UNIVERSITY OF CALIFORNIA, SANTA BARBARA
NORTH AND WEST CAMPUS FACULTY AND FAMILY STUDENT HOUSING & OPEN SPACE AND HABITAT MANAGEMENT PLAN

NOTICE OF IMPENDING DEVELOPMENT
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NOTICE OF IMPENDING DEVELOPMENT

I. SUMMARY

This Notice of Impending Development (NOID) has been prepared for UCSB's North and West Campuses Faculty and Family Student Housing & Open Space and Habitat Management Plan project. The project is proposed on 410 acres of University land located west of Storke Road and the unincorporated community of Isla Vista, east of Ellwood Mesa, and south of Whittier Drive and Phelps Road. The project area consists of the 174-acre North Campus, and the 23.6-acre undeveloped portion of the West Campus (i.e., the West Campus Point Faculty Housing and West Campus Family Student Apartments are included). Key project features include the Coal Oil Point Reserve and over a mile of Pacific coastline.

The project has three distinct components: a faculty housing component, a family student housing component, and an open space and habitat management component. The project proposes development of 172 units of faculty housing in the northwest corner of the site and 151 units of student housing in the northeast corner. The open space and habitat management component, which includes approximately 76 percent of the project site, consists of trail improvements on West Campus Bluffs and South Parcel, and habitat restoration on South Parcel, including the beginning phases of the creation of one "nature park" for the protection and re-establishment of wetland native plant communities.

As a separate action by the Coastal Commission, the project includes an amendment to the UCSB 1990 Long Range Development Plan (LRDP) to incorporate policy direction for the North Campus, which has been acquired since 1990, to redistribute faculty and student housing previously designated for the West Campus to the North Campus, and to identify a comprehensive program of open space improvements and habitat protection for the North and West Campus open space areas.

II. PROJECT DESCRIPTION

Project Background

In September 1990, The Regents approved the UCSB 1990 Long Range Development Plan (LRDP). The LRDP identified the physical development necessary to accommodate a student enrollment of 20,000 students by the academic year 2005/06 and to implement the UCSB Academic Plan. Because UCSB lies within the Coastal Zone, the 1990 LRDP was also reviewed and approved by the California Coastal Commission in 1993. As stated in the UCSB Academic Plan, and reiterated in the 1990 LRDP, one of the University's long term objectives is to provide affordable housing for faculty and students. The 1990 LRDP includes proposals to increase student housing on the Main Campus and Storke Campus and to increase faculty and student housing on the West Campus.

In 1994, the University acquired the 174.24-acre North Campus property (previously known as the "West Devereux" property) to provide an additional site for housing. The North Campus is located immediately adjacent to the West Campus (Exhibit 1: Regional Location and Exhibit 2: Local Vicinity Map and University Property). Since the North Campus was acquired after the 1990 LRDP was approved, the 1990 LRDP did not address potential development of the property. Prior to its purchase, development of the North Campus was governed by the Goleta Community Plan, which was adopted by the County of Santa Barbara in August 1993 and included policies for the West Devereux Specific Plan area (now known as the North Campus) and the privately-owned Ocean Meadows Golf Course property. Policies from the Goleta Community Plan were subsequently incorporated into the County's Local Coastal Plan and approved by the Coastal Commission in January 1994. These policies included development potential for 351 residential units on the North Campus.

Over the past years the University has been working with Santa Barbara County and the City of Goleta to prepare a regional open space and development proposal for the Ellwood-Devereux Coast, which encompasses the North and West campuses and approximately 2.25 miles of undeveloped coastline between Isla Vista and the Sandpiper Golf Course.

In 2001, prior to the incorporation of the City of Goleta, the University and the County worked with community representatives to prepare a land use concept for this area entitled the *Joint Proposal for the Ellwood-Devereux Coast*. The Joint Proposal was released in March 2002 (Exhibit 3 Joint Proposal Area – Ellwood Devereux Coast). After incorporation, the City of Goleta began consideration of the Joint Proposal since it has jurisdiction over one of the development projects and much of the open space included within the Joint Proposal area. In March 2003, a Memorandum of Understanding (MOU) was executed by the City of Goleta, the County, and University establishing a Joint Review Panel (JRP) to oversee the preparation of a coordinated open space plan and the associated environmental review documents for the three development projects included in the Joint Proposal. The intent of this cooperative effort is to comprehensively plan a multi-jurisdictional coastal area, determine the appropriate balance between development and open space preservation, and consolidate and provide permanent protection for the area's most sensitive resources while accommodating appropriate development.

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

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

Exhibit 3, Proposed Development Relocations and Land Exchange graphically depicts the re-distribution of development potential proposed by the Joint Proposal in an effort to achieve these four goals. To refine the open space components described in the Joint Proposal, the County of Santa Barbara, the City of Goleta, and the University subsequently prepared the *Draft Ellwood-Devereux Open Space and Habitat Management Plan* (Open Space Plan), which was released for public review in March 2004. The Open Space Plan identifies specific habitat, trail, and coastal access improvements for the 652-acre open space area and policies to guide the long-term management of the open space resource. In April

2004, the University released the *Faculty and Family Student Housing, Open Space Plan & LRDP Amendment Draft Environmental Impact Report* for public review, and in September 2004 the University of California Board of Regents certified the Final EIR and approved the *UCSB North and West Campus LRDP Amendment*. In March 2006, the University prepared an Addendum to the Final EIR to disclose site plan changes to the North Campus Faculty Housing Project. The 2004 Final EIR analyzed the development of 236 faculty housing units, the 2006 proposal presented in this NOID is for 172 units of faculty housing.

Project Objectives

UCSB has identified a need for student housing since the 1950s and faculty housing since the 1980s. The 1990 LRDP identifies the following primary objectives for development on the West Campus:

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

The 1990 LRDP also says that UCSB:

> "…intends to provide as much faculty housing as financially feasible… [and that] [a]dditional housing will significantly strengthen the University's ability to recruit superior faculty to the Santa Barbara area, which has been hampered by high market rate housing costs which exceed the ability of many faculty to pay."

Although the campus has provided various housing options for single students and student families, to date, only 65 units of faculty housing have been developed (the West Campus Point complex completed in 1986) to meet the needs of the more than 1,100 UCSB faculty. In the meantime, the median value of an owner-occupied home on the South Coast of Santa Barbara County has increased from $320,000 in 1990 to over $1.2 million in 2004 (UCSB Economic Forecast Project, 2006).

The 1990 LRDP objectives have been supplemented and expanded in the 2006 North and West Campuses LRDP Amendment to apply to both the North and West Campuses, and include:

- Maximize the ability of the North Campus to meet identified campus housing needs.
- Provide a variety of additional University-owned faculty housing to meet long-term demand for affordable faculty housing and thereby enable the University to recruit and retain a superior quality of and diverse faculty.
- Provide additional University-owned family-student housing to meet demand for affordable family student housing, and enable the retention of a broad selection of qualified students.
- Create attractive new residential neighborhoods for faculty and their families and student families that are compatible with existing adjacent residential uses.
- Provide on-campus housing to support closer linkages between residential and academic functions and reduce the number and length of vehicle trips associated with commuting.
- Provide a mix of townhome, duplex, studio, and detached single-family homes for faculty, to respond to demand for varied housing types.

- Integrate the proposed family student housing with the existing West Campus Apartments family student housing to enhance the existing facilities and create a shared sense of community.
- Develop much-needed housing in such a manner as to preserve and protect the natural setting of the Coal Oil Point Reserve and other sensitive coastal resources.
- Provide residential and open space land uses consistent with California Coastal Act policies and, to the fullest extent possible, with the prior development plans and expectations for the West Devereux property (now the University's North Campus) that was set forth for this area through standards in the Santa Barbara County Local Coastal Plan.
- Implement portions of the *Joint Proposal for the Ellwood-Devereux Coast* within the University's jurisdiction and thereby provide an open space, habitat, and development plan that is, on balance, most protective overall of sensitive natural and coastal resources and assures improved public coastal access and the preservation and enhancement of 652 contiguous acres of recreational, natural land, and marine environment resources.
- Implement portions of the *Ellwood-Devereux Coast Open Space and Habitat Management Plan* within the University's jurisdiction, including improvement of public coastal access, restoration of degraded habitat, and management of open space.
- Protect Devereux Creek, Devereux Slough, and the adjacent upland and marine habitats.
- Preserve and protect and restore identified sensitive habitat areas, including wetland, dune, back dune, and fresh water pond habitat.
- Protect, enhance, and restore key natural, cultural, and scenic resources using an integrated ecosystems approach.
- Implement restoration opportunities and physical improvements identified in the *Coal Oil Point Natural Reserve Management Plan.*
- Provide for improved public access and compatible passive recreation, consistent with the conservation of significant coastal resources.

Project Location

The project is located in southern Santa Barbara County, California, west of the unincorporated community of Isla Vista, and south and east of the City of Goleta. The project area includes the University's North Campus and West Campus, and is generally located west of Storke Road and south of Phelps Road (Exhibit 2 Local Vicinity and University Property and Exhibit 4 LRDP Amendment Area). Land uses and natural features located in the vicinity of the site are described below and are shown in Exhibit 5, Land Use and Circulation.

North Campus Faculty Housing

The Faculty Housing site is located on 26.3 acres of the North Parcel. The parcel is situated south of Phelps Road where it intersects with Cannon Green. It is bounded by the Ellwood Mesa open space to the west, the Ocean Meadows Golf Course to the south, and residential neighborhoods to the east and north. This vacant parcel is primarily comprised of disturbed annual grasslands. The eastern portion of the site is traversed by Phelps Ditch, a manmade drainage ditch that connects to Devereux Creek.

Sierra Madre Student Family Housing

The Sierra Madre Family Student Housing site is located on 14.8 acres of the Storke-Whittier parcel. The parcel is situated adjacent to the west side of Storke Road and the south side of Whittier Drive. Adjacent uses include multi-family housing north of Whittier Drive and a mixture of single- and multi-family housing east of Storke Road. The University's existing West Campus Apartments bound the

project site to the south. The Ocean Meadows Golf Course and Clubhouse bound the site to the west. Currently the student housing parcel is vacant. The site is traversed in an east-west direction by the eastern terminus of a tributary to Devereux Creek.

Open Space Area

The 314-acre open space area generally occupies the area south of the Ocean Meadows Golf Course, west of Isla Vista, north of the Pacific Ocean, and east of Ellwood Mesa. The main exception is the 3.8-acre parcel that is located along the south side of Whittier Drive between the Ocean Meadows Golf Course Clubhouse and an existing residential neighborhood. This parcel is being preserved as open space to protect existing wetland features on the parcel. The open space area includes a number of distinctive features, including: the Devereux Slough and surrounding upland areas that comprise the 165.3-acre Coal Oil Point Natural Reserve; the 17.6-acre Ellwood Marine Terminal leasehold, which is located along the south side the Venoco access road; the 37.2-acre West Campus Bluffs, the northern Slough Finger; the undeveloped portions of the West Campus Mesa, including the student gardens; and the South Parcel, which occupies the area between the Ocean Meadows Golf Course and Venoco Road.

Project Components

The project is divided into three distinct components—faculty housing, student family housing, and open space and habitat management—that are individually described below.

North Campus Faculty Housing

The North Campus Faculty Housing Complex will provide 172 units of housing on the North Parcel of the North Campus, north of the Ocean Meadows Golf Course (Appendix F, Figure F**)**. The site is designed with 25- and 50-foot buffers around documented wetlands which would be specific to the North Parcel Faculty Housing site. The project will provide a range of housing types and sizes including: 105 3-story, 58 2-story, and 9 1-story single family units.

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

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

Project building heights will be consistent with adjacent development, with one-story units located along Marymount Way and two-story courtyard units opposite the Cannon Green townhomes. The taller three-story townhome units will be located toward the interior of the site, setback from existing development. In addition to the residential units, the complex will include a 1,800 square-foot community recreation facility consisting of a common building, swimming pool, and turf area.

- *Vehicular Access and Circulation.* Vehicular access to the western portion of the site will be provided via Phelps Road at the intersection with Cannon Green Drive. Access to the new Coastal

Access parking lot will be provided from the entry road to the Faculty Housing site. Vehicular access to the area east of Phelps Ditch will be provided via Marymount Way. Internal vehicular circulation will be accommodated on a system of streets and lanes.

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

- *Parking.* Each unit will have two parking spaces, with a minimum of one garage space and one dedicated uncovered space. One-car garage spaces will be a minimum of 12 feet by 22 feet interior wall-to-wall dimensions. Single-family residences will have two-car garages, minimum of 20 feet by 22 feet. Fifty-six guest parking spaces will be situated along the Village Center streets and in pocket lots throughout the site. Twenty public coastal access parking spaces will be provided in a separate lot southeast of the Phelps Road entrance.

- *Pedestrian Circulation.* Pedestrian circulation will be accommodated on a network of pedestrian paths and sidewalks along the Village Center streets. This internal circulation plan incorporates several perimeter connections to surrounding open space and coastal access trails. A pedestrian, bicycle, and emergency access bridge over Phelps Ditch will connect the two portions of the site separated by the ditch and will link to a trail corridor along the southern edge of the project, providing improved coastal access between the existing Marymount neighborhood to the Windrow coastal access trail (Exhibit 8 Trail System). A schematic plan for the pedestrian and bicycle bridge is shown in Exhibit 9.

- *Recreation Amenities*. The project will include a 1,800 square-foot centralized community building intended for flexible indoor and outdoor activity space. The building will contain a main gathering space with the ability to hold approximately 50 persons, adjacent meeting/office rooms, and a small catering kitchen. A minimum 20-foot by 40-foot pool and spa will be situated adjacent to the community building and share accessible restrooms. Open space will be provided around the community building/swimming pool complex to complement the use of the building and provide gathering space for community events. Other amenities at the community center will include a barbecue, covered picnic area, and tot lot. Exhibit 7 shows a site plan for the proposed community building.

- *Grading.* Development and grading will occur on approximately 15.2 of the 26.3 acres on the North Parcel, with existing wetlands protected by 25- and 50-foot buffers, and an area of native grassland located off of the development site near the southwestern corner of the parcel to be preserved. There would be approx. 25,800 cy of cut and 13,800 cy of fill. The grading plan is shown in Exhibit 7 and a Geotechnical Engineering Report for the faculty housing project is attached in Exhibit 10.

- *Stormwater Management*. A number of design features are proposed for the development to reduce the rate and volume of surface runoff, protect water quality, and support seasonal wetlands. Vegetated filter strips, porous pavements, and other pervious areas will be incorporated into the site design to minimize runoff associated with the increase in impervious surfaces resulting from the proposed development. Surface runoff will be conveyed via curbs, gutters, catch basins, storm drains and vegetated channels, into bioswales strategically integrated into the site plan and wetland buffer zones. The bioswales will be planted with native wetland plant species and will treat water prior to discharging into existing and preserved wetlands. Where insufficient space is available for bioswales, other water quality treatment options will be considered including hydrodynamic separators, treatment inserts and filter media prior to discharging into the existing wetlands. The drainage plan is shown in Exhibit 7.

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

Projects in Phelps Creek as described in the following paragraphs are within the original CCC jurisdiction. A separate Coastal Development Permit Application will be submitted to the CCC for these project components.

- *Phelps Creek Pedestrian/Bicycle/Emergency Access Bridge*: The University is proposing to construct a pedestrian, bicycle, and vehicle emergency access bridge across Phelps Creek to provide coastal access between the eastern and western sides of the project site. The bridge would be 20-feet wide, span 42-feet and be approximately 9 feet high. The design life of the bridge is estimated to be 50 to 75 years. There would be no maintenance requirements for the bridge itself. Maintenance for flood control and restoration would continue as needed, or as described in the County Flood Control District plans and the SHRP. The SHRP was submitted to CC Staff on April 3, 2006 as Exhibit 11.

- *Phelps Creek Restoration*: As described in the Sensitive Habitat Restoration Plan (SHRP) attached as Exhibit 11, restoration of riparian areas will consist of removal of invasive species and planting native vine, shrub, and tree species. The existing soil berm will be lowered and rounded to allow shrub and tree planting. No excavation or soil disturbance will occur within the channel banks, and no plants that would obstruct future maintenance of the ditch will be placed between the maintenance road and the ditch bank. Approximately 1 acre of disturbed riparian area would be restored in Phelps Creek.

- *Phelps Ditch Flood Control Management:* The Santa Barbara County Flood Control District Act of 1955 created the County Flood Control District and gave it authority to enter and maintain floodways, drainage features and structures on both privately and publicly-held lands. The County of Santa Barbara Flood Control District owns the concrete drainage channel directly upstream from

Phelps Ditch and consequently has maintained the section of Phelps Ditch between it and Devereux Creek, the outfall, since the District was formed.

Routine maintenance of Phelps Ditch has occurred since at least 1992 following the preparation and adoption of the Program EIR for Santa Barbara County Flood Control Routine Maintenance Activities (90-EIR-97). This EIR was updated in 2001 (01-EIR-7). Several addendums to these EIRs have been prepared to address potential impacts to the channel from maintenance. Maintenance is currently conducted in this manner.

Santa Barbara County maintenance of Phelps Ditch generally includes using a Gradall working from the existing access road along the west bank of the creek. Sediment is removed from the ditch is removed and stockpiled on the adjacent north parcel flood control access road until it is sufficiently dewatered and hauled to a disposal site. Maintenance of Phelps Ditch would continue under these current conditions after development of the proposed Faculty Housing project.

The County of Santa Barbara processes Coastal Development Permits for the regular maintenance of Phelps Ditch through its Planning & Development Department prior to conducting any maintenance operations and would continue to do so after development of North Parcel Faculty Housing. Since Phelps Creek is within Coastal Commission original jurisdiction the University will amend its LRDP to include a policy that will allow the County of Santa Barbara Flood Control District to continue flood control operations as they currently have. The Flood Control District would adhere to the North Parcel Sensitive Habitat Restoration Plan included in Exhibit 11.

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

- *Construction Schedule:* Construction of the North Campus Faculty Housing complex is planned to occur over a period of approximately 42 months. All site work and approximately the first 72 units will be completed as part of the first phase. The balance of the development will occur in subsequent phases.

As stated above, a Sensitive Habitat and Restoration Plan (SHRP) was prepared for the North Parcel Faculty Housing project and is attached as Exhibit 11. The SHRP is intended to guide the restoration and enhancement of riparian and wetland buffer plant communities (including rare plant habitat areas) present within the proposed wetland buffer zones established for the Faculty Housing project. The SHRP also addresses revegetation of constructed swales within and outside the wetland buffer zones, and provides for ongoing maintenance and protection of existing wetland and restored wetland buffer plant communities. Implementation, maintenance, and monitoring of the SHRP will be conducted by the UCSB Cheadle Center for Biodiversity and Ecological Restoration (CCBER). Implementation of the

SHRP by the CCBER will result in restoration and enhancement of approximately 11 acres of wetland buffer habitat including approximately1 acre of existing wetland and 0.77 acres of existing riparian areas on the project site.

Sierra Madre Family Student Housing

The Sierra Madre Family Student Housing Complex will provide 151 units on the 14.8-acre Storke-Whittier Parcel that fronts on Storke Road. Development will occupy approximately 10.7 of the 14.8-acre parcel, with an additional 2.8 acres of existing lawn area (adjacent to the West Campus Family Student Housing complex) converted to surface parking.

The housing units are organized into six clusters arranged around courtyard green spaces. The five southern-most clusters each have 23 units, and the northern clusters each have 36 units. The unit clusters are located in three distinct groups separated by open space (Exhibit 12 Sierra Madre Site Plan)**.** The two open space areas that separate the development have been set aside specifically to protect existing wetland features, and both areas include 100-foot buffers around existing wetland features and fencing. The 1.5-acre open space area along Storke Road incorporates the eastern tributary of Devereux Creek and associated wetlands, and a 1.09-acre oval-shaped meadow along the north side of the existing West Campus Student Family Housing protects an existing vernal pool. All buildings will be set back a minimum of 75 feet from Storke Road and 50 feet from the golf course. In order to reduce potential flood hazards, all building pads will be elevated at least 1 foot above the 100-year flood hazard zone.

The housing will include three-story buildings, with a maximum building height of 35 feet. Buildings will be designed with a combination of gentle sloping hip and gable roofs, colorful window awnings, strategically located arched openings, third story recessed window frames, smooth stucco facades and iron railings that reflects the Santa Barbara regional style (Exhibit 13 floor plans and elevations). Units will be stacked single-level flats with two or three bedrooms. There will be 109 two-bedroom apartments (approximately 820 assignable square feet each) and 42 three-bedroom apartments (approximately 1,050 assignable square feet each). Units will be designed with the flexibility to accommodate single student residents, as well as faculty occupancy, if appropriate at a future time. The apartments are double-loaded along walkways, and ground floor units will be accessed directly from the public way through private gardens. Each building will include community laundry, storage, and electrical rooms.

In addition to housing, the project will include an approximately 7,400-square-foot community building shown in Exhibit 13. The Community Building will provide approximately 4,800 ASF for housing administration, a computer study lab, two multipurpose rooms with a warming kitchen and an additional laundry room, to be shared with the WCA. An outdoor activity space will be provided so that the multipurpose rooms can accommodate after school programs. These facilities will be located on existing lawn area at the northeastern corner of the West Campus Family Student Housing complex, and will be shared by residents of the existing housing complex. In addition, as further enhancement of the existing family student housing, a new tot lot is being developed on the east side of the existing complex. The tot lot will be created by re-configuring and reducing the size of an existing parking lot.

With the support space, the amount of developed space will total approximately 182,000 gross square feet.

- *Vehicular Access and Circulation:* The project will include the realignment and widening of the existing east/west access road between the existing West Campus Apartments and Sierra Madre Housing site, and the existing north/south driveway along the western edge of the West Campus Apartments (WCA). The entry to the new access road will be aligned with existing UCSB Francisco Torres driveway on the eastside of Storke Road. The new access road and the westerly drive will be shared by the WCA, the Sierra Madre Family Student Housing, the privately developed Ocean Meadows Housing project, potential future UCSB housing to the southwest, and Veneco Oil which currently holds an access easement for its Ellwood Marine Terminal operation. In addition to the access road the project will construct one new access driveways from Storke Road and one new driveway from Whittier Drive. There will be two emergency vehicle access roads off of Storke Road. Access to the northern cluster of residential units will be provided via a driveway off of Whittier Drive. Vehicular Access to the southern residential clusters will be provided via a driveway off Storke Road (limited to right-turns for exiting vehicles) and the new access road (permitting left and right turns onto Storke Road), located generally at the same location at the existing Venoco Access Road (to the Ellwood Marine Terminal). Deceleration and acceleration lanes would be added to Storke Road.

- *Street Design:* The new access road will have 24-foot wide roadway with two 5-foot wide Class II bike lanes (or, alternately a 12 Class I Trail) and a new 6 foot wide pedestrian path on its north side. The existing WCA sidewalk will remain to accommodate pedestrians on the south side of the Access Road.

- *Parking:* Development will include a total of 552 parking spaces, 219 of which will replace existing parking for the adjacent West Campus Apartments that will be removed during construction, for a net increase of 333 spaces (2.2 spaces per unit) to serve the new housing. Each unit will have 2 parking spaces, one of which must be proximate to the unit. In addition, 16 parking spaces will be provided to serve the Community building. The complex will also provide 4 bicycle parking spaces per unit. Much of the frontage along Storke Road will be occupied by a landscaped parking lot. A landscape buffer and Class I bike path or multi-use trail will separate this parking area from Storke Road.

- *Pedestrian and Bicycle Circulation:* Pedestrian and bicycle paths in the Sierra Madre housing complex will connect the project components to each other, to the existing pathway system of the West Campus Apartments, to neighborhood destinations, to the campus and to regional open space trails. Raised pedestrian crossing 'platforms' will be provided to calm traffic flow and pedestrian-oriented links between the WCA and the new Sierra Madre project. The project will include bike lanes connecting Storke Road to the slough crossing via the new access and westerly roadways. In addition to pathways and bike trails on the Sierra Madre site, a new multipurpose trail segment will be developed as part of the Ocean Meadows Housing project. It will run from Storke Road south of the northern portion of the housing site, following the golf course property line and new westerly road to connect to the De Anza Trail south of the WCA (Exhibit 8, Trail System).

- *Recreation Amenities:* Reflecting residential demographics, there will be a number of "tot lots" in addition to passive play areas clustered around housing and community greens. Tot lots will include a variety of play structures, sand area, benches, picnic tables and a water fountain. Tot lots are proposed in key locations, such as near the seasonal wetland, at the Whittier housing cluster, one at

the Community Center, and one to replace the existing one currently serving the West Campus Apartments. Passive play areas will offer "interactive, multi-sensory experiences and imaginative exploration.". The Community Building will provide additional recreational amenities to families. A new public multi-purpose trail will be built to improve trail connections to the beach.

- *Grading:* Approximately 10.7 of the 14.8 acres on the main Storke-Whittier Parcel will be graded and occupied by structures, roads and parking lots, with an additional 2.8 acres of existing lawn area (adjacent the West Campus Family Student Housing complex) converted to surface parking. Thus, physical improvements will occupy a total area of approximately 13.5 acres. Grading activities will include approximately 13,000 cubic yard of fill and approximately 16,200 cubic yards of cut, for the housing and approximately 8,000 cubic yards of cut for the community center. All building pads will be elevated at least 1 foot above the 100-year flood hazard zone, to reduce potential flood hazards to building occupants. The grading plan is attached in Exhibit 13 and a geotechnical engineering report for the Sierra Madre Student Housing project is attached as Exhibit 14.

- *Stormwater Management:* To minimize runoff from impervious surfaces, pervious areas, vegetated filter strips, porous pavements will be utilized where appropriate. Surface runoff will be conveyed via surface channels and cobbled swales into bioswales landscaped with native wetland plant species prior to prior to discharge into the eastern tributary of Devereux Creek. As required by law, a storm water pollution prevention plan will be implemented during constructed on the site, reducing run-off impacts. The drainage plan is attached in Exhibit 13.

  Devereux Creek Culvert: The Devereux Creek Culvert project is located in Coastal Commission original jurisdiction and a separate CDP will be submitted for this project.

  Alternatives to the proposed culvert were evaluated including causeway and bridge alternatives. Descriptions of these alternatives are attached in Exhibit 15.

Potential Habitat in Devereux Creek. There are no records of steelhead occurrence in Devereux Slough or its watershed area. The creek is not listed as a steelhead stream by CDFG or NMFS, and no occurrence data is listed in the CNDDB. Devereux Slough has a reported population of tidewater goby-a small special-status fish that occupies brackish water areas, but the goby does not swim upstream. Nonetheless, the Devereux Culvert design includes armorlock bottom buried approximately 6 inches below the surface to allow for vegetation to re-grow after construction and for the potential for fish to swim up or downstream, from or to the Slough. The best wildlife corridor benefit from the Devereux Creek culvert will be to amphibian and mammal species, with the wider opening providing an attractive route and increased foraging area for frogs, raccoons, and other relatively mobile species.

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

- *Construction Schedule:* Construction of the Sierra Madre Family Student Housing Complex is planned for a single phase to occur over an 18-month period beginning in February 2007, with completion in August 2008. The Family student housing will be occupied beginning in the fall of 2008.

Open Space and Habitat Management

The proposed development on the North and West campuses will serve as the mechanism for protecting coastal resources and creating a healthier and more sustainable system of natural open space. The proposed reduction and relocation of development potential within the North and West Campuses will create over 314 acres of contiguous open space and natural reserve within the University's lands that avoids the fragmentation of open space and habitat allowed under previous plans.

Open Space and Natural Reserve Acreage Within University Jurisdiction[1]

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

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

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

More significantly however, the University's open space will become an integral component of a much larger system of coastal open space as established by the *Ellwood-Devereux Coast Open Space and Habitat Management Plan* (OSHMP), jointly prepared by the City of Goleta, County of Santa Barbara and UCSB. Ultimately, the OSHMP will preserve 652 acres of contiguous coastal open space and natural reserve including beaches, bluffs, and upland areas along a 2.25-mile stretch of coastline. The OSHMP articulates a vision of coastal open space and natural reserves dedicated to the preservation and

restoration of the area's unique coastal resources and preserved for public enjoyment and education and scientific research.

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

Together with the approval of the proposed housing projects, the open space proposed for the South Parcel, West Campus Bluffs, and North Slough Finger will establish a permanent, natural open space buffer around the 157-acre Coal Oil Point Natural Reserve that will further protect and enhance habitat values and resources within the Reserve. The Reserve's primary purpose will continue to support University research and education concerning natural habitats, and will be managed in accordance with the 2004 COPR Draft Management Plan (the COPR Draft Management Plan is not part of this approval). The adjoining open space lands, particularly the South Parcel will be enhanced and actively managed by the University as a nature park that provide areas for the restoration of indigenous habitats, and create attractive areas that further public appreciation and understanding of the local ecology. A South Parcel Habitat Restoration Plan has been prepared and is attached with the North Parcel SHRP as Exhibit 11. The Plan includes restoration and sediment/erosion control details for the beginning phases of development of a Nature Park.

Open Space Improvements and Facilities

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

Trail Improvements. Over 8 miles of existing trails within the North and West Campuses are proposed for repair and enhancement for use by pedestrians, bicyclists, and equestrians (Exhibit 8, Trail System) as part of the North and West Campuses LRDP Amendment. Trail alignments will provide convenient access to the coast from surrounding neighborhoods and within the open space area. Trail improvements in this NOID include trails within the South Parcel restoration (Exhibit 11) the national Juan Bautista de Anza Trail and the California Coastal Trail (existing Venoco Road and also part of South Parcel restoration), and the West Campus Bluffs Trail. These trails will extend the length of the joint OSHMP area connecting to existing trail facilities at Storke Road and Hollister Avenue (Exhibit 16: Anza and Coastal Trail Alignments). Trail design will be tailored to respond to the needs of projected user groups, ranging from low-intensity single-track trails to higher intensity multi-use, multi-track trails. Generally, trail construction and maintenance will emphasize the use of natural or natural-appearing materials consistent with the rural/natural character of the area.

West Campus Bluffs Trail. Construction of the West Campus Bluffs (WCB) trail was required as a condition of approval of CCC Application Number 4-UCSB-85-451 for the West Campus Faculty Housing project. In addition to the project being a CCC condition of approval for the 1995 West

Campus Faculty Housing project, proposed improvements to the West Campus Bluffs trail are included in the University's portion of the *Ellwood-Devereux Open Space and Habitat Management Plan.*

Bicyclists, pedestrians, and joggers use the West Campus Bluffs trail extensively year round. The path, located on the University's West Campus, becomes flooded during wet, rainy periods, is eroded and rutted from bicycle tires and footprints, and is in need of maintenance and improvement. Parts of the area are crisscrossed with an informal network of trails that have evolved over time from the avoidance of the rutted, and often flooded, parts of the main trail (Exhibit 17). Some sections of the trail are within a few feet of the bluff edge as a result of bluff-top erosion. The UCSB Shoreline Preservation Fund and Associated Students BIKES have committed funds to improving the trail and closing off the informal paths to minimize impacts and maintain sensitive natural resources and reduce habitat fragmentation.

The topography of the West Campus Bluffs consists of low gradient elevated marine terrace at an elevation of about 30 feet above sea level. It is bound to the south and east by sloping sea cliffs with gradients of 30 percent to nearly 100 percent. A survey prepared by Penfield and Smith is shown in Exhibit 17. The current dirt path is 2,900 lineal feet from Camino Majorca Road to Coal Oil Point.

A habitat survey was performed for the West Campus Bluffs trail project in August 2006. Habitats mapped along the trail consisted of non-native annual grasslands/ruderal, southern coastal bluff scrub/coastal scrub, purple needlegrass grassland, tamarisk, ice plant, kikuyu grass, vernal pool, eucalyptus woodland, Monterey cypress, Acacia spp., and an existing restoration area adjacent to the Coal Oil Point Reserve. The habitat survey is included as Exhibit 17.

The West Campus Bluffs Maintenance and Restoration project will seek to stabilize portions of the approximately 2,900 linear feet of existing pathway system along the bluff extending from the Cliff House at Coal Oil Point to the eastern boundary of UCSB's West Campus. The project is divided into four phases of development with each phase at 725 feet. The path would be approximately 10 to 12 feet wide. In some areas the path has to be straightened out or moved away from the bluff for safety (Exhibit 17). The restoration will entail both narrowing the path in areas where muddy conditions have forced bicyclists and pedestrians to forge alternate routes, and widening the path in other areas as necessary to accommodate pedestrian and bicycle traffic. There will be approximately 280 cubic yards of cut during grading activities. All cut earth would be redistributed adjacent to the trail to allow for the proper drainage and provide un-compacted growing medium for re-vegetation. Concrete will be removed in two areas, one pad that is located in close proximity to the existing path on the eastern side and another pad (remains of an old concrete walk) which bisects the path on the western end. In addition, the project will realign the path away from the proximity of the edge of the bluff in at least two locations. By stabilizing the poorly defined existing path with durable class II compacted base and headers, the adjacent landscape will have an opportunity to become re-established and discourage further deterioration resulting from riders seeking a safe path on which to traverse the bluff. After the trail modifications have been made, abandoned path fragments will be re-vegetated. The sites will be raked by hand early in the rainy season (Nov-Dec) and native plant seeds (especially purple needlegrass and coast goldenbush) will be scattered on the roughened surfaces by hand. Seeds will be collected within 0.5 miles of the site between April and November. No irrigation will be used.

In the Staff Report for West Campus Faculty Housing (Exhibit 17) the CCC conditioned the University to provide the appropriate access improvements to enhance public use of the accessway on WCB and

minimize potential hazards associated with the present (at the time) dirt path. The Staff Report indicated the appropriately surfaced pathway would reduce surface erosion along the bluff top and increase the utility of the site's open space. The Staff Report concluded that development of West Campus Faculty Housing, as conditioned, would be consistent with the University's LRDP.

Habitat Restoration and Enhancement. Restoration and enhancement of native habitats are proposed for areas within North Campus that have been degraded by past activities, on-going erosion and/or poorly controlled public use. In the LRDP Amendment the South Parcel and the West Campus Bluffs have been designated as both nature parks and mitigation banks with the intent of protecting and enhancing existing habitat areas and restoring endemic habitats within their historic range. Restoration of the South Parcel is included in this NOID. Habitat types targeted for enhancement and restoration include vernal pools, freshwater marsh, saltmarsh, riparian scrub, riparian forest, coastal sage scrub, coastal bluff scrub, and native grasslands. Opportunities for habitat restoration and enhancement of South Parcel are identified in Exhibit 19, South Parcel Illustrative Concepts. As stated previously, a South Parcel Restoration Plan has been prepared and is attached as Exhibit 11. Restoration of wetland areas and buffers are also proposed for the North Parcel and are shown in the North Parcel Habitat Restoration Plan in Exhibit 11.

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

Access and Use Restrictions. The Open Space area currently provides a range of recreational opportunities, including walking, jogging, bird and wildlife viewing, dog walking, bicycle riding, surfing, and horseback riding. These activities will continue to be permitted, but will be more actively managed to avoid impacts to sensitive resources and allow the re-establishment of habitats. Some of these uses will be restricted in certain locations to protect sensitive resources (e.g., dog walking is not allowed in the Reserve).

When needed, trail closures on South Parcel will be designed to restore trail corridors to their natural condition. To the degree possible, trail closures will avoid the use of fencing and structural barriers. Instead, natural barriers, such as logs and rocks, combined with dense plantings of locally native species will be used to direct users to designated trails (Exhibit 20: Barriers and Fencing Types). Temporary signs will also be used as necessary to notice trail closures at public access points. In limited instances, particularly in areas with sensitive resources, a low fence or cordon (3 to 4 feet high) will be installed to discourage trail users from venturing off designated trails. (Exhibit 20).

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

Stormwater Management. Land disturbance related to past uses and on-going coastal access have reduced vegetative cover and increased soil exposure, which in turn, has resulted in erosion of exposed soil surfaces and sedimentation of downstream areas, including Devereux Creek and Devereux Slough. Management actions, such as revegetation of barren areas and improvements to eroded trails on the South Parcel, will be implemented to reduce the historic erosion and sediment flow into Devereux Slough. Bluff areas worn by volunteer trails will also be re-vegetated to slow the erosion of bluff faces. The twin 24-inch drainage pipes and "Arizona crossing" structure at north end of the Slough will be replaced with an arch-culvert (part of a CDP application). Stormwater runoff from roads, parking lots and structures within the Open Space area and from adjacent developed areas can contain contaminants, such as hydrocarbons, typical of urban land uses. Management actions (e.g., Best Management Practices such as sediment basins, sediment traps, bioswales, biofilters, etc.) will be implemented to protect water quality in Devereux Creek, Devereux Slough and the adjacent marine environment, consistent with the University's Storm Water Management Plan.

Scenic Resources. Implementation of proposed habitat restoration and trail improvements will contribute to a more consistent and higher quality visual character for the Open Space areas by replacing denuded and eroded areas with healthy native vegetation. Maintaining benches at key vista points on the West Campus Bluffs and observation areas will provide opportunities for the public to enjoy the dramatic scenic vistas of the coast and the avian life that frequents the area.

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

Proposed Construction Schedule

The proposed schedule for construction of the South Parcel Habitat Restoration Plan is assumed to be consistent with the schedule for residential development. Some habitat restoration will be provided as mitigation for potential impacts of proposed development, and will be conducted in conjunction with such development. Other habitat restoration will be conducted as the overall Open Space Plan is implemented and as funding becomes available. Restoration and maintenance activities on the West Campus Bluffs Trail will commence upon project approval by the Coastal Commission.

III. PROCEDURE

This NOID has been distributed to local governments, community groups, and interested parties pursuant to California Code of Regulation Section 13549-51. A list of agencies, organizations, and interested parties is included in Exhibit 21. Section 30606 of the Coastal Act and Article 14, Section 13547 through Section 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 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 and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After a public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring it into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

Environmental Review

Consistent with the requirements of CEQA, an Environmental Impact Report (EIR) was prepared for the Faculty and Family Student Housing, Open Space and Habitat Management Plan, and LRDP Amendment project. The Draft EIR for the proposed project was circulated for review and comment by the public and other interested, parties, agencies, and organizations for a 45-day period between April 9 and May 24, 2004. During the public review period, 28 written comment letters were received from:

- Army Corps of Engineers
- Department of Transportation, Aeronautics Division
- Santa Barbara City Airport
- Metropolitan Transit District
- Santa Barbara County Association of Governments
- Santa Barbara County Air Pollution Control District
- City of Goleta
- Goleta Water District
- Isla Vista Recreation and Park District
- Santa Barbara County Fire Department
- Santa Barbara Urban Creeks Council
- Cannon Green-Phelps Neighborhood Coalition
- Surfrider Foundation
- Coal Oil Point Reserve
- League of Women Voters
- Environmental Defense Center
- Friends of Coal Oil Point
- Sierra Club
- West Campus Point Homeowners
- Audubon Society
- Jessica Gaffney
- John Olsen
- David T. Lange
- Kevin D. Lafferty, Ph.D.
- Sharon Z. Terry
- Ruth Bartz
- Steve Giddings
- Jennifer Dugan

The comment letters and responses to the comments are included in the Final EIR.

The Final EIR indicates that implementation of the project may result in significant impacts in a number of areas that can be mitigated to a less than significant level. These areas include geology and geologic hazards, hydrology and water quality, biological resources, hazards and hazardous materials, visual resources, recreation, cultural resources, traffic and circulation, noise, and public services and utilities.

In 2006 an Addendum to the 2004 FEIR was prepared in compliance with Section 15162 of the CEQA Guidelines to address revisions in the North Campus Faculty Housing project site plan. Though not required by CEQA, the Addendum was circulated for public review from March 30, 2006 through April 18, 2006. To date the University has not received comments on the Addendum. Implementation of the project revisions did not affect the 2004 FEIR analysis under all issue areas in the 2004 FEIR and additional analysis was not necessary. No new mitigation measures were identified.

1. <u>Geology and Geologic Hazards: Seismic Hazards</u>.

Development of the proposed project could expose people and/or structures to potentially substantial adverse effects resulting from seismic surface rupture, ground shaking, ground failure, or landslides. Mitigation Measures 4.2-1(a) through (c) require new development near the shoreline (e.g., trails) to be constructed at a sufficient distance from the shoreline to maintain the proposed structure for a minimum of 100 years without the construction of shoreline protective devices, require site-specific geotechnical studies be conducted for each development project; and require development to be sufficiently set back from faults or other unstable geologic features (i.e., bluffs, unstable slopes).

2. <u>Geology and Geologic Hazards: Soil Erosion</u>.

Grading and/or excavation of soils in association with construction of residential development or open space improvements could result in soil erosion and the loss of topsoil. Mitigation Measures 4.2-2(a) through (e) require grading contours to be blended to achieve a consistent grade and natural appearance, surface and sub-surface drainage pipes to be designed to minimize erosion and instability of ocean bluff faces, vegetation 50 feet from bluff edge to be drought resistant native species, standard best management practices for erosion control be implemented, and restoration plans to be prepared.

3. <u>Geology and Geologic Hazards: Soil Stability</u>.

Construction in areas underlain by soils of varying stability could subject people and structures to hazards associated with landsliding, lateral spreading, subsidence, liquefaction, collapse, or differential settlement. Mitigation Measures 4.2-1(a) through (c) would be implemented to reduce impacts from unstable soils as previously described.

4. <u>Geology and Geologic Hazards: Expansive Soils</u>.

Implementation of the proposed project could result in construction of facilities on expansive soils, creating substantial risk to people and structures. Mitigation Measures 4.2-1(a) through (c) would be implemented to reduce impacts from expansive soils as previously described.

5. **Hydrology and Water Quality: Alteration of Drainage Patterns and Erosion.**

Installation of the culvert on Devereux Creek could result in soil erosion during construction. Mitigation Measures 4.3-3(a) through (c) require the culvert to be constructed in the dry season (May to October), installation of the culvert to be accompanied by sediment removal in the existing upstream debris basin, and installation of the culvert to be accompanied by channel stabilization measures.

6. Hydrology and Water Quality: Expansion of Stormwater Drainage Systems.

A culvert would be installed on Devereux Creek under the Venoco access road. Implementation of these improvements could result in temporary impacts to riparian vegetation. Mitigation Measure 4.4-2(d) which requires a sensitive habitat restoration plan to be prepared will reduce adverse impacts to riparian vegetation. A SHRP has been prepared for North Campus Faculty Housing and is attached as Exhibit 11. Given the proximity of the Phelps Ditch and Devereux Creek culvert to residential areas there could be impacts from construction noise. Mitigation Measures 4.13-2, 4.13-6(a), and 4.13-6(b) limit hours of construction, require stationary equipment to be located away from residential areas, and require signage with contact information for construction noise complaints.

7. Hydrology and Water Quality: 100-Year Flood Zone.

Implementation of the proposed project would place structures within a 100-year flood hazard area, but would not impede or redirect flood flows. Constructing the foundations 2 feet above the proposed grade and installation of a culvert on Devereux Creek would reduce the extent of the 100-year flood hazard area so that no residential structures would be located within the hazard area.

Mitigation Measure 4.3-9 requires installation of structural supports for the bridge over Phelps Ditch to be either placed outside the 100-year flood hazard zone, or be designed such that flood flows would be directed toward the overbank area (adjacent to the ditch).

8. Hydrology and Water Quality: Flooding.

Implementation of Mitigation Measure 4.3-9, discussed above, would reduce potential of flooding. Raising foundations 2-feet above the proposed grade and installation of a culvert on Devereux Creek would reduce the extent of the 100-year flood hazard area so that no residential structures would be located within the hazard area.

9. Biological Resources: Special Status Plant and Wildlife Species.

Implementation of the proposed project could result in adverse impacts to candidate, sensitive, or special status plant and wildlife species. Mitigation Measures 4.3-3(a) through (o) require provisions to protect special status plant and wildlife species by restricting the kind of development at Coal Oil Point, taking special care when removing or trimming nonnative trees, retaining native trees, using mosquito

abatement measures that do not harm native species, performing surveys for nesting birds prior to construction and monitoring during construction. In some cases, bird netting would be installed to prevent swallows from entering construction areas. The Mitigation Measures also require preparation of species specific protection and restoration plans for sensitive plants, if necessary, monitoring, surveys to be conducted of vernal pools for federally protected vernal pool crustaceans, monitoring of western snowy plover and least tern habitat areas in accordance with current USFWS survey protocol, during construction and operation of all phases of the project, and installation of exclusion fencing at all project sites to prevent sensitive amphibians and reptiles from entering construction areas. These Mitigation Measures also require dogs to be leashed on trails and on the beach near the snowy plover and least tern habitat area, setting up a monitoring program to monitor the effects of construction noise on special status wildlife, and implementation of best management practices for erosion control to maintain good water quality.

10. Biological Resources: Sensitive Habitats.

Implementation of the project could result in impacts to vegetation communities or habitats that are designated and/or identified as sensitive by the CDFG, USFWS, and/or California Costal Commission. Mitigation Measures 4.4-2(a) through (e) require native plant species from genetic stock from the Ellwood-Devereux watershed to be used in all open space areas outside the development areas on North and West Campus, and drought tolerant species to be used within the development areas as much as possible, vegetation within 50 feet of the bluff tops to be native drought tolerant species, preparation of a habitat restoration plan, and prohibits the planting of exotic species. Mitigation Measures 4.2-2(d), 4.3-3, 4.4-1(a) through (p), 4.4-2(a) through (e), and 4.9-4(b) would also apply.

11. Biological Resources: Federally Protected Wetlands.

As stated in the Addendum to the 2004 FEIR, all seasonal wetlands on the North Parcel, and riparian areas associated with Phelps Ditch would be avoided and protected. The revised project is also designed to protect seasonal wetlands/vernal pools riparian, southern tarplant, and Santa Barbara Honeysuckle habitat by 25- to 50-foot buffers. Mitigation Measures 4.2-2(d), 4.4-1(a) through (p), and 4.4-2(d) through (e) as described previously would reduce impacts to less than significant.

12. Biological Resources: Wildlife Corridors.

Lighting from residential development could interfere with the movement of native resident or migratory wildlife species or corridors. Project Mitigation Measure 4.9-4 (a) through (c) will require all lighting to be kept at a minimum level to avoid glare, and wherever feasible, minimize the use of non-reflective, textured materials to minimize glare.

13. Hazards and Hazardous Materials: Contaminated Soils and Groundwater.

Project construction could expose construction workers to health and safety risks through earthmoving activities in areas with potentially contaminated soils or groundwater. Mitigation Measure 4.5-1 requires the following actions to take place if contaminated soil is encountered.

- The construction contractor(s) shall stop work and immediately inform the EH&S.

- An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers.
- If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to the EH&S to comply with all federal and State regulations necessary to clean and/or remove the contaminated soil and/or groundwater.
- Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment or disposal, and/or treatment without excavation.
- Remediation alternatives for cleanup of contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal.
- The construction schedule shall be modified or delayed to ensure that construction will not inhibit remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.

14. Hazards and Hazardous Materials: Naturally Occurring Hazards.

Development of the project could expose construction workers, occupants of new residential structures and recreational users of Open Space Areas to the naturally occurring hazards of Radon-222 and natural gas and oil seeps. Mitigation Measures 4.5-2 (described above) and 4.5-3 requires radon testing to be performed prior to construction.

15. Hazards and Hazardous Materials: Abandoned Oil Wells.

Project construction could expose construction workers and the public to potential health risks associated with abandoned oil wells. Mitigation Measures 4.5-4(a) and (b) provide special provisions in the event non-identified abandoned wells are encountered during construction. All construction activities would cease, the appropriate regulatory agencies would be notified, the soil would be sampled, and clean-up or capping of wells would take place if necessary.

16. Hazards and Hazardous Materials: Discovery of Abandoned Oil Wells Affecting Recreational Uses.

Recreational use of Open Space Areas could expose the public to potential health risks in the event of the accidental discovery of an abandoned oil well. Project Mitigation Measures 4.5-4(a) and (b) described above will reduce these risks.

17. Hazards and Hazardous Materials: Ellwood Marine Terminal.

Project implementation could expose the public to potential health risks in the event of an accident or accidental release from the Ellwood Marine Terminal. Mitigation Measure 4.5-6 requires a minimum setback of 585 feet between the nearest Ellwood Marine Terminal storage tank any residential structures.

18. Hazards and Hazardous Materials: Emergency Response Plan.

Project implementation could impair implementation of, or physically interfere with, an adopted emergency response or emergency evacuation plan. Mitigation Measures 4-5.9(a) and (b) require

ongoing coordination between the University's police department, Santa Barbara County Fire Department, and the University to ensure site access and emergency response coordination. The Mitigation Measure would also ensure implementation of an Emergency Operation Plan.

19. Hazards and Hazardous Materials: Wildland Fires.

Project implementation could expose people or structures to a risk of loss, injury, or death involving wildland fires. Mitigation Measures 4.5-10(a) through (f) require landscaping around developed areas near open space areas to be native material and have 12 to 18 inches of bare space between the plants, grassland adjacent to residential development to be mowed, maintenance of firebreaks between undeveloped areas and structures, removal of dead and dying tree limbs from around roofs of structures, keeping vegetation near structures no more than 6 inches high, and incorporate fire suppression systems into building design.

20. Visual Resources: Visual Character.

The project could degrade the visual character or quality of North or West Campus and the immediate surrounding area. Mitigation Measures 4.9-3(a) through (h) require the implementation of LRDP policies that mandate retention of native trees, retention of the existing topography, vegetation, and scenic features of the area and incorporating them into development plans, selectively removing or trimming trees and shrubs to provide views to and along the ocean and scenic coastal areas, retention of specimen trees or groves, blending contours of finished surfaces to achieve a consistent grade, using natural building materials and colors that match the surrounding environment when practical, and using native plantings to visually integrate and buffer development from access corridors.

21. Visual Resources: Light and Glare.

Development of the project could create new sources of substantial light or glare in the project area or vicinity that would adversely affect day or nighttime views from adjacent land uses. Mitigation Measures 4.9-10(a) and (b) require minimizing the use of reflective mirrored glass for windows in residential development and maximizing use of non-reflective, textured materials. In addition, all new lighting will be kept at a minimum level to avoid glare into adjacent properties, the minimum wattage will be used for outdoor lighting, and all outdoor light fixtures will be shielded to reduce glare.

22. Recreation: Increased Recreational Use of Open Space.

Implementation of the project could increase recreational use of the open space under University jurisdiction; however, any such increase is unlikely to result in accelerated deterioration of the open space areas on the North and West Campuses. Mitigation Measure 4.10-1(a) through (c) allows University outdoor recreational facilities (recreation fields, basketball and tennis courts) to be used by the public at prevailing cost when not occupied by University classes or programs. These Mitigation Measures require maintenance of existing and proposed signs around the perimeter of the COPR to restrict unauthorized access by pedestrians, dogs, motor vehicles, and bicycles and prohibits unleashed dogs and motor vehicles from campus beaches and open space areas.

23. Recreation: Loss of Existing Recreational Opportunities.

Implementation of the project could result in the loss of existing recreational opportunities in the open space areas. Mitigation Measures 4.10-1(a) through (c) described above would reduce this potential.

24. Cultural Resources: Damage to Archaeological Resources.

Given the number of archeological sites located within the entire project area, there is the potential for additional, undocumented archaeological sites to exist. Mitigation Measures 4.11-2(a) through (g) require Phase 1 archaeological surveys to be performed at all areas where ground development would occur, Native American Indians be consulted when development would adversely impacted, projects to be designed to minimize impacts on archeological resources, a non-University affiliated archaeologist and a Native American to be present during grading or ground disturbing activities, temporary suspension of construction if archeological resources are encountered, formulation of a mitigation plan if archeological resources are encountered, a step-by-step procedure for identifying, evaluating, and mitigating impacts to be followed, and posting signage at each beach access point requesting users to respect the sensitive resources of the open space areas.

25. Cultural Resources: Damage to Paleontological Resources.

Construction activities associated with project implementation could result in damage to or the destruction of paleontological resources. Mitigation Measures 4.11-2(d) and (e) as described above would reduce this impact to a less than significant level.

26. Cultural Resources: Disturbance of Human Remains.

No formal cemeteries are known to have occupied the project area, so any human remains encountered would likely come from archeological or historical archaeological contexts. Mitigation Measure 4.11-4 requires immediate suspension of ground disturbing activities if a human bone, or suspected human bone, is discovered. The Santa Barbara County Coroner would be notified immediately and the University would comply with the provisions of PRC Section 5097 with respect to Naïve American involvement. Mitigation Measures 4.11-2(b), 4.11-2(d), and 4.11-2(e) as described above would also apply.

27. Traffic and Circulation: Increased Traffic Volumes.

Project implementation would result in additional vehicular trips, which could increase traffic volumes and degrade intersection levels of service. Mitigation Measures 4.12-1(a) through (d) require modification of the two-lane roadway section of El Colegio Road between Stadium Road on the west and Camino Corto Lane on the east with a series of roundabouts or widening to four lanes within the jurisdiction of Santa Barbara County, widening of Storke Road from Whittier Drive to El Colegio which is within the City of Goleta and the County of Santa Barbara's jurisdictions, evaluation of three methods to improve the Hollister/Storke Road intersection (two from the Santa Barbara County's GTIP), and require the University to participate in the "fair share" funding of improvements to Storke Road and the Storke Road/Hollister Avenue intersection.

28. Traffic and Circulation: CMP Roadways.

Implementation of the project would result in additional vehicular traffic volumes, which may exceed established service levels on roadways designated by the Santa Barbara County Congestion Management Program. Mitigation Measure 4.12-1(a) as described above, requires modification of the two-lane roadway section of El Colegio Road between Stadium Road on the west and Camino Corto Lane on the east with a series of roundabouts to reduce this impact to a less than significant level.

29. Traffic and Circulation: Closure of Traffic Lanes.

Project construction could result in short-term vehicular hazards due to closure of traffic lanes or roadway segments. To reduce potential hazards associated with street closures, Mitigation Measure 4.12-6 would require maintenance of a single traffic lane at all times and signal carriers during such periods.

30. Traffic and Circulation: Closure of Sidewalks (Recommended).

Construction activities during project implementation, including residential development, coastal access improvements, and habitat restoration could result in temporary closure of pedestrian sidewalks and paths or the provision of temporary pedestrian routes. Mitigation Measure 4.12-7 would require the provision of alternative pedestrian routes and ensure such routes are accessible.

31. Traffic and Circulation: Emergency Access.

Although not anticipated, if roadways in the vicinity of the project are closed due to construction activities, such as installation or extension of utilities or other infrastructure, emergency access could be impaired by the street closure. Mitigation Measure 4.12-9 requires notification of emergency service providers in the event of any project-related street closures.

32. Noise: Groundborne Vibration.

Construction of Faculty and Family Student Housing would result in construction activities that would result in the generation of groundborne noise and vibration. Implementation of the portion of the Open Space Plan under the University's jurisdiction could also result in groundborne noise and vibration from construction of beach access stairways, trails, and parking areas. To reduce exposure of persons to excessive noise levels from construction activities, Mitigation Measure 4.13-2 would require construction activities to be limited between the hours of 7:00 AM and 5:00 PM on weekdays. Construction would not occur on weekends or federal holidays.

33. Air Quality: Dust Emissions

Construction of the Faculty and Family Student Housing projects has the potential to result in significant air quality impacts from dust emissions. Although construction related impacts would not be significant, the Santa Barbara County Air Pollution Control District recommends that dust and equipment emission control measures be implemented to minimize the potential impacts that could occur to the local area and region. Mitigation Measure 4.14-2 requires the University to implement a variety of dust control measures throughout the construction phases of new project development.

34. Public Services and Utilities: Fire Protection Services.

Implementation of the project could increase the demand for fire protection services but would not require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable fire flows. Mitigation Measure 4.15-1 would ensure that fire alarm connections to the University Police Command Center will continue to be provided in all new buildings providing immediate location information to the Santa Barbara County Fire Department and reducing response times in emergency situations.

35. Public Services and Utilities: Police Services.

Implementation of the project could increase the demand for police services, but would not require new or physically altered facilities to maintain acceptable service ratios for police protection services that would result in significant environmental impacts. Existing police protection services meet the existing demands of the campus, and proposed development would not be projected to overburden resources in a manner that would result in public safety concerns. However, demands on the University Police vary depending on the level of crime in the area and the staff of the University Police also varies. Mitigation Measures 4.15-2(a) through (c) require that police staffing levels and equipment continue to be assessed on an ongoing, annual basis, require annual meetings between the Directors of University Housing, Coal Oil Point Reserve, and the University Police to evaluate adequacy of police service, and would also require lighting in the proposed developments to meet the standards of safety.

36. Public Services and Utilities: Expanded Water Treatment Facilities (Recommended).

Implementation of the project would not require the expansion of water treatment facilities, but would result in an increase in the amount of water treated. With the implementation of Mitigation Measure 4.15-4, the University will continue to maintain and ensure provision of adequate water treatment facilities, water mains, and reclaimed water distribution systems in order to meet campus needs, which would include faculty and family student housing projects on North Campus.

37. Public Services and Utilities: Stormwater Drainage Systems.

Implementation of the project would require the expansion of existing stormwater drainage systems. Mitigation Measures 4.4-2(d), 4.13-2, and 4.13-6(a) and (b) as described in the hydrology and water quality: stormwater drainage systems would require a sensitive habitat plan to be prepared and a series of noise reduction mitigations be implemented to reduce impacts from noise from the construction of drainage expansion.

38. Public Services and Utilities: Water Supply.

Implementation of the project would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources or result in the need for new or expanded entitlements. Mitigation Measures 4.15-6(a) through (d), in combination with Mitigation Measure 4.15-4 (as described above) would require new residences to be equipped with low-flow showers and toilets, measures be in place to reduce landscaping irrigation needs, leaks in water pipes to be detected and

repaired as immediately as possible, and minimization of the use of water to clean sidewalks, walkways, driveways, and parking areas.

39. Public Services and Utilities: Solid Waste.

Implementation of the project would not require the expansion of the permitted capacity of a regional landfill from the increased generation of solid waste. Mitigation Measures 4.15-7(a) and (b) would require including faculty and family student housing in the campus recycling and waste reduction programs and require all trash containers in the proposed coastal access parking areas to have closing lids to keep animals and pests out.

Cumulative Impacts

The Final EIR identifies significant cumulative impacts related to: hydrology and water quality and traffic. Significant cumulative impacts will be reduced to a less than significant level with implementation of the Mitigation Measures described above for hydrology and water quality and traffic.

The University of California, Board of Regents, Committee on Grounds and Building approved the design of the project and adopted the EIR on September 21, 2004. The minutes from the Grounds and Buildings meeting with the project approval is included in Appendix G.

IV. CONSISTENCY WITH THE 1990 LONG RANGE DEVELOPMENT PLAN

The following analysis evaluates the project's consistency with the UCSB LRDP, as revised in 1990 and amended in 1992, 1997, 2000, 2002, and in May 2003. An evaluation of the project's consistency with each LRDP policy is provided on Table 1. This analysis indicates that with the implementation of mitigation measures identified by the EIR prepared for the project, the project will be consistent with policies contained in the LRDP.

New Development

Location [PRC § 30250 (a)]

The project is based on the general land use goals of the 1990 LRDP and uses the existing system of land use categories approved by the California Coastal Commission. The land use goals in the 1990 LRDP include: enhancement of the Main Campus as the academic center of UCSB; enhancement of the residential character of the Storke and West Campuses; clarification and strengthening of circulation networks; and protection and enhancement of natural settings. The Amendment enhances the open space character of the North and West Campuses; and, as set forth in the 1990 LRDP, sites additional faculty and student housing on North Campus adjacent to existing housing; and improves the circulation network; all while protecting environmentally sensitive habitat areas and open space.

The Land Use map for the North and West Campuses is shown in Exhibit 5. Of the seven land use categories currently used on campus, five are used in this Amendment: Student Housing, Faculty Housing, Academic and Support Uses, Environmentally Sensitive Habitat Area, and Open Space. In addition to these five, a new category, Natural Reserve, has been added to designate the Coal Oil Point

Natural Reserve area. Although UCSB land use categories (including Natural Reserve) were designated for the North Campus in the 1998 and 2004 LRDP Amendment approved by the UC Regents but not forwarded to the Coastal Commission, this is the first time University categories are being submitted to the Coastal Commission for approval. The proposed land use categories replace the previous zoning under the Goleta Community Plan. On the West Campus, the Mesa area previously designated for Student Housing is re-designated as Faculty Housing and Academic Use (in the area occupied by the Children's Center). Greater specificity of the type of uses allowed within each of the land use categories can be found in *Appendix D: Land Use Classifications and Requirements* of the 1990 LRDP.

The Santa Barbara County Local Coastal Program addresses the provision of public services in general terms and adopts policies intended to assure that adequate water and services are available to serve development that the County authorizes in the Coastal Zone. As discussed in *Section 4.15: Public Services and Utilities* of the EIR, UCSB has access to sufficient sewage capacity and potable water to serve the additional needs of the development envisioned by the Amendment. UCSB will also continue to limit its consumption of potable water by adopting conservation and management practices and mitigation measures. UCSB is currently the largest user of reclaimed water in the Goleta Water District. Adequate electricity, natural gas and the infrastructure and capacity for telephone service exist or will be extended to supply the needs created by the Amendment and UCSB will continue its successful energy conservation programs.

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

Student Housing. Student housing will be concentrated in the eastern portion of the North Campus in close proximity to existing student housing (i.e. West Campus Family Student Housing and Francisco Torres Residence Halls) and multi-family residential development (apartment complexes along Whittier Drive). A total of 151 units will be developed at a density of approximately 14 units/acre (151 units on 10.7 acres), which is comparable to existing densities in the adjacent areas (e.g., roughly 15-20 units/acre for University Apartments on Whittier Drive and 16.6 units/acre for existing West Campus Family Student Housing). Buildings will be limited to 35 feet in height from the proposed grade. Facilities and improvements associated with the new development will be physically integrated with the existing West Campus Family Student Housing to enhance facilities at the existing family housing and to establish a sense of shared community.

Faculty Housing. On the North Parcel of North Campus, 172 units of faculty housing will be built adjacent to existing residential development, on the least environmentally sensitive portion of the site. Faculty housing will be clustered south of Phelps Road and north of the existing Ocean Meadows golf course (i.e., No housing will be developed on the South Parcel of North Campus, as was previously approved by the Coastal Commission in the County's Local Coastal Plan). The new housing will be

integrated with surrounding development, with lower density detached units sited near existing single family housing on Marymount Way, and then transitioning to higher densities comparable to densities north of Phelps Road. The faculty housing will be developed at an overall density of 10.8 units per acre. Buildings will be restricted to 35 feet in height above the proposed grade.

Open Space and Habitat Management Plan. The LRDP Amendment changes the land use designations for several areas of the campus, in order to consolidate development in the least sensitive areas of the University property, and to preserve and enhance the open space character of the campus. As mentioned above, the South Parcel of North Campus will be re-designated from Faculty Housing to Open Space. West Campus Mesa, designated in 1990 as a future development area for faculty and student housing, with a maximum of 167 units, is now re-designated as a future development area for faculty housing only, with a maximum of 50 units. The housing that is lost by these re-designations is partially recaptured through the increased number of units planned for the North Parcel of North Campus and the Storke-Whittier Parcel. This re-designation will permit the University to create 314 acres of contiguous open space and natural reserve, to be preserved for passive public use. In addition, the most environmentally sensitive portion of North Campus, 40 acres south of the oil company access road, will be added to the Coal Oil Point Reserve.

Scenic and Visual Qualities [PRC § 30251]

Views to and Along the Coast. The project will not affect the view corridors to and along the coast that were identified in Figure 25 of the 1990 LRDP, and will not affect scenic resources identified in the Goleta Community Plan for the North Campus. Thus, the existing policies in the 1990 Coastal Act Element are sufficient to address the impact of the development envisioned by the Amendment. Details of the character of the landforms and additional views are provided in *Section 4.9: Visual Resources in the EIR.*

Building Height Limits. For both the faculty and student housing on North Campus, the height limit of 35 feet from the proposed grade is retained from the 1990 LRDP. Height limits are designed to protect views to the coast and to the Santa Ynez Mountains.

Safety, Stability, Pollution, Energy Conservation, Visitors [PRC §30253]

Seismic Fault Traces and Flood Hazards. Site investigations have identified and delineated seismic fault traces in the North Campus area south of the golf course (refer to *Section 4.2: Geology and Soils* in the EIR). In addition, lower portions of the North Campus area have also been identified as being subject to flood hazards (refer to *Section 4.2: Geology and Soils* in the EIR). In response to these issues, the project incorporates building setbacks and development standards for development within or adjacent to seismic fault zones and flood zones that are consistent with LRDP policies and avoid potential for significant impact. Since the proposed development is set back from the beach, it will not in any way affect the stability or integrity of existing coastal landforms.

Air Pollution. The project will contribute to cumulative increases in air pollution as a result of increased development and automobile usage (refer to *Section 4.14: Air Quality* in the EIR). However, by placing faculty housing that was previously assumed to be off-campus, in close proximity to the Main Campus, the length of daily vehicle trips (i.e., miles traveled) will be reduced. More convenient bicycle trail connections between the proposed development and the Main Campus will reduce the number of daily

vehicle trips since both faculty and students can bicycle to campus rather than using automobiles. The availability of regular transit between the proposed development (i.e., along Storke Road) and the Main Campus will also help to reduce daily vehicle miles generated by it. Proposed improvements or addition of bus stops currently in the City of Goleta or County of Santa Barbara would be made in coordination with the Metropolitan Bus District but are not part of this Notice of Impending Development.

Recreational Opportunities. Recognizing the importance of the Campus as a major recreational resource for the South Coast area, recreational uses of the Campus have been detailed in the 1990 LRDP. Additional recreational resources will be provided by the project. The project will preserves nearly 314 acres of University land as open space and natural reserve, and provides for the creation and maintenance of coastal access trails, and the enhancement of passive recreational opportunities on North Campus.

Public Works Facilities [PRC § 30254]

Urban infrastructure including streets, storm drains, and sewer, water, electric, and gas lines, is located in the public right-of-ways adjoining the North and West Campuses, and necessary capacity is available to serve project development. The University will connect to existing infrastructure and improve as necessary the on-Campus public works facilities including roadways, parking facilities, water lines, storm drainage, wastewater lines and communication lines to accommodate the development of the North and West Campus sites. No substantial new off-site infrastructure is required, and no infrastructure capacity would be added to serve more development than is proposed in the LRDP.

Roads, Parking, Bicycle and Pedestrian Paths. Improvements to public roads will continue as agreed to under the 1990 Mitigation Implementation Agreement between UCSB, the County and several local groups (see *Section 4.12: Traffic and Circulation* in the EIR for details). Improvements to parking, bicycle, and pedestrian paths are also discussed in this section and below in *Part 3, Chapter II, Section F: Maintenance and Enhancement of Public Access.*

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

Maintenance and Enhancement of Public Access [PRC § 30252]

Transit. The North and West Campuses are currently served by several transit lines operated by the Metropolitan Transit District (MTD). As discussed in the EIR (Section 4.12: Traffic and Circulation) the bus service offers an alternative transportation for future residents, the project will not significantly increase the demand for these services. As part of the project, UCSB will work with MTD, the City of Goleta, and the County of Santa Barbara to improve transit facilities serving the University's housing projects.

Bicycles and Pedestrians. In addition to a well-developed, existing system of bicycle and pedestrian facilities in the project vicinity and within the residential areas of the North and West Campuses, the

project will create a continuous east-west bike route and pedestrian path across the project site from the entrance to the West Campus at Storke Road and El Colegio Road, along the existing Ellwood Marine Terminal access road, to the western boundary of the North Campus. This trail corridor will serve as an important link in the statewide Juan Bautista de Anza Trail and the Coastal Trail systems, and will connect to trails proposed across the Ellwood Mesa and through Santa Barbara Shores Park. A coastal access trail will also be upgraded along the western boundary of the North Parcel, and will run south from the western terminus of Phelps Road. Frontage improvements along Storke and all other County and City streets will also be undertaken, and will be built to County and City standards.

Parking. Up to 80 additional coastal access parking spaces will be provided by the project. These spaces will be located at the western terminus of Phelps Road, on the West Campus Mesa south of Cameron Hall, on the West Campus Bluffs west of Camino Majorca, and potentially on the West Campus Bluffs near Coal Oil Point. Handicap accessible parking spaces will be provided at each of the four parking locations. A Parking Access Plan will be developed for the use of the Coal Oil Point Reserve to protect the area from overuse.

Recreation. The project's improvement of over 8 miles of existing trails through the open space areas in the University's jurisdiction for pedestrian, bicycle, and equestrian use will ensure that access to, and adjacent to, the coast is maintained. In addition, the recreational needs of new residents with the North and West Campus development areas will be served by the open space area, as well as recreational areas incorporated into the faculty and student housing projects.

Public Access

Access; Recreational Opportunities; Postings [PRC § 30210]

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

Pedestrian and Bicycle Paths. UCSB will maintain and enhance public access to the beach and along the coast, with two primary east-west trails (the Juan Bautista de Anza Trail and Coastal Trail – see Exhibit 16) and three north-south trails (the Windrow Trail, Sierra Madre/Dune Pond Trail, and Devereux Road – see Exhibit 6) across the Open Space Area within the University's jurisdiction. Beach access parking will be provided near the trailheads at Phelps Road, Cameron Hall, Coal Oil Point (optional), and Camino Majorca. Existing 1990 LRDP Coastal Policy 30210.6 provides for the development of 5 to 10 parking spaces near the student gardens on the West Campus, and the revised version of this policy requires the development of a 20-space parking lot south of Cameron Hall, near the entrance to the West Campus.

Consistent with existing Coastal Policies 30210.9 and 30210.10, each access corridor will be posted with directional and interpretive signs. The proposed east-west corridors will run from Storke Road and Camino Majorca, respectively, to the western boundary of the University property where they will connect to the bluff-top Coastal Trail and the Juan Bautista de Anza Trail that traverses the Ellwood

Mesa and Santa Barbara Shores Park. These connections will provide critical links in implementing the County's program to develop Santa Barbara County's portion of the California Coastal Trail (existing Policy 30210.18). In addition, the enhancement of this trail system contributes to the passive recreational opportunities envisioned by the Ellwood-Devereux Open Space and Habitat Management Plan.

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

Development Not To Interfere With Access [PRC § 30211]

Existing public access to the shoreline by automobile and on foot is described in *Part 3, Chapter III, Section A: Access, Recreational Opportunities and Postings* (above) and is illustrated in Exhibit 6. Existing vehicular access to the shoreline via Camino Majorca and Devereux Road will remain unchanged. Unrestricted pedestrian access to dry sand beaches is available from Goleta Beach Park and from Isla Vista Beaches. Existing pedestrian access to Sands Beach (i.e., west of Coal Oil Point) and West Campus Beach will be preserved and upgraded. Although pedestrian routes to the shoreline will be restricted to more carefully defined corridors in order to protect environmentally sensitive habitat, the three primary existing beach access points at Coal Oil Point, the southern terminus of the Dune Pond Trail, and the southern terminus of the Windrow Trail will be preserved. The closure of some existing routes to protect environmentally sensitive habitat is consistent with other Coastal Act policies (e.g., 30210.17). Existing pedestrian access to West Campus Beach via stairs at Camino Majorca will remain.

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

New Development Projects: Provision For Access; Exceptions [PRC § 30212]

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

For the West Campus, the nearest public roadway to the shoreline is Camino Majorca. Access from other nearby roadways such as Devereux Road and West Campus Point Lane will not be affected by proposed development. West Campus Point Lane terminates at the southern limits of the existing West Campus Point faculty housing. Restoration and maintenance of the West Campus Bluffs trail will ensure that existing public access from these roadways on West Campus to the coast will not be diminished by any future development.

Public Facilities; Distribution [PRC § 30212.5]

The coastal access parking areas will be the only public facilities provided by the project to which this section of the Coastal Act is pertinent. Currently no formal public parking is provided for coastal access on the North and West Campuses. Existing parking at Coal Oil Point is restricted to Reserve and Cliff House activities. Existing lots at Cameron Hall, the Children's Center and the horse stables are also restricted to the use of those facilities or University permit holders. Unregulated parking occurs in the dirt areas along the south side of Phelps Road within the University's North Parcel and the Goleta School District's property.

The 1990 LRDP provided for the addition of 5 to 10 coastal access parking spaces at the west end of the student gardens in conjunction with development of student housing then designated for the West Campus Mesa. Under the North & West Campus LRDP Amendment, existing policies related to coastal access parking have been revised to: relocate the 5-10 spaces away from the Slough and student gardens; increase the amount of public coastal access parking to up to 80 spaces; incorporate handicap accessible spaces into new parking areas; and ensure that distribution of the parking will avoid overcrowding or overuse in any single area. Twenty-four (24) coastal access spaces will be provided on the North Parcel just off Phelps Road.

Recreation

Protection of Certain Water-oriented Activities [PRC § 30220]

The project does not include any development that would impact water-oriented recreational uses. The Campus beaches would remain open to the public.

Oceanfront Land; Protection for Recreational Use and Development [PRC § 30221]

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

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

Lower Cost Visitor and Recreation Facilities [PRC 30213]

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

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

Land Resources

Environmentally Sensitive Habitat Areas; Adjacent Development [PRC § 30240]

One of the principal objectives of the North & West Campus LRDP Amendment is to preserve and protect environmentally sensitive habitat areas both within the proposed development areas and in the adjacent Coal Oil Point Reserve and other Open Space Areas. Toward this end, existing Coastal Act policies that restrict access to sensitive areas and provide for setbacks and buffers to these areas have been retained as is, or amended to include the North Campus within the purview of these policies. In addition, the Ellwood-Devereux Open Space and Habitat Management Plan supplements these policies with specific actions to minimize disturbance to important biological resources.

Environmentally Sensitive Habitat Areas were not identified in either of the North Parcel Faculty Housing or Student Housing development areas. In accordance with the Goleta Community Plan ESHA is located adjacent to the proposed North Parcel Faculty Housing site (Exhibit 22). ESHA adjacent to the Faculty Housing project consists of a windrow of eucalyptus trees on the west, a saltmarsh near the southwestern corner of the project site, and Ellwood Mesa beyond to the west. The proposed Faculty Housing project would be located 100-feet from the saltmarsh area and from 29.5 feet to 50 feet from the dripline of the eucalyptus trees on the west (Exhibit 22).

The eucalyptus trees adjacent to the Faculty Housing project site have not been identified as a monarch butterfly site in the Goleta Community Plan and in accordance with William H. Calvert 1991. The Ellwood-Devereux Open Space and Habitat Plan does not identify the eucalyptus windrow adjacent to the proposed faculty housing site in accordance with Meade in 1999.

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

The open space component of the project will implement the University's portion of the Ellwood-Devereux Open Space and Habitat Management Plan described in this document. The project will implement Ellwood-Devereux Open Space and Habitat Management Plan policies and actions to avoid further degradation of open space areas, as well as measures to enhance degraded portions of the Open Space Plan Area. Given the condition of the South Parcel, the enhancement or restoration of all degraded areas within the site is likely to be difficult and require a concerted long-term effort to achieve. Key actions to protect and enhance environmentally sensitive habitats that will be implemented by the project Amendment include:

- The enhancement and protection of the South Parcel and the West Campus Bluffs as Nature Parks that are dedicated to the restoration of native habitats (e.g., vernal pools, riparian, grasslands, coastal and bluff scrub, etc.) within their historic range, and which will serve as mitigation banks for future University projects.

- The incorporation of 40 acres, a portion of which is environmentally sensitive area, into the Coal Oil Point Natural Reserve, and its restoration per the COPR Draft Management Plan;

- Removal of the Ellwood Marine Terminal facilities upon the termination of their current lease in 2016, restoration of the area to conditions approximating the natural habitat values that existed prior to the initial construction of the facilities, and designation as Open Space;

- Replacement of the existing "Arizona crossing" and under-sized drainage pipes at the north end of Devereux Slough with an arch culvert that will reduce upstream flooding and improve the hydrologic function of the creek-slough system.

- Repair of the eroded gullies that cross the South Parcel Nature Park and restoration of approximately 1,500 linear feet of riparian habitat using check dams, stabilizing banks, removing invasive exotics, and planting native riparian species.

- Preservation and enhancement of wetland areas within the two housing developments as part of their open space system, including elimination of all development from the 3.8-acre parcel along the south side of Whittier Drive.

Archaeological or Paleontological Resources [PRC § 30244]

In addition to environmentally sensitive areas, the North and West Campuses also have a number of known archaeological sites that need to be protected. For the most part, these resources are in areas that will not be disturbed by development and associated grading (refer to *Section 4.11: Cultural Resources in the Faculty and Student Family Housing, Open Space Plan and LRDP Amendment Final EIR* for a detailed discussion). The project will implement all LRDP Coastal Policies relating to the protection of archaeological resources, including the requirement for Native American consultation (30244.4); suspension of activities due to disclosure of information regarding archaeological or paleontological resources at any planning, pre-construction, or construction phase of a project (30244.5); and a step-by-step procedure for identifying, evaluating, and mitigating impacts on archaeological resources (30244.7). All these measures will ensure that significant development-related impacts will be avoided if at all possible.

Marine Environment

Marine Resources; Maintenance [PRC § 30230]

No new uses are planned within the marine resource areas identified in the 1990 LRDP or County Local Coastal Plan.

Biological Productivity; Wastewater [PRC § 30231]

The project will provide numerous improvements that will enhance stormwater management within both the development areas and the open space areas and in the process decrease the current rates of erosion and sedimentation. Features such as bioswales and detention ponds will be incorporated into the housing projects to minimize the downstream flow of urban pollutants that collect on roadways and other impervious surfaces.

Diking, Fillling or Dredging [PRC § 30233]

The project does not call for any development which would result in diking, or dredging of coastal waters or wetlands on-campus. Development on the North Parcel will include the restoration of approximately 11 acres of wetland habitat and buffers on the North Parcel, and the restoration of wetland and buffer habitat on the South Parcel. It is anticipated that the restoration of these wetlands and buffers will result in a net increase in the quantity, quality, and functionality of wetland habitat on the North Campus that will more than compensate for the loss of wetland buffers.

Revetments, Breakwaters, Etc. [PRC § 30235]

The project does not call for any development of revetments or breakwaters, etc. on North or West Campus.

Protection Against Spillage [PRC § 30232]

The housing and open space uses proposed in the project would not result in the routine handling, use or disposal of hazardous materials, with the limited exception of standard construction and cleaning products, chlorine and filters used in the proposed pool on the faculty housing site, and the limited application of pesticides associated with landscaping and maintenance practices.

The development of additional housing and coastal access improvements could result in potential exposure of the public to hazards associated with the routine transport, use, disposal, or storage of hazardous materials associated with the existing Ellwood Marine Terminal, which stores oil extracted from offshore wells and then periodically conveys the stored oil to an offshore barge for collection. However, to date, there have been no recorded incidents of exposure of the public to hazardous materials from operation of or transport to and from the Ellwood Marine Terminal. Thus, no significant hazard to the public or the environment is anticipated from the continued routine operation to the Ellwood Marine Terminal (For a more detailed discussion of general hazardous materials and waste issues, see *Section 4.5: Hazards and Hazardous Materials* in the Final EIR [UCSB 2004]). The proposed LRDP Amendment policy to return the property currently occupied by the Ellwood Marine Terminal to open space uses after 2016 will further decrease the potential for hazardous materials exposure.

V. CONSISTENCY WITH 1990 LRDP POLICIES

Table 1 provides an analysis of the project's consistency with the policies of the 1990 LRDP.

Table 1: Project LRDP Policy Consistency Analysis

POLICY	ANALYSIS
NEW DEVELOPMENT	
No more that 830,000 square feet of site area will be developed on Main Campus for buildings other than potential parking garages and student housing (30250(a).1).	**Not relevant to this project.** The policy addresses non-residential development on the Main Campus, and is not applicable to the North and West Campus.
The University shall work towards the establishment of a cooperative planning process for the purpose of developing a Cooperative Planning Agreement between the University and the Devereux Foundation. The Cooperative Planning Agreement shall establish goals and objectives for the development and use of the West Campus and Devereux School Campus which: provide for and ensure public access to the shoreline; protect and enhance sensitive coastal resources; promote improvements to the respective campuses for the mutual benefit of the University, the Devereux Foundation, and the general public. If after one year the University is unable to conclude an agreement with the Devereux Foundation, the University shall submit a report to the Commission on the status of such efforts, and identify alternatives for achieving the basic objectives of a Cooperative Planning Agreement (30250(a).2).	**Not relevant to this project.** Although this particular project does not entail development of a Cooperative Planning Agreement between the University and the Devereux Foundation, the University will continue to coordinate with the Devereux Foundation in regards to plans on West Campus as stated in the *Ellwood Devereux Coast Joint Proposal*.
As much as feasible, the student housing on North Campus will be physically integrated with existing West Campus Family Student Housing both to enhance facilities at the older existing development and to establish a sense of shared community. (30250(a).3, added 2006)	**Consistent.** The new entry drive will serve as a centrally-located feature that provides joint access to the existing and proposed housing and ties the two areas together. The new community center will also be centrally located so that it is convenient to both existing and proposed housing, and landscape enhancements to the existing parking lot for the West Campus Student Housing will establish a consistent design character along the Storke Road frontage for both existing and proposed housing.
Site planning and architectural design for residential development adjacent to the Ocean Meadows Golf Course will consider the potential flight of errant golf balls, and avoid siting particularly sensitive uses (e.g. child care, tot lots, etc.) in areas exposed to the flight of golf balls. (30250(a).4, added 2006)	**Consistent.**
Other than at the Marine Sciences Laboratory complex, buildings shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road (30251.2).	**Not relevant to this project.** Policy addresses development on the Main Campus.
Planned student housing on the southern exposure of Main Campus shall not be constructed within 150 feet of the coastal bluff edge (30251.3).	**Not relevant to this project.** Policy addresses development on the Main Campus.
Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe upon public views from the beach unless development presently impacts views from the beach. All new developments shall include landscaping which mitigates the developments' adverse visual impacts (30251.4).	**Consistent.** There are no bluff-top structures proposed as part of this Notice of Impending Development.

POLICY	ANALYSIS
New structures on the campus shall be in general conformance with the scale and character of surrounding development. Clustered developments and innovative designs are encouraged (30251.5).	**Consistent.** The proposed housing will conform to the scale and character of the surrounding development. The proposed faculty housing includes one-, two-, and three-story units, with one-story, single-family units located long Marymount Way opposite existing single-family development, and two-story attached units located opposite the existing two-story attached units along Hillsboro Street, west of Cannon Green Drive. The taller 3-story townhouse units will be located in the Village Center neighborhood with significant setbacks from existing development. The proposed student housing will be two and three stories in height, consistent with the two-story garden apartments north of Whittier Road, the two-story West Campus Student Apartments to the south, the two-story single- and multi-family units in the Storke Ranch development east of Storke Road, and the 10-story Francisco Torres Housing to the southeast. In addition, all buildings will be setback a minimum of 75-feet from Storke Road. The proposed residences will be developed in cluster configurations with interspersed open areas. Stylistically, the faculty and student housing will have a Mediterranean design character and color palette that is typical of the region and consistent with surrounding development. The proposed project will incorporate innovative design elements, such as a stormwater management system that will provide new wetland, riparian and grassland habitat, and the use of the U.S. Green Building Council's Leadership in Energy and Environment Design building criteria.
Buildings *on Main and Storke Campuses* shall not exceed the height limits established in Figure 16 measured to the ridgeline, except for mechanical and electrical equipment (30251.6 *Amended in 2006).*	**Consistent.** Neither of the housing project areas is addressed in Figure 16 because the properties were not part of the University in 1990. Policy has been amended to clarify its intent.
Buildings on the North and West Campuses shall not exceed 35 feet from the proposed grade and 39 feet from existing grade. Height restrictions are measured to the ridge line and exclude mechanical and electrical equipment. (30251.6(b) Added in 2006).	**Consistent. C**onsistent with the LRDP text that indicates that future faculty housing on West Campus Mesa should have a 35-foot height limit, the project establishes the same 35-foot maximum building height limit for faculty and student housing projects on the North and West Campuses.
In order to preserve existing native trees and significant stands of trees which pre-date University acquisition of the campus, to the extent feasible, native trees shall be retained within the overall site area of new development (30251.7).	**Consistent.** A windrow of mature blue gum (Eucalyptus globulus) that predates University ownership is located along the western edge of the project. The faculty housing will not disturb these trees. Proposed development has been setback from the windrow to protect trees and to maintain a public access corridor to the beach. No significant native, or non-native, trees exist within the development footprint of either the faculty or student

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	housing sites. The faculty housing project will modify the Phelps Ditch channel in order to stabilize the banks and increase capacity to accommodate 100-year flood flows. This re-engineering of the channel will disturb existing riparian habitat, including willows that were planted as part of a relatively recent restoration program by the Urban Creeks Council. The project will revegetate the disturbed corridor with a Cottonwood-Sycamore riparian woodland, a state rare plant community. The FEIR concluded that incorporation of planned restoration activities, mitigation and avoidance associated with CWA permitting, and mitigation measures 4.4-2(a) through 4.4-2(u) will increase the functional value of the riparian habitat and result in a net beneficial effect. Therefore, the proposed project will be consistent with the requirements of this policy.
Existing topography, *native* vegetation and scenic features of the *North and* West Campus*es* are to be retained and incorporated into the proposed development wherever ~~possible~~ feasible (1980 LRDP Development Standard, as amended, *(*30251.8 *Amended in 2006)*.	**Consistent.** The proposed housing projects will preserve key topographic features and vegetation, including the eucalyptus windrow on the western boundary and the tributary to Devereux Creek that runs through the Student housing site. This policy has also been amended to expand its applicability to the North Campus as well as the West Campus.
Trees or shrubs may be selectively removed or trimmed to provide views to and along the ocean and scenic coastal areas along the primary view corridors identified in Figure 25 *(1990 LRDP)* or for safety reasons. Any removal of trees or shrubs shall be timed to avoid the nesting season of local birds (January through June) (30251.9).	**Consistent.** In order to improve ocean views from the West Campus Bluffs and enhance habitat values, the Open Space Plan calls for the removal of invasive, non-native tamarisk trees that have colonized the bluff tops east of Coal Oil Point. MM 4.4-I(f) in the FEIR addresses the timing of tree removals to avoid the nesting season, nesting surveys, and setbacks from active nests. Therefore, the proposed project will be consistent with the requirements of this policy.
Specimen trees or groves which contribute to the visual attractiveness of *the North and* West Campus*es* may not be removed, unless necessary for safety reasons or to provide the least-cleared area sufficient to locate and construct approved roads and structures on the site. Selective clearing of vegetation may be permitted where panoramic views may be presently obscured by such vegetation (30251.10 1980 LRDP Development Standard, as amended, *amended in 2006)*.	**Consistent.** This policy has been amended to make it applicable to the North Campus as well as the West Campus. The Open Space Plan specifically protects key groves of trees such as the eucalyptus windrows along the western boundary and along Camino Majorca, and the cypress trees on Coal Oil Point. The northernmost access driveway to the proposed coastal access parking lot adjacent to Camino Majorca will require limited tree removal consistent with this policy.
Contours of finished surfaces on *the North and* West Campus*es* are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain (30251.11 1980 LRDP Development Standard, as amended, *amended in 2006*).	**Consistent.** This policy has been amended to make it applicable to the North Campus as well as the West Campus.
The primary view corridors to the ocean and scenic coastal areas shown in Figure 25 may be reinforced by the removal of temporary buildings (30251.12).	**Not relevant to this project.** The proposed project will replace the existing portable toilet adjacent to the Coal Oil parking lot with a permanent restroom facility. The

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	concept plan for the West Campus Bluffs Nature Park (Figure 27 LRDP Amendment) locates the new facility east of the entry road in order to preserve sight lines to the ocean as depicted in Figure 25 of the 1990 LRDP.
Tree trimming or removal near heron nest trees shall be timed to avoid the nesting season (30251.14).	**Not relevant to this project.**
Natural building materials and colors that are compatible with the surrounding landscape will be used where practical. (30251.15 Added in 2006)	**Consistent.** Policy added to enhance the visual integration of project development with its setting.
Native plant species from genetic stock from the Ellwood-Devereux watershed will be used in all open space areas outside the development areas on the North and West Campuses. Landscaping within the student and faculty housing development areas shall consist primarily of native/drought resistant plants. Landscaping use of exotic invasive plants listed in the Exotic Pest Plants of Greatest Ecological Concern in California (1999, or as updated at time of project implementation, California Invasive Plant Council) shall not be allowed on North or West Campuses. (30251.16 Added in 2006)	**Consistent.** Policy added to clarify, in response to the uniqueness and sensitivity of the Coal Oil Point Reserve, that "native" plant materials used in restoration and revegetation activities on the North and West Campuses specifically will be from local genetic stock.
Native plantings will be used to visually integrate and buffer development from the two public access corridors. (30251.17 Added in 2006)	**Consistent.** Policy added to enhance the visual integration of project development with its setting.
SAFETY, STABILITY, POLLUTION, ENERGY CONSERVATION, VISITORS	
Buildings shall not be placed astride any faults. The actual setback from the fault trace shall be determined based upon site-specific geotechnical studies, but no closer than 50 feet from active or potentially active faults (30253.1).	**Consistent.** Geologic investigations have determined that the north branch of the More Ranch fault (a potentially active fault) bisects the north-south axis of the Student Housing site in the vicinity of tributary to Devereux Creek. The proposed residential buildings will be setback approximately 150 feet from the identified fault trace. Therefore, the proposed student housing project will be consistent with the requirements of this policy.
Subsurface geotechnical and soil studies shall be conducted to determine proper building foundation *and infrastructure* design to address potential seismic and liquefaction hazards, if any *(*30253.2 *Amended in 2006)*.	**Consistent.** The project will comply with applicable structural development regulations, including Title 24 of the California Code of Regulations and the California Building Code. Those regulations require the preparation of site-specific geotechnical investigations and the design of foundation and other building systems that minimize the effects of potential geological hazards. Site specific soil sampling has been conducted at both residential development sites. These reports are included in Appendix (B)
No development shall be permitted on the bluff face, except for staircases or access ways to provide public beach access and pipelines for instructional or research-oriented use (30253.3).	**Consistent.** The only development proposed on the bluff face includes stairs and other public beach access improvements that are consistent with this policy.
The east-facing bluffs will be protected from future erosion only if campus development becomes immediately threatened (30253.4).	**Not relevant to this project.**
The bluff top setbacks, required by Policy Nos. 30251.1 (this policy was deleted out of the 1990 LRDP and doesn't exist)	**Consistent.** Implementation of MM 4.2-I(b) in the FEIR will ensure that site-specific geotechnical studies will be

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30251.2 and 30251.3, shall not be construed to prohibit the development of stairways, pathways, parks, utility infrastructure or the replacement of expansion of existing structures. Such development shall require a geologic investigation and report as part of Project-specific environmental review. The report shall consider and analyze the following: (a) Cliff geometry and topography; (b) Historic, current and foreseeable cliff erosion; (c) Geologic conditions; (d) Evidence of past or potential landslide; (e) Impact of construction activity; (f) Ground and surface water conditions; (g) Potential erodibility during and after construction; (h) Potential effects of a maximum earthquake.; (i) Any other factors which might affect slope stability; and (j) Potential impacts and mitigation measures (30253.5).	conducted as part of the design of public access improvements proposed along the West Campus Bluffs.
New development located less than 50 feet from the bluff top shall be constructed to insure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability (302253.6).	**Consistent.** The only new development proposed within 50 feet of the bluff top is the improvement/realignment of the existing West Campus Bluffs Trail specifically to resolve drainage and erosion issues that currently exist.
New development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of shoreline protective devices (30253.7).	**Not relevant to this project.** No new structures are being proposed that will require shoreline protection.
The Campus shall determine the required setbacks for new buildings through the use of a report by a registered engineering geologist (30253.8, 1980 LRDP policy, as amended).	**Not relevant to this project.** No development proposed on North Campus will require a bluff setback.
Protective devices which will substantially alter natural land forms along the east-facing ocean bluffs on the Main Campus shall be constructed only to assure structural stability and integrity of existing development and shall not contribute significantly to erosion, geological instability or destruction of the site or surrounding area (30253.9).	**Not relevant to this project.** Policy addresses bluff issues on the Main Campus.
New construction which significantly alters existing shoreline processes shall be permitted only to serve coastal-dependent uses or facilities, to protect existing structures or Campus beaches, or to eliminate or mitigate significant adverse impacts on local shoreline sand supply (30253.10, 1980 LRDP policy, as amended).	**Not relevant to this project.** No new structures are being proposed that will require shoreline protection.
Pedestrian use of unimproved paths up and down the bluff shall be discouraged. To this end, a fence *or other barrier* shall be constructed *at hazardous locations* on the coastal bluff top edge, wherever ~~it~~ *they do* ~~doe~~s not ~~now~~ *currently* exist *(*30253.11 *Amended in 2006)*.	**Consistent.** The policy has been amended to indicate that fences or other barriers will be constructed to discourage pedestrian use at hazardous locations along the bluff top. The modification reflects the concern for public safety and bluff stability, without requiring a continuous fence along the length of the bluffs.
Surface and sub-surface drainage pipes shall be designed to minimize erosion and instability of the bluff face and only where no other less damaging drainage system is feasible. Drainage devices extending over the bluff face shall not be permitted if the site can feasibly be drained landward of the bluff face (30253.12).	**Not relevant to this project.** No drainage pipes are proposed to be located near the bluffs.
Within 50 feet of the bluff top, vegetation shall be maintained or replanted with drought resistant *native* species should grading be required to establish proper drainage landward off the bluff (30253.13 1980 LRDP policy, *amended in 2006*).	**Consistent.** The project proposes to transform the West Campus Bluffs to a "nature park", which includes programs to remove invasive exotics species, such as the tamarisks that line the bluff tops near Coil Oil Point, (COP) and revegetate with native species. The policy has

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	been amended to specify the use of drought-tolerant "native" plant species when re-planting bluff tops to enhance habitat values.
PUBLIC WORKS FACILITIES	
30253.15 To improve traffic flow and thereby reduce auto emissions, the Campus shall: a. Make road improvements as generally shown in Figure 10 of the 1990 LRDP *as modified by Appendix F, Figure D,* and bicycle and pedestrian path improvements as generally shown in Figure 11 of the 1990 LRDP *as modified by Appendix F, Figure H.* Exact alignments and intersection geometrics may change during the project design phase. (Amended in 2006.)	**Consistent.** The Campus continues to implement its Transportation Demand Management Program. Ongoing alternative transportation programs offered by the campus include the use of vanpools, carpools, bicycles, train, walking, telecommuting, local buses and long distance buses (Coastal Express and Clean Air Express). The project will construct new pedestrian and bicycle trails that provide convenient and continuous trail connections to the Main Campus. In addition, MTD provides service from bus stops along Storke Road to the Main Campus, Downtown Goleta, and Santa Barbara. MTD buses are free to all registered UCSB students, and UCSB employees currently qualify for half-priced bus pass subsidies. The campus also encourages a compressed work week/school schedule where an employee or student commutes less than five times per week to the campus as an effective means of reducing automobile trips.
	Consistent. The policy has been amended to make it applicable to the North and West Campus area. The referenced figure only addresses circulation improvements on the Main Campus. The Campus will participate in the "fair share" funding of needed improvements to Storke Road (MM 4.12-I(d)) to improve traffic flow in the project vicinity. In addition, by providing housing on campus the project will create closer linkages between residential and academic functions that will result in a reduction in the number and length of vehicle trips, and the associated auto emissions, associated with commuting.
Campus development should comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone. (30253.16, Added in 2006)	**Consistent.** This policy has been added to ensure that the project complies with FEMA requirements for development within a flood zone. With proposed modifications to Phelps Ditch to improve flood discharge capacity and installation of a culvert under Venoco Road, the project will not result in runoff volumes that will exceed the capacity of existing or planned stormwater drainage systems.
Development of water mains, reclaimed water distribution systems, water treatment facilities, sewage lines, telephone transmission lines, and parking lots and structures will be designed and constructed to meet campus needs Future development provided for in the LRDP land use plan will only be permitted by the University after it has been demonstrated that adequate water and sewer services are available to supply the existing and proposed development. The program for monitoring current levels of water and sewage services shall be continued to ensure a reserve of water and sewer capacity to serve the campus (30254.1).	**Consistent.** The FEIR prepared for the project determined that there is adequate sewage treatment capacity and water supply availability to serve existing campus development and the proposed housing project. The project will not substantially contribute to cumulative water supply and wastewater treatment capacity impacts. Therefore, the project will be consistent with the requirements of this policy.

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PUBLIC ACCESS	
The coastal access improvements shown in Figure 27 *and Appendix F, Figure H* shall be implemented in conjunction with nearby building projects or independently in advance, if funding permits (30210.1 *Amended in 2006)*.	**Consistent**. The project includes all of the coastal access improvements identified for the West Campus on LRDP Figure 27, including a new beach access staircase east of COP, coastal access parking at COP and West Campus Mesa, a permanent restroom facility at COP, and enhancements to the bluff top trail. In addition to these identified access improvements, the project will add two new, enhanced coastal access points from the North Campus, two new coastal access parking lots at Camino Majorca and Phelps Road, and new bluff stairs to Sands Beach.
Public access to Campus beaches from adjoining beaches and all stairway or pathway access routes mapped in Figure 27 *and Appendix F, Figure H* will remain open to protect the permanent right of the public for pedestrian access and appropriate recreational uses of the beach at all times, except as provided for in policy number 30210.17 (30210.2 1980 LRDP policy as amended, *amended in 2006*).	**Consistent**. The project preserves and enhances existing beach access points mapped in Figure 27 and adds new access points and coastal access parking to West Campus Bluffs and North Campus. In addition, the coordination of open space improvements provided by the Joint Proposal with the City of Goleta and Santa Barbara County ensures permanent public access from adjoining areas.
Visitors shall be entitled to use the parking facilities on the campus after payment of the appropriate parking fee and in accordance with campus parking regulations. Visitors shall be entitled to park in lots 23 and 24 on the southwest side of the Main Campus (30210.3).	**Consistent**. This policy will be applicable to North and West Campus. Visitor parking will be available at the four coastal access parking lots proposed on the project site consistent with the requirements of this policy. The project will not affect existing visitor parking on the Main Campus (Lots 23 and 24) addressed in this policy.
The campus shall allow visitors to use, at the prevailing rate, designated parking in campus lots numbers 1 and 10 to accommodate public parking demand during Goleta Beach peak-use periods Within one year of the effective certification of the LRDP, the University shall enter into a cooperative parking agreement with the County of Santa Barbara to provide for public use of the campus parking spaces during weekends and holidays to serve visitors to the Goleta Beach County Park. The agreement shall provide for informational signs on campus and the Goleta Beach County Park, as well as informational material at the campus kiosk, informing the public of the availability of parking on campus for beach users. If after one year the University is unable to conclude an agreement with the County of Santa Barbara the University shall submit and amendment to the Commission for a parking plan which assures public use of portions of the campus parking for Goleta Beach County Park users; such plan shall to the maximum extent possible be integrated with the operation of the Goleta Beach County Park. (30210.4).	**Not Relevant to this project**. The project will not affect existing visitor parking on the Main Campus described in this policy.
The campus shall also allow coastal access parking in lots 5 and 6 at times when the lots identified in policies 30210.3 and 30210.4 have exceeded their capacity, and when such parking will not unduly interfere with the parking needs of the campus. (30210.5).	**Not Relevant to this project**. The project will not affect existing visitor parking on the Main Campus described in this policy.
The Campus shall allow for *up to 80* coastal access permit parking ~~at~~ *spaces on the North and West Campuses, distributed among four locations;* the north entrance to West Campus, *the Camino Majorca entrance to West Campus Bluffs, the western*	**Consistent as amended.** This policy has been amended to reflect the substantial increase in coastal access parking that will be provided by the project. Consistent with the original policy, the coastal access parking proposed in this

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terminus of Phelps Road, and at Coal Oil Point as shown ~~on Figure 27~~ *in Appendix F, Figures Q through U*. ~~Given space limitations imposed by the existing student garden and the need to protect the Devereux Slough from runoff from parking facilities, no more than ten additional parking spaces shall be provided at the time the adjacent student housing is developed~~ (30210.6 *Amended in 2006).*	policy has been moved closer to the West Campus entrance in order to protect the student gardens and the Devereux Slough. In addition, the number of spaces has been increased from 10 to 20 at the north entrance of West Campus.
To provide parking for *coastal access and* a potential seminar facility at Coal Oil Point, while protecting the area from overuse, parking for no more than fifty cars shall be provided at Coal Oil point, subject to special permit (30210.7 *Amended in 2006).*	**Consistent.** The policy has been amended to provide the option for coastal access parking at Coal Oil Point in light of the other coastal access parking that will be provided by the project.
For *the North and* West Campus*es* faculty housing *and Sierra Madre Student Housing* uses, *at least* one and one-half space per unit shall be provided plus one-half space per unit for guests (1980 LRDP Development Standards, as amended, *amended in 2006*). (30210.8 1980 LRDP Development Standards, as amended, *amended in 2006*).	**Consistent.** The policy has been amended to be applicable to the North Campus faculty housing, and to specify that the policy is establishing a minimum parking standard rather than a specific requirement.
The Campus shall conspicuously post coastal access signs which note the direction of the nearest beach access point at the approximate locations shown in Figure 27 *and Appendix F, Figure H* and in parking lots 1, 5, 6, 10, 23 and 24. Additionally, signs will also be placed near the top of the bluff indicting paths and stairway locations (30210.9 1980 LRDP policy, as amended, *amended in 2006*).	**Consistent.** The Open Space Plan component of the project will provide signs at key points along the trail system to guide and inform visitors about coastal access, site resources and destinations, and permitted uses. The project will provide 8, signed trailheads around the perimeter of the project area (Figure 10 LRDP Amendment) where public access to the coast will be permitted.
The University will, subject to the availability of funding from the State Coastal Conservancy *or other sources*, provide interpretive signs on *the North and* West Campus*es*, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access (30210.10 *Amended in 2006).*	**Consistent.** The policy has been amended to make it applicable to the North Campus, and to reflect a broader source of potential funding.
In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following measures will be taken: a. Policy deleted. b. The existing Devereux Road ~~running alongside Devereux Slough, south of Dividing Road,~~ will be used as primary access to Devereux School (30210.11 *Amended in 2006).*	**Consistent as amended.** The policy has been amended to reflect the conversion of Dividing Road to a trail corridor.
c. ~~As part of the student housing project, reconfigure the intersection of West Campus Point Lane and the entrance road into the West Campus to direct southbound traffic onto West Campus Point Lane instead of the existing Devereux Road (see Figure 27). The new intersection will be appropriately signed to direct drivers to Coal Oil Point along West Campus Point Lane~~. (30210.11 *Deleted in 2006 due to the conversion of Dividing Road to a trail corridor).*	**Not relevant to this project.** The policy has been deleted to reflect the conversion of Dividing Road to a trail corridor.
d. ~~In order to reduce traffic on the slough road between the intersections of Dividing Road and West Campus Point Lane, Devereux School traffic will be encouraged to use Dividing~~	**Not relevant to this project.** The policy has been deleted to reflect the conversion of Dividing Road to a trail corridor.

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~~Road instead of the slough road. Dividing Road, the existing narrow road connecting Devereux Road and West Campus Point Lane, west of the stables, shall be widened to approximately 24 feet and/or realigned to carry two way traffic safely. It will be designed to a rural standard, with soft 4 foot gravel shoulders, maintaining as much of the natural open space on each side as possible, and avoiding any fill of wetland areas.~~ (30210.11 *Deleted in 2006 due to the conversion of Dividing Road to a trail corridor).*	
e. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads, so long as there is no increase in road width beyond what is required for safety. The Campus shall participate with the County of Santa Barbara regarding the installation of traffic control devices (such as signals) and other improvements at that intersection. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fourtuna or Pasado Roads (30210.11, 1980 LRDP policies, as amended).	**Consistent.** Vehicular access to the West Campus will continue to be from the Storke/El Colegio intersection, and traffic signals have been installed.
Mesa Road will be widened to four lanes to become the new perimeter access road on the Main and Storke Campuses with clear signs at its intersections with feeder roads (Stadium Road and Lagoon Road) directing the public to parking lots designated for coastal visitors (30210.12).	**Not relevant to this project.**
When Mesa Road is widened and extended as described in Policy 30210.12, two lanes of the existing north-south segment of Mesa Road (east of Robertson Gymnasium) and the east-west segment of University Road (south of the gymnasium) will be for use by MTD buses and UCSB service vehicles. Additionally, four MTD bus stops shall be developed on campus if determined desirable and feasible by MTD (30210.13).	**Not relevant to this project.**
Feasible access for the physically challenged shall be provided where topographical and environmental constraints allow. Coastal access for the physically challenged to bluff-top viewing points shall be provided in Lagoon Park *and West Campus Bluffs. Additional coastal access for the physically challenged will be provided by the installation of at least one handicap accessible parking space in each of the proposed coastal access parking lots shown on Figure H* (30210.14 1980 LRDP policy, as amended, *amended in 2006 to reflect new coastal access opportunities proposed for the handicapped and physically challenged*).	**Consistent as amended.** The policy has been amended to include the West Campus Bluffs area, and reflect new coastal access opportunities for the handicapped and physically challenged.
The campus shall continue to maintain and improve bicycle and pedestrian access-ways to the beach as necessary to protect sensitive habitat areas and public safety (30210.15).	**Consistent.** The project will provide a number of improvements to ensure safe public access to the beach while providing greater protection of sensitive habitat areas. These improvements include: 1) new bluff steps/boardwalk at the COP access to Sands Beach to focus foot traffic to a single corridor in order to reduce erosion and direct foot traffic away from snowy plover habitat; 2) new bluff stairs east of COP to reduce erosion, protect coastal bluff scrub habitat, and enhance public safety; 3) a cordoned trail corridor through the fore- and

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	back-dune areas along the Dune Pond Trail and a boardwalk across wetland areas to protect dune and wetland habitats; and 4) new steps and trail improvements at the south end of the windrow trail (Figure 10) to reduce bluff erosion and damage to dune habitat.
Public access policies under this section shall be subject to restriction, as determined by the campus, only when public access is inconsistent with the following: (a)Public health or safety; (b) Natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events; (c) Extraordinary measures, which are required to immediately avert, alleviate, or repair damage to campus property, or to maintain the orderly operation of the campus; military security needs; (d) Protection of fragile coastal resources; and (e) Adequate nearby access (30210.17).	**Consistent.** The project will provide coastal access consistent with the requirements of this policy. The Open Space Plan calls for the closure of some volunteer trails, but only when they are a threat to public safety or sensitive habitat areas. In all instances of trail closure, a safe and convenient alternate access route is provided and no loss of coastal accessibility will result.
The campus shall cooperate with the County of Santa Barbara and the California Department of Parks and Recreation in the proposed expansion of the California Coastal Trail System so long as it is consistent with the environmental constraints of the Coastal Act (30210.18).	**Consistent.** The project includes improvements to two major trail systems: the national Juan Bautista de Anza Trail and the California Coastal Trail (Figure 11 LRDP Amendment). In conjunction with City of Goleta improvements planned for in the Joint Proposal, major new sections of these trails will extend the length of the Joint OSHMP area, connecting to existing trail facilities at Storke Road on the east to Hollister Avenue on the west.
Pedestrian access to the sandy beaches upcoast ~~shall~~ will be provided by the Campus from: *a)* Camino Majorca at the end of Del Playa Drive in Isla Vista; *b) from a new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point; c) a boardwalk/stairway at Coal Oil Point; and d) the proposed coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus to the beach.* Trail access upcoast along the bluff top should be marked with appropriate directional information and cautions against intrusion into the fenced Reserve *or down the steep bluff face* (30210.19 1980 LRDP, as amended, a*mended in 2006 to reflect proposed coastal access improvements.*)	**Consistent as amended.** The policy has been amended to reflect new coastal access opportunities.
Public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs shall be clearly signed as available public trails for pedestrian use only. Pedestrian pathways shall, by design, discourage bicyclist from use of the trails and trails located on the Goleta Slough bluff face shall be limited to 5 ft. in width. Campus visitors shall be made aware of all available pedestrian paths on the campus by measures to include, at minimum, signage and campus visitor maps (30210.20).	**Not relevant to this project.** The project is not adjacent to the Goleta Slough Bluffs, therefore this policy does not apply to the project.
Site planning for the North and West Campuses development areas shall create pedestrian connections between existing and proposed residential areas and the surrounding coastal open space areas to enhance pedestrian circulation and maximize existing and future residents' enjoyment of the area's coastal resources. Public trails shall be provided within development areas to allow public access to public open areas and beaches. All public trails will be clearly signed to ensure that campus visitors are aware of coastal access availability.	**Consistent as amended.** This policy was added to reinforce the University's commitment to enhancing public access to coastal resources.

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(30210.21Amended in 2006)	
Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (see Appendix F, Figure H) will be aligned to connect with existing and planned public trails in adjoining areas per the Ellwood-Devereux Coast Open Space and Habitat Management Plan. (30210.22 Added in 2006 to reflect coordination and consistency with the City of Goleta's and Santa Barbara County's trail planning.)	**Consistent as amended.** This policy was added to reinforce the University's commitment to coordinating open space improvements with the City of Goleta and Santa Barbara County per the Joint Proposal.
A bicycle path shall be provided from the Cameron Hall parking lot north onto the West Campus Apartments site on the existing roadway immediately north of the existing fence between West Campus Apartments and Devereux Slough, and the existing pedestrian and equestrian trail shall be realigned to the east away from the edge of the slough along Devereux Road, and immediately south of the existing fence between West Campus Apartments and the Devereux Slough. A pedestrian connector trail between the pedestrian/equestrian trail and Devereux Road shall be constructed with steps to discourage use of this trail by bicyclists and equestrians. (30210.23 Amended in 2006)	**Consistent**. This policy was added to make explicit bicycle access as part of the Open Space Plan.
The public coastal access parking area and parking near the community center on the North Campus shall be paved with a permeable surface. (30210.24 Amended in 2006)	**Consistent**. This policy was added to make ensure impervious surfaces would not increase from the development of coastal access parking areas.
Motor vehicle traffic generated by new development shall not restrict or impede public access to or along the coast by exceeding the roadway capacity of existing coastal access routes on campus (30211.1).	**Consistent as Mitigated.** Traffic generated by the project will contribute to cumulative traffic impacts on Storke Road and El Colegio Road that could interfere with on-campus coastal access routes. Implementation of proposed improvements to these two roadways as required by Mitigation Measures 4.12-1(a) and (b) in the FEIR will improve the operational characteristics to acceptable levels (with the addition of project-generated and cumulative traffic) consistent with the requirements of this policy.
RECREATION	
New student and faculty housing projects including those adjacent to coastal bluff top parks will contain recreational facilities and open space so as not to overburden oceanfront recreational areas (30221.1).	**Consistent.** The proposed housing projects will provide areas suitable for active and passive recreation activities within each development. The faculty housing project will provide a series of internal open space areas that will provide for residents' recreational needs by including: a community center and swimming pool, 3 play areas, two community gardens, and several open space areas with turf distributed throughout the neighborhood. The student housing project will provide for residents' recreational needs by including a 7,400 s.f. community building with recreation facilities, 3 play areas for toddlers and school-age children, and more natural open space areas.
Lagoon Park will be developed on approximately 4.4 acres running from Commencement Commons along the bluff above the campus Lagoon and along the top of bluff on the southern exposure of Main campus as part of the student housing Project. The park shall include such facilities as pedestrian paths, seating, picnic tables and children's play equipment built along the bluff	**Not relevant to this project.**

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top within the setback area described in policies in Chapter II, Section B, Scenic and Visual Qualities. The park shall be landscaped with predominantly drought-tolerant native grasses, shrubs, and trees (30221.3).	
Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at ~~no~~ *prevailing* cost, when not occupied by UCSB classes or programs (30213.1 *Amended in 2006)*.	**Not relevant to this project.** Policy has been amended to reflect current University policy.
Indoor recreational facilities such as weight rooms, gymnasium, and the swimming pool may be used by the public, at low cost on a per-use or quarterly basis, as established by campus administrative programs (30213.2).	**Not relevant to this project.**
LAND RESOURCES	
The campus shall implement the Wetlands Restoration and Management Plan for Storke Wetlands and the Devereux Slough as approved by the campus Wetlands Management Committee and UCSB (30240(a).1).	**Consistent.** Recommendations for wetland management included in the 1991 *Campus Wetlands Management Plan* will be considered in the development of the South Parcel Nature Park and other Open Space Area improvements.
Existing *and proposed* fences, signs and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except service and emergency vehicles) (30240(a).2 1980 LRDP policy, as amended).	**Consistent.** Policy has been amended to make it inclusive of the project's proposed open space improvements within and adjacent to the Reserve, in addition to those that currently exists.
Mowing of the grassland in the reserve is prohibited, except for fire protection and *eradication and control of non-native species pursuant to an approved restoration plan.* ~~shall be avoided prior to the time plants go to seed~~ Mowing shall not exceed the minimum necessary for adequate fire protection *and/or restoration.*. (30240(a).3 1980 LRDP policy, as amended) *(Amended in 2006)*	**Not relevant to this project.** Policy deleted because it no longer reflects the updated COPR maintenance regime which uses mowing within the Reserve to eradicate and control non-native grasses.
To preserve roosting habitat for *sensitive* bird *species and monarch butterflies, special consideration and care shall be given prior to the removal of any significant non-native trees such as* eucalyptus, a*nd some pine species that are recognized roosting areas for sensitive species. Non-native tree and brush species may be removed if their presence inhibits fulfillment of other LRDP objectives such as protection of view corridors or restoration of native habitat.* ~~and other trees and brush located on the bluff east of Coal Oil Point Natural Reserve outside of the faculty housing development and outside of the Coal Oil Point development will not be removed except where necessary to accommodate new structures or infrastructure.~~ (30240(a).4 Amended 2006 to focus protection to significant habitat and add protection for Monarch butterflies.)	**Consistent as amended.** The policy has been amended to more clearly focus the protection on sensitive species and habitats, and to add protection for Monarch butterflies.
To preserve roosting habitat for birds, mature trees in and around the student garden on West Campus will not be removed except where necessary to accommodate new structures or infrastructure (30240(a).5).	**Consistent.** The project will preserve the trees in the vicinity of the student gardens on West Campus.
Signs prohibiting unauthorized vehicles (except service and emergency vehicles) pedestrians and domestic pets from entering the Reserve shall be posted along its *perimeter* ~~eastern boundary~~.	**Consistent.** The project sign program for the open space area will provide signage that identifies use and access restrictions at all trailheads and key trail junctions.

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Signs shall be posted when ~~West~~ *North* Campus housing is constructed (30240(a).6 *Amended in 2006).*	
Motor vehicles (except for service and emergency vehicles), unleashed dogs and swimming shall be prohibited in the campus lagoon and lagoon island environmentally sensitive area. Signs restricting such access and activities shall be posted (30240(a)7).	**Not relevant to this project.**
Pedestrians and bicycles shall be encouraged to remain on existing trails. Signs shall be posted (30240(a).8).	**Consistent.** The project sign program for the open space area will provide signage that encourages users to stay on designated trails. In particularly sensitive areas, signs will be augmented with fencing or barriers to discourage access.
Bicycle access to the Lagoon island shall be prohibited. Signs prohibiting unauthorized bicycle traffic shall be posted (30240(a).9).	**Not relevant to this project.**
South-facing ocean bluffs on the Main and West Campuses shall be left in their present state (30240(a).10).	**Consistent.** With the exception of remedial actions to repair erosions and re-establish coastal bluff scrub habitat, no alterations are proposed to the West Campus Bluffs.
The Goleta Slough habitat will be preserved and protected (30240(a).11): (a) With the exception of pedestrian trails there shall be no construction on the Goleta Slough bluffs and bluff-tops that are designated as ESHA and ESHA Open Space Buffer north of University Road.	**Not relevant to this project.**
(b) Should bluff failure occur, University Road shall be realigned south of the bluff face; the construction of retaining walls or other forms of remediation on the bluff face ESHA area shall not be allowed.	**Not relevant to this project.**
(c) Any construction that occurs on the Goleta Slough bluff top including the removal of riparian vegetation or habitat shall be mitigated within the immediate area by restoring or planting native vegetation of equal or greater area in size.	**Not relevant to this project.**
(d) Dumping of refuse or other debris on or near the slough bluffs is prohibited;	**Not relevant to this project.**
(e) Oak trees along the bluffs shall be preserved and protected to the maximum extent possible.	**Not relevant to this project.**
(f) Oak trees that are removed in conjunction with the construction or repair of University Road shall be replaced at a ratio of 1:10.	**Not relevant to this project.**
(g) The cypress, pine, and eucalyptus trees along the northern boundary shall be preserved and protected to the greatest extent feasible. Cypress, pine and eucalyptus trees along the bluffs shall be preserved and protected to the greatest extent feasible.	**Not relevant to this project.**
Channels and large scale removal of marsh material in the Storke Campus Wetlands is prohibited (30240(a)12).	**Not relevant to this project.**
Unleashed dogs shall be prohibited in the Storke Campus Wetlands (30240(a).13).	**Not relevant to this project.**
The campus shall work with the City of Santa Barbara to allow tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates (30240(a).14).	**Not relevant to this project.**
Unleashed dogs and motor vehicles, except for service and emergency vehicles, shall be prohibited on Campus beaches *and in the North and West Campuses open space areas* (30240(a).15 1980 LRDP policy, as amended, *amended in 2006 to expand the prohibition on motor vehicles and unleashed dogs to the proposed*	**Consistent.** The policy has been amended to expand the prohibition on motor vehicles and unleashed dogs to the project's open space areas.

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open space areas).	
The campus shall use mosquito control methods with the least effects upon non-target organisms. Wetlands shall not be drained for this purpose, nor shall non-native larval predators be introduced (30240)a).16).	**Consistent.** Mosquito control is not proposed as part of the project, but if needed would be implemented consistent with this policy.
~~The horse paddocks in the watershed of the North Finger of the Devereux Lagoon shall be removed as part of the restoration plan for this wetland before the beginning of the 1992-1993 academic year.~~ The horse paddocks located on West Campus will remain as long as any proposed future modifications or improvements are consistent with LRDP policies. (30240(a).17*Amended in 2006 to reflect the University's retention of the horse stables).*	**Consistent.** In 1992 a *West Campus Stables Plan* was prepared to address the horse paddocks in the watershed of the North Finger. Portions of the Horse Stables were removed in accordance with this policy and the rest will remain.
To keep pets out of the natural open space areas and to limit pedestrian movement to designated trails, fencing will be required in private back yards adjacent to the public access corridors and open space areas identified in Appendix F, Figure H. Pets shall be allowed in the faculty and student housing developments on North and West Campuses as long as dogs are kept on leash outside of fenced yards and only indoor cats are allowed (30240(a).18 Amended in 2006).	**Consistent as Amended.** The policy was added to increase the protection of wildlife values in project open space areas with the introduction of additional residential uses.
Onsite or offsite mitigation at a replacement ratio of 2:1 shall take place to minimize the impact of development on native grassland (30240(a).19 Added in 2006 to reflect replacement