that the development described in the Notice of Impending Development 2-00, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 2-00, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 2-00, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan for the reasons discussed in the findings herein.

III. Special Conditions

1. Wetland Habitat Enhancement and Restoration Monitoring Program

- (a) Prior to the commencement of development, the University shall submit, for the review and approval of the Executive Director, a five (5) year Wetland Habitat Enhancement and Restoration Monitoring Program, prepared by a qualified biologist or environmental resource specialist, which outlines revegetation and restoration performance standards to ensure that revegetation and habitat enhancement efforts at the project site are successful. Successful site restoration shall be determined if the revegetation of native plant species on site is adequate to provide 90% coverage by the end of the five (5) year monitoring period and is able to survive without additional outside inputs, such as supplemental irrigation. The monitoring program shall also include photographs taken from pre-designated sites (annotated to a copy of the site plans) showing the area(s) of the project site to be enhanced prior to the commencement of development.
- (b) The University shall submit, on an annual basis for a period of five (5) years, beginning after completion of the proposed grading activity, (but no later than December 31st each year) a written report, for the review and approval of the Executive Director, prepared by a qualified biologist or environmental resource specialist, evaluating the extent of the success or failure of the restoration project. This report shall include further recommendations and requirements for additional revegetation activities in order for the project to meet the specified criteria and performance standards. These reports shall also include photographs taken from pre-designated sites (annotated to a copy of the site plans) indicating the progress of recovery at each of the sites. During the monitoring period, all artificial inputs shall be removed except for the purposes of providing mid-course corrections or maintenance to ensure the long-term survival of the project site. If these inputs are required beyond the first four years, then the monitoring program shall be extended for an equal length of time so that the success and sustainability of the project sites is ensured. Habitat enhancement sites shall not be considered successful until they are able to survive without artificial inputs.
- (c) At the end of a five year period, a final detailed report shall be submitted for the review and approval of the Executive Director. If this report indicates that the wetland habitat enhancement and restoration project has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicant shall be required to submit a revised or supplemental program to compensate for those portions of the original program which were not successful. The revised, or supplemental enhancement program shall be processed as a Notice of Impending Development.

2. Construction Monitoring

Prior to any grading activities, the University shall retain the services of a qualified biologist or environmental resource specialist with appropriate qualifications acceptable to the Executive Director. The biologist or environmental resource specialist shall be present on site during all grading activities and construction of trail improvements on site. The consultant shall immediately notify the Executive Director if unpermitted activities occur or if habitat is removed or impacted beyond the scope of the work allowed by UCSB Notice of Impending Development 2-00. If significant impacts or damage occur to any wetland or other significant habitat resources on site beyond the scope of work allowed for by this Notice of Impending Development, all work will temporarily cease and the monitor shall immediately contact the Executive Director. The University shall be required to submit a revised, or supplemental, restoration program to adequately mitigate such impacts at a 3:1 replacement ratio. The revised, or supplemental, restoration program shall be processed as a new Notice of Impending Development.

3. Plans Conforming to Geologic Recommendation

All recommendations contained in the Geologic Review Report by Coastal Geoscience Inc. dated 8/25/00 shall be incorporated into all final design and construction plans, including grading and drainage. All plans must be reviewed and approved by the geologic and geotechnical consultant. Prior to the commencement of development, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic and geotechnical consultant's review and approval of all project plans.

The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to all grading and drainage improvements. Any substantial changes to the proposed development approved by the Commission which may be recommended by the consultants shall require a new notice of impending development.

4. Drainage and Erosion Control Program

Prior to the commencement of development, the University shall submit, for the review and approval of the Executive Director, a drainage and erosion control program consisting of both an interim erosion control plan and a permanent drainage improvements plan designed by a licensed engineer. The plans shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations and shall provide the following:

A. Interim Erosion Control Plan

- (1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.

- (2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

B. Drainage Plan and Maintenance Responsibility

The permanent drainage plan shall be designed by a licensed engineer to ensure that the volume, velocity, and flow pattern of stormwater run-off on site will not be adversely affected by the proposed development or result in increased erosion. Should any of the project's structural or non-structural drainage improvements fail or result in erosion, the University shall be responsible for any necessary repairs to the drainage system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the University shall submit a repair and restoration plan to the Executive Director to determine if a new notice of impending development is required to authorize such work.

IV. Findings and Declarations

The Commission finds and declares as follows:

A. Description of Impending Development

The impending development consists of the restoration and enhancement of wetland and upland habitat within the Coal Oil Point Reserve located on the West Campus at University of California, Santa Barbara (Exhibits 1 & 2). The project will include the following five components: (1) restoration/enhancement of six vernal pool/marsh areas (each approximately 3,500-11,000 sq. ft. in area) involving approximately 1,400 cu. yds. of grading for habitat enhancement (700 cu. yds. of excavation and 700 cu. yds. of fill), removal of invasive vegetation, and revegetation with native species appropriate to wetland and upland habitat areas; (2) the removal of invasive iceplant and revegetation with native plant species between the eastern margin of Devereux Slough and Devereux Slough Road (an area approximately 0.5 miles in length); (3) improvements to the public pedestrian/bicycle trail network (raise grade of approximately 2,000 linear ft. of trail to prevent flooding of trail, add new trail segment adjacent to Devereux Slough Road, and install new educational signage, benches, bicycle racks, etc); (4) construction of a new 220 sq. ft. greenhouse; and (5) landscaping/habitat enhancement (plant approximately 250 new native trees/shrubs in the vicinity of the existing Reserve Facilities and Caretaker's Unit).

The project site is located in the southeast portion of Coal Oil Point Reserve (east of Devereux Slough and north of the steep coastal bluffs on site) and is generally characterized by relatively flat topography. Existing vegetation in the project area consists of large meadow areas dominated by non-native grasses and invasive vegetation. Although the project site is not specifically designated as environmentally sensitive habitat or identified as containing wetland habitat by the LRDP, Coal Oil Point Reserve staff have determined that the areas to be restored/enhanced contain degraded wetland habitat that historically provided for important vernal pool and vernal marsh habitat. The existing wetland habitat on site is considered extremely degraded and of low-functional value. The proposed project is intended to restore and enhance the existing degraded wetlands on site.

Coal Oil Point Reserve is part of the University-wide Natural Reserve System. The purpose of the Reserve System is to protect and manage specific University-owned natural areas containing environmentally sensitive resources for the purpose of teaching and research. The University has identified the loss of native vegetation due to displacement by non-native and invasive plant species as one of the key issues facing Coal Oil Point Reserve. The proposed habitat restoration and enhancement project will be implemented pursuant to a grant received by the Reserve from the Coastal Resources Grant Program (AB 1431) to restore degraded sensitive coastal habitats. In addition, the project will include several improvements to the existing public

trail system within the reserve which are intended to both enhance public access as well as to minimize adverse effects to native vegetation and wetland habitat resulting from human disturbance.

B. Background

On March 17, 1981, the University's Long Range Development Plan (LRDP) was effectively certified by the Commission. The LRDP has been subject to ten major amendments. Under LRDP Amendment 1-91, the Commission reviewed and approved the 1990 UCSB LRDP; a 15-year long range planning document, which substantially updated and revised the certified 1981 LRDP. The 1990 LRDP provides the basis for all new physical and capital development on campus. Coal Oil Point Reserve, located on West Campus, is part of the University-wide Natural Reserve System. The 1990 LRDP provides that allowable development within Coal Oil Point Reserve may include minor development to support research activities, public access and trail improvements, and the development of reserve management and maintenance programs. The proposed project to restore and enhance wetland and upland habitat, improve an existing public access trail network, and construct a new 220 sq. ft. greenhouse is part of an overall management and maintenance program for Coal Oil Point Reserve to enhance habitat and public access resources and is consistent with the new development policies of the LRDP.

C. Environmentally Sensitive Habitat Area

The LRDP contains several policies regarding the protection and management of coastal waters and sensitive habitat areas. Sections 30230 and 30231 of the Coastal Act, which have been included in the certified LRDP, require that marine resources and the biological productivity of coastal waters, including wetlands, shall be maintained and, where feasible, enhanced. Consistent with Sections 30230 and 30231 of the Coastal Act, LRDP Policies 30231.1 and 30231.2 provide for the protection of coastal waters and wetlands from increased sedimentation, erosion, excavated materials, construction debris, and contamination from chemical wastes and other pollutants. In addition, Section 30233 of the Coastal Act, which has also been included in the certified LRDP, provides that the diking, filling, or dredging of wetland areas shall only be allowed when such activity is required for the provision of certain incidental public services, restoration purposes, or nature study. Further, Section 30240 of the Coastal Act, which has been included in the certified LRDP, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development in areas adjacent to such areas shall be sited and designed to prevent impacts which would significantly degrade such areas.

The impending development is part of an ongoing wetland and upland habitat restoration and enhancement program at the University's Coal Oil Point Reserve. The proposed restoration and enhancement area is located in the southeast portion of Coal Oil Point Reserve (east of Devereux Slough and north of the steep coastal bluffs on site) and is generally characterized by relatively flat topography. Existing vegetation in the project area consists of large meadow areas dominated by non-native grasses and invasive vegetation. Although the project site is not specifically designated as environmentally sensitive habitat or identified as containing wetland habitat by the LRDP, Coal Oil Point Reserve staff have determined that the areas to be restored/enhanced contain degraded wetland habitat that historically provided for important vernal pool and vernal marsh habitat. The existing wetland habitat on site is considered extremely degraded and of low-functional value. The proposed project is intended to restore and enhance the existing degraded wetlands on site.

Although the proposed restoration and enhancement program will include several different components, the primary focus of the program is the restoration/enhancement of the six vernal pool/marsh areas identified on Exhibit 3. Restoration and enhancement of the pool/marsh areas will involve approximately 700 cu. yds. of excavation. Vernal pools will be excavated to create a range of sizes (3,500 –11,000 sq. ft. in area) and depths of approximately 8-12 inches depending on the depth of the clay subsoil layer. University staff have indicated that the proposed grading is necessary to recontour the vernal pool and vernal marsh areas to an approximation of their historical topography and create adequate or favorable conditions for the reestablishment of wetland vegetation. A revegetation plan has been submitted as part of the proposed Notice of Impending Development that provides for the collection of native seeds from local vernal pool areas and revegetation of the subject vernal pool and marsh areas on site with appropriate native wetland vegetation.

The University has indicated that the proposed grading is necessary to create adequate vernal pool habitat and will not result in adverse effects to, or the loss of, existing wetland habitat due to the extremely degraded nature of the areas to be restored. The Biological Survey prepared by Dr. Cristina Sandoval, Director of Coal Oil Point Reserve, and submitted as part of the Notice of Impending Development states:

The present condition of the vernal pools at West Campus Bluffs is poor in native species composition (range is from 0 to 10% of vegetative cover). The present wetlands have low diversity of native plants relative to pristine vernal pools. Well functioning vernal pools should have nearly 100% cover of native species. The proposed project will deepen the pools to give a better advantage to native species and will inoculate the excavated pools with seed bank material originated from other well functioning pools. The inoculation will increase the diversity of plants in the restored pools.

The Commission notes that the proposed grading will serve to restore and enhance existing degraded wetland resources on site and that, therefore, such grading is consistent with Section 30233 of the Coastal Act as included in the certified UCSB LRDP.

The proposed vernal pool and marsh enhancement project further provides for several improvements to the existing public bicycle/pedestrian trail system at Coal Oil Point Reserve including the installation of new informational signage, benches, bicycle racks, and 700 cu. yds of fill grading to raise the elevation of approximately 2,000 linear feet of existing trail (effectively creating a trail "berm" approximately 10 ft. wide and 12 inches or less in height). The University has indicated that the proposed grading is necessary because the existing trails on site have lower basins than the surrounding area due to erosion. As a result, the dirt-surface of the existing trails becomes muddy or flooded for an extended period of time during the rainy season often causing trail users to leave the path. Consequently, this has resulted in the creation of new parallel paths and a continual widening of the existing trails resulting in adverse effects and increased degradation to the adjacent vernal pools and native grasses. The proposed grading is intended to prevent flooding of the trail, thereby, encouraging users to remain on the trail, and subsequently reduce adverse effects to the adjacent wetland and grassland habitat from public use of the trail system.

In addition, the proposed project also includes restoration of an approximately ½ mile segment of the Devereux Slough margin. All historic native wetland vegetation along the eastern margin of the slough was previously removed during construction of the Slough Road at some point in time during the early Twentieth Century and subsequently replanted with exotic iceplant after construction was completed. Restoration of the slough margin will involve removal of the invasive iceplant and revegetation with native plant species. Restoration will be done by hand without the use of herbicides or grading. Iceplant will be killed using solarization with black plastic sheeting. The plastic will be placed over the iceplant and anchored on the sides. After six to eight weeks, University staff will remove the dead iceplant and revegetate with native plant species appropriate to wetland and adjacent upland habitat areas.

Restoration of the Slough margin will also include construction of a new 1,500 ft. long pedestrian trail adjacent to the Slough Road. The University has indicated that birdwatchers, joggers, and pedestrians currently use the Slough Road to access the reserve. However, because the narrow road lacks a shoulder, such pedestrians are forced to walk in the roadway itself creating a potential safety hazard for both motorists and pedestrians. In addition, after removal of iceplant along the road shoulder is completed, the University has indicated that pedestrians would likely create informal or "volunteer" paths along the side of the road within the restored area (consequently trampling new vegetation) if a new trail is not provided. Therefore, in order to improve public access and public safety, as well as to protect the habitat value of the area to be restored, a two foot wide unplanted space between the road and the restored margin will be left after the removal of the iceplant to provide adequate trail facilities. No grading is necessary to construct the proposed trail.

The proposed project also includes construction of a new 220 sq. ft. greenhouse adjacent to the existing Caretaker's Unit. Reserve staff have indicated that the

proposed greenhouse is necessary for habitat restoration and research activities in the Reserve. The greenhouse will be located on an existing concrete pad adjacent to several existing structures and will not result in the removal of any native vegetation or adverse effects to wetlands or other habitat on site. In addition, the proposed project also includes landscaping/habitat enhancement within the vicinity of the existing Caretaker's Unit and the new greenhouse. The proposed landscaping will include the planting of approximately 250 native trees and shrubs endemic to the surrounding area.

The Commission notes that the proposed development will serve to restore and enhance degraded wetland and upland habitat at Coal Oil Point Reserve. In addition, the Commission also notes that the proposed 1,400 cu. yds. of grading is necessary for successful implementation of the proposed habitat restoration and enhancement project. However, the Commission further notes that the proposed project may result in potential adverse effects to surrounding habitat due to unintentional disturbance from construction equipment and grading activity. In order to ensure that any potential adverse effects to adjacent wetland and upland habitat from construction activities are minimized, Special Condition Two (2) requires the applicant to retain the services of a qualified biologist or environmental resource specialist to be present on site during all grading activity. The monitor shall immediately notify the Executive Director if unpermitted activities occur or if wetland or upland habitat is removed or impacted beyond the scope of the work allowed by UCSB Notice of Impending Development 2-00. If significant impacts or damage occur to any wetland or upland resources on site beyond the scope of work allowed for by this Notice of Impending Development, all work will temporarily cease and the monitor shall immediately contact the Executive Director. The University shall be required to submit a revised, or supplemental, restoration program to adequately mitigate such impacts at a 3:1 replacement ratio. The revised, or supplemental, restoration program shall be processed as a new Notice of Impending Development.

The proposed project includes the removal of invasive and non-native vegetation and revegetation with native plant species in order to enhance existing degraded wetland and upland habitat areas on site. However, the Commission notes that the proposed project may result in potential adverse effects to the existing wetland habitat on site from increased erosion and sedimentation, if revegetation of areas where all existing vegetation has been removed is not successful. Therefore, to ensure that the proposed wetland and upland restoration and enhancement program is successful and that the subject area is adequately revegetated, Special Condition One (1) requires that the University submit, on an annual basis for a period of five years, beginning after the proposed grading is completed (but no later than December 31st each year), a written report prepared by a qualified biologist or resource specialist, for the review and approval of the Executive Director, evaluating the extent of the success or failure of the restoration project. This report shall include further recommendations and requirements for additional revegetation activities in order for the project to meet the specified criteria and performance standards. At the end of a five year period, a final detailed report shall be submitted for the review and approval of the Executive Director. If the final

report indicates that the revegetation component of the enhancement and restoration program has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicant shall be required to submit a revised or supplemental program to compensate for those portions of the original program which were not successful. The revised, or supplemental revegetation program shall be processed as a new notice of impending development.

The Commission, therefore, finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to environmentally sensitive habitat areas and the marine environment.

D. Hazards and Geologic Stability

The LRDP contains several policies to ensure that new development minimize risks to life and property and assure geologic and structural stability consistent with Section 30253 of the Coastal Act, which has been included in the certified LRDP. Policy 30253.2 of the LRDP requires that subsurface and geotechnical studies be conducted for new development to ensure structural and geologic stability.

The impending development includes approximately 1,400 cu. yds. of grading for habitat enhancement (700 cu. yds. of excavation and 700 cu. yds. of fill). The 700 cu. yds. of excavation is necessary to deepen the six identified degraded wetland areas to a depth of approximately 8-12 inches to create suitable vernal pool habitat. The 700 cu. yds. of fill grading is proposed in order to elevate approximately 2,000 linear ft. of the existing trail system (effectively creating a trail "berm" approximately 10 ft. wide and 12 inches or less in height).

Consistent with Policy 30253.2 of the LRDP, the University has submitted a Geologic Review Report by Coastal Geoscience Inc. dated 8/25/00 which indicates that the proposed grading will not adversely affect the geologic stability of the site. The report states:

Based on the information described above, CGI believes the vernal pool restoration project will not alter the stability of the sea bluffs to the south and west of the proposed work. The increased infiltration resulting from the deepened pools is not likely to significantly impact groundwater in the area, and surface water runoff is not expected to be significantly altered from current flow conditions. No negative geologic conditions are considered likely to result from the grading as proposed, provided proper erosion control protection and construction methods are applied during completion of the project.

The Geologic Review Report by Coastal Geoscience Inc. dated 8/25/00 includes a number of geotechnical recommendations to ensure the stability and geotechnical safety of the site. Therefore, to ensure that the recommendations of the geotechnical consultants are incorporated into the project plans, as consistent with Policy 30253.2 of

the LRDP, the Commission finds it necessary to require the University, as required by Special Condition Three (3), to submit project plans certified by the consulting geologic and geotechnical engineering consultants as conforming to their recommendations. The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to all grading and drainage improvements. Any substantial changes to the proposed development approved by the Commission which may be recommended by the consultants shall require a new notice of impending development.

In addition, the University has submitted a drainage pattern study as part of the submitted Notice of Impending Development which indicates that construction of the trail berms will not adversely impact or redirect natural runoff drainage patterns on site. The Geologic Review Report by Coastal Geoscience Inc. dated 8/25/00 includes additional recommendations regarding drainage improvements in order to ensure that the proposed development will not result in any adverse effects to stormwater runoff and drainage patterns on the subject site. The report states:

Sub-drains or similar devices should be placed in the berms constructed beneath the bike path and trails to allow runoff, and to prevent surface water from ponding in areas where runoff would normally occur. Gaps or open spaces placed through the berms at proper locations can also be used to provide the drainage needed.

Therefore, in order to ensure that the recommendations of the geotechnical consultants regarding drainage improvements are properly implemented and in order to ensure that drainage is conveyed off site in a non-erosive manner, the Commission finds that it is necessary to require the University, as required by Special Condition Four (4), to submit detailed drainage plans certified by the consulting geotechnical engineer as conforming to their recommendations. Further, to ensure that the project's drainage structures will not contribute to further destabilization of the project site or surrounding area and that the project's drainage structures shall be repaired should the structures fail in the future, Special Condition Four (4) also requires that the University agree to be responsible for any repairs or restoration of eroded areas should the drainage structures fail or result in erosion.

In addition, the Commission notes that proposed grading activity may result in potential adverse effects to the stability of the project site, as well as to the surrounding wetland and sensitive habitat areas, from increased erosion and sedimentation during the temporary construction phase of the project. Cut and fill slopes, areas where vegetation removal has occurred, and the placement of excavated materials in temporary stockpiles are subject to increased erosion. Therefore, Special Condition Four (4) also requires the University to submit interim erosion control plans which provide for the stabilization of all temporary stockpiled fill and disturbed areas on site and to utilize all best management practices including, but not limited to, the installation of temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains

and swales, sand bag barriers, silt fencing during construction activity to minimize erosion on the project site.

Further, the proposed project includes the removal of invasive and non-native vegetation and revegetation with native plant species in order to enhance existing degraded wetland and upland habitat areas on site. However, the Commission notes that the proposed project may result in potential adverse effects to geologic stability of the project site, in addition to adverse impacts to adjacent wetland habitat, from increased erosion and sedimentation, if revegetation of areas where all existing vegetation has been removed is not successful. Therefore, to ensure that the proposed wetland and upland restoration and enhancement program is successful and that the subject area is adequately revegetated, Special Condition One (1) requires that the University submit, on an annual basis for a period of five years, beginning after the proposed grading is completed (but no later than December 31st each year), a written report prepared by a qualified biologist or resource specialist, for the review and approval of the Executive Director, evaluating the extent of the success or failure of the restoration project. This report shall include further recommendations and requirements for additional revegetation activities in order for the project to meet the specified criteria and performance standards. At the end of a five year period, a final detailed report shall be submitted for the review and approval of the Executive Director. If the final report indicates that the revegetation component of the restoration/enhancement program has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicant shall be required to submit a revised or supplemental program to compensate for those portions of the original program which were not successful. The revised, or supplemental revegetation program shall be processed as a new notice of impending development.

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

E. Public Access

Section 30210 of the Coastal Act, which has been included in the certified LRDP, mandates the provision of maximum public access and recreational opportunities along the coast. In addition, the LRDP contains several specific policies which provide for public access and recreation along the coast such as Policy 30210.2 which requires that all identified public access points and trails to the beach on campus (including the identified trails at Coal Oil Point Reserve) shall be maintained and remain open to public use at all times. In addition, Policy 30210.14 specifically provides that "bicycle and pedestrian accessways to the beach shall be maintained and improved as necessary to protect sensitive habitat areas and public safety."

Consistent with the public access policies of the LRDP, public pedestrian access is available to and along the entire 2 ½ miles of coastline contiguous to the campus. In addition, the LRDP specifically provides that public coastal access shall be provided to and within the Coal Oil Point Reserve. A popular and well-used public bicycle/pedestrian trail system currently extends across much of the Reserve. The impending development is for the restoration and enhancement of the wetland and upland habitat areas at Coal Oil Point Reserve. In addition, the impending development includes several improvements to the public pedestrian/bicycle trail network located within Coal Oil Point Reserve network (raise grade of approximately 2,000 linear ft. of trail to prevent flooding of trail, add new trail segment adjacent to Devereux Slough Road, and install new educational signage, benches, bicycle racks, etc).

The impending development includes approximately 700 cu. yds. of fill grading in order to elevate approximately 2,000 linear ft. of the existing trail system (effectively creating a trail "berm" approximately 10 ft. wide and 12 inches or less in height). The University has indicated that the proposed grading is necessary because the existing trails on site have lower basins than the surrounding area due to erosion. As a result, the dirt-surface of the existing trails becomes muddy or flooded for an extended period of time during the rainy season often causing trail users to leave the path. Consequently, this has resulted in the creation of new parallel paths and a continual widening of the existing trails resulting in adverse effects and increased degradation to the adjacent vernal pools and native grasses. The proposed grading is intended to prevent flooding of the trail, thereby, encouraging users to remain on the trail, and subsequently reduce adverse effects to the adjacent wetland and grassland habitat from public use of the trail system. Policy 30210.14 of the LRDP specifically provides that "bicycle and pedestrian accessways to the beach shall be maintained and improved as necessary to protect sensitive habitat areas and public safety." In the case of the proposed project, the Commission notes that the proposed grading and public access improvements will serve to protect sensitive habitat areas consistent with Policy 30210.4

In addition, the University has indicated that birdwatchers, joggers, and pedestrians currently use the adjacent Slough Road to access the reserve, but that presently, such users must walk or run on the narrow road which lacks a shoulder. To improve public access along the road, the proposed project includes the addition of an approximately 1,500 ft. long pedestrian trail adjacent to the Slough Road. Construction of the trail would involve leaving a two foot wide unplanted space between the road and the restored margin after the removal of the iceplant. No grading is necessary to construct the proposed trail. As such, the Commission notes that the new proposed 1,500 ft. long trail adjacent to the Slough Road, as consistent with Policy 30210.14 of the LRDP, will serve to protect public safety and will not result in any adverse effects to the habitat value of the site.

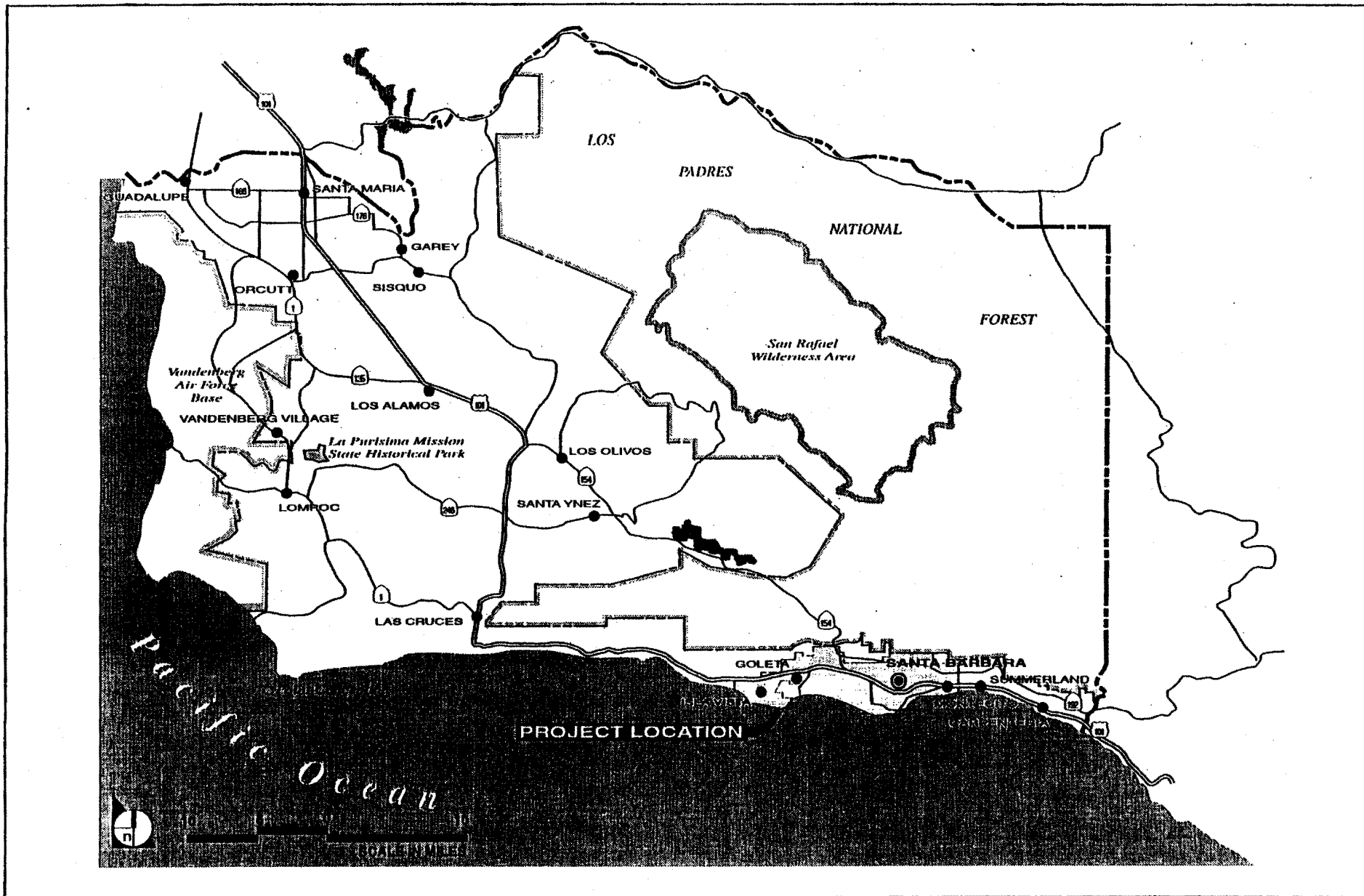
The Commission also notes that Policy 30210.14 of the LRDP provides that coastal access for the physically challenged be provided where topographical and environmental constraints allow. The existing trail system at Coal Oil Point is

characterized by relatively unimproved dirt-surface trails consistent with the rural nature of the reserve. Although no specific improvements for the provision of access for the physically challenged have been previously constructed, the majority of the existing trails on site are located on relatively flat terrain and are of sufficient width to allow for use of the trail system by the physically challenged under dry weather conditions. The University has specifically indicated, as part of the submitted Notice of Impending Development, that the proposed trail improvements, including all grading to raise the elevation of a portion of the trail system by approximately 12 inches in height, will be constructed in a manner that will not result in any impediment to the use of the trail system by the physically challenged. In addition, the Commission notes that the proposed trail improvements will serve to improve conditions for all trail users, including the physically challenged, during the rainy season.

As such, the Commission notes that the construction of the above pedestrian and bicycle trail improvements will serve to enhance public access to and along the campus coastline while also providing for greater protection of the environmentally sensitive habitat and wetland resources on site as consistent with the applicable LRDP policies. Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to public access.

SMH-VNT

File: smh/ucsb/noid 00-2



SOURCE: U.S.G.S. "State of California (South Half) 1:500,000", 1981.

EXHIBIT 1
UCSB NOID 2-00
Regional Map

University of California, Santa Barbara

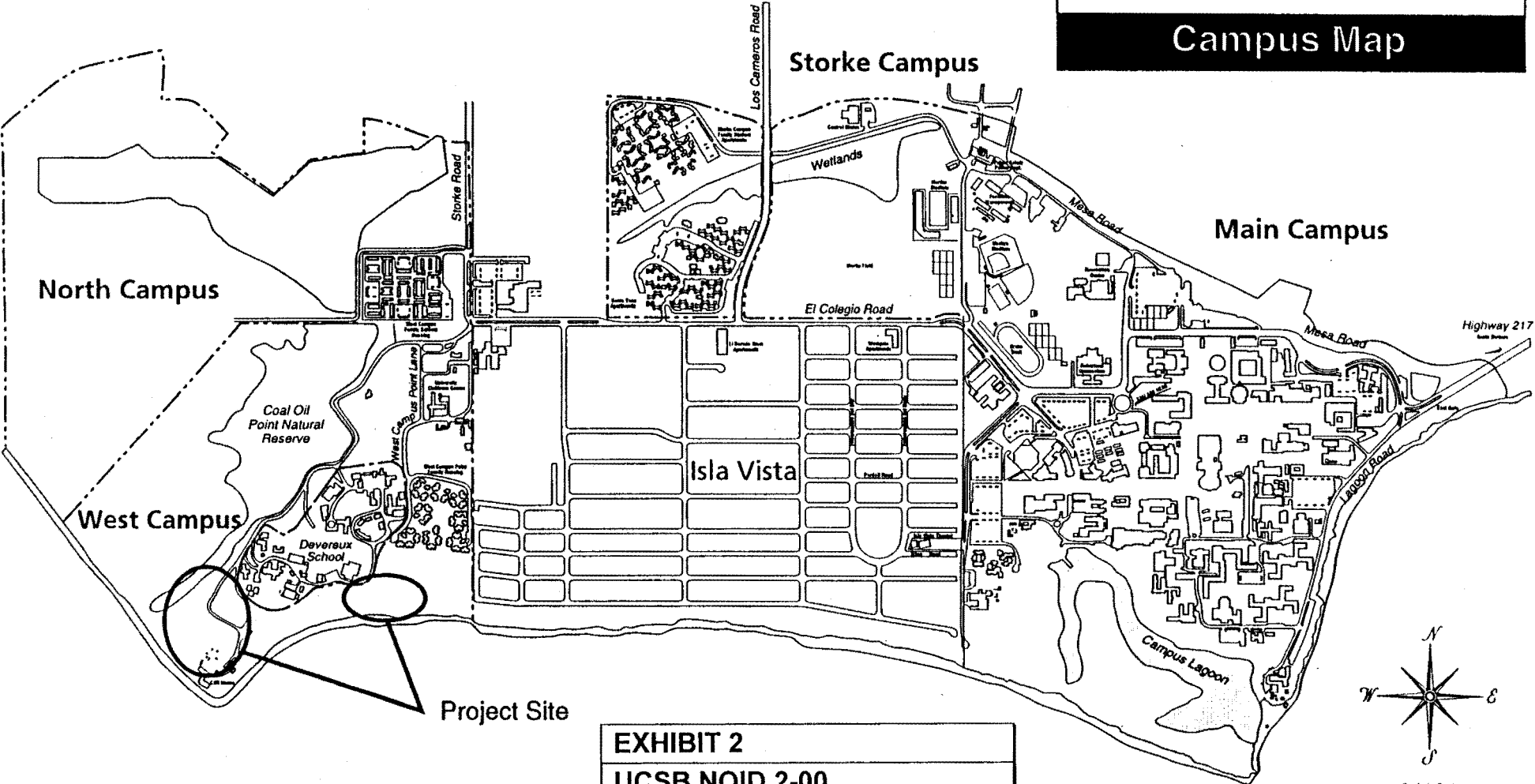
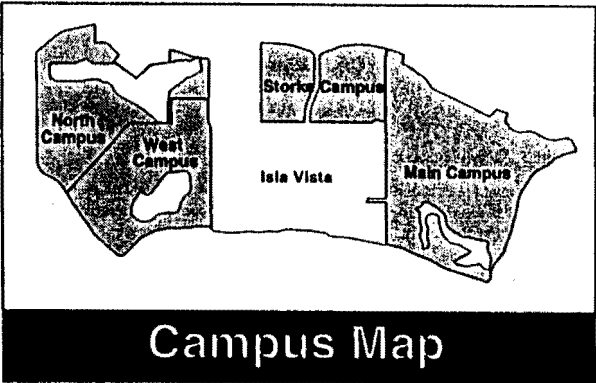
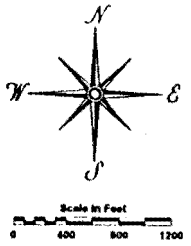


EXHIBIT 2
UCSB NOID 2-00
Project Location Map



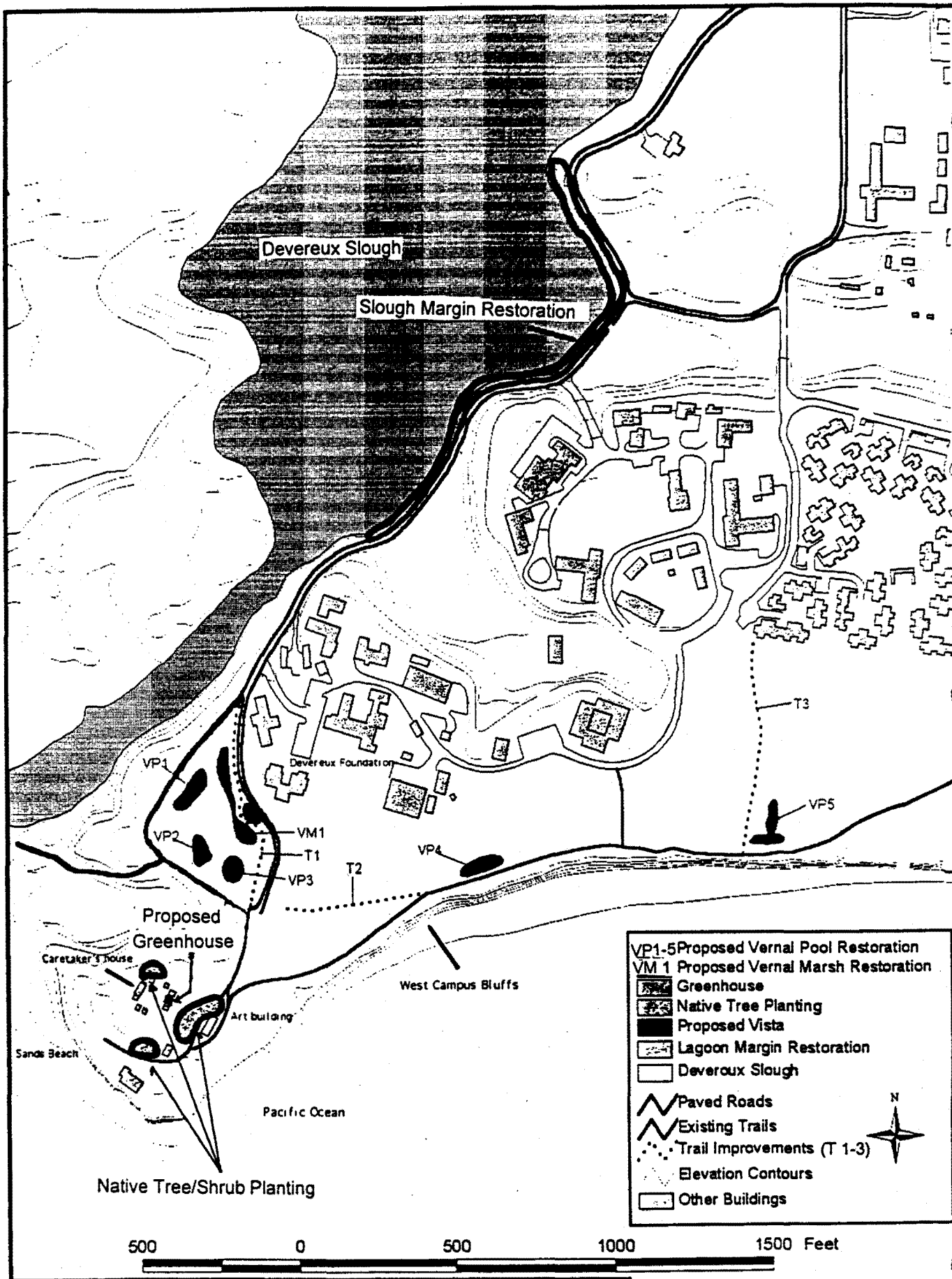
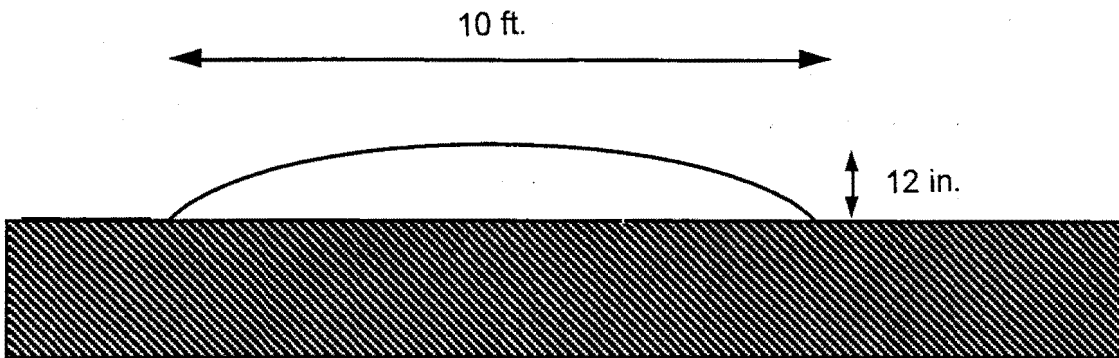


EXHIBIT 3
UCSB NOID 2-00
Site Plan

Example of cross section of trail berms (fill areas).



Example of cross section of vernal pool (cut areas)

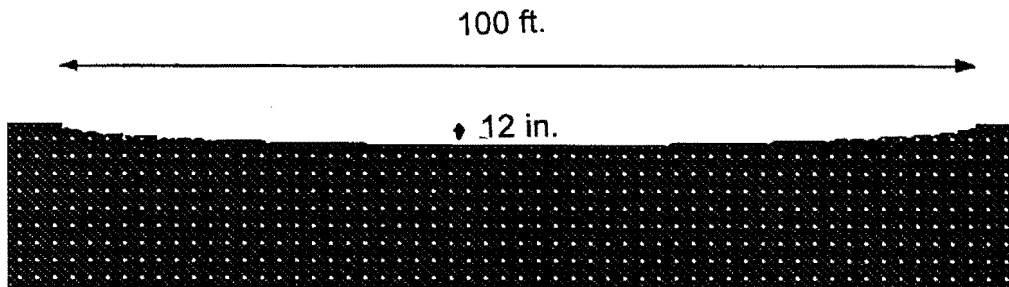
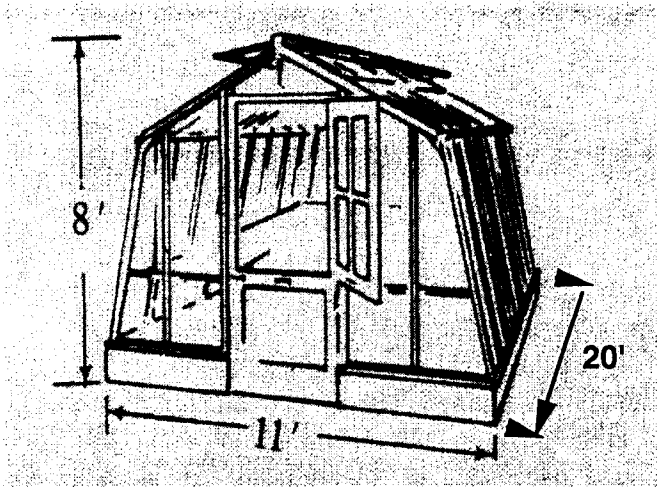
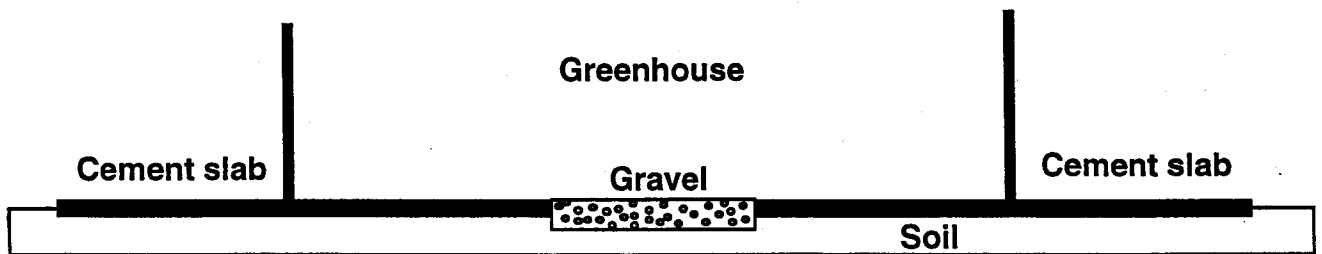
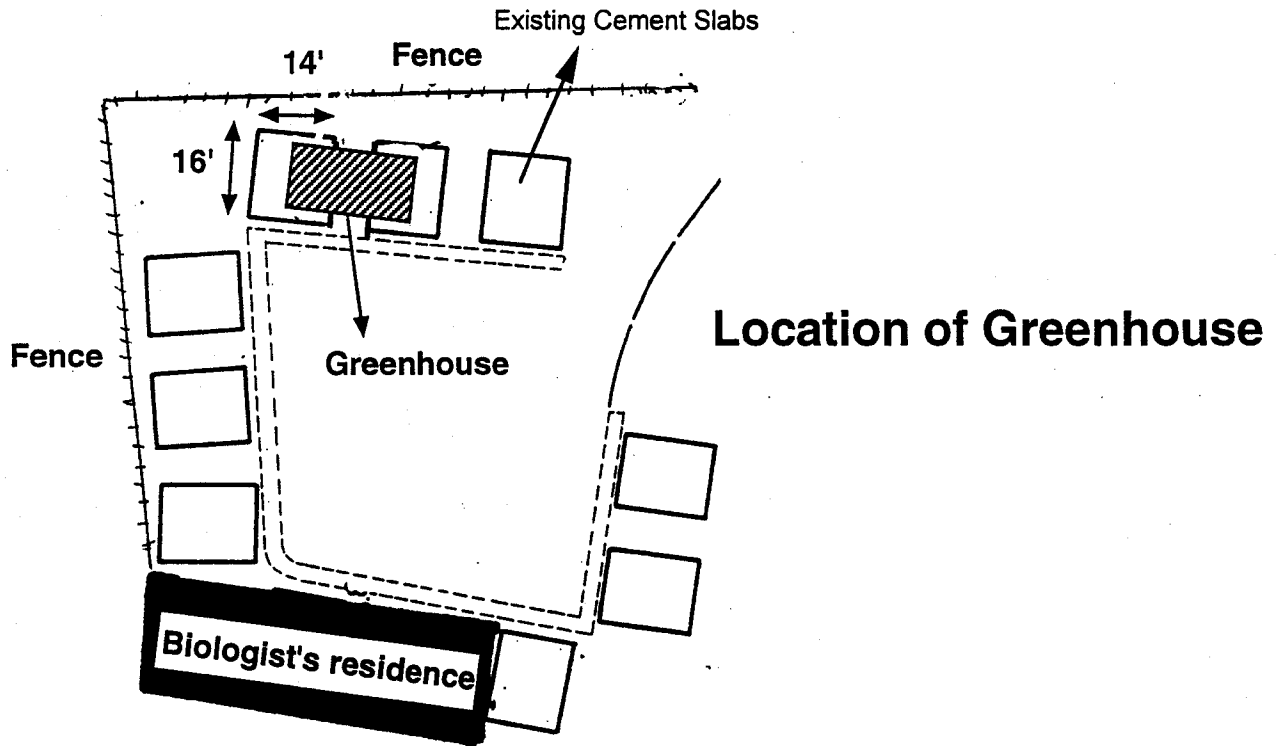


EXHIBIT 4
UCSB NOID 2-00
Grading Cross Sections



Design for the Sturdi Built greenhouse, model Solite



Profile of cement slabs and gravel drainage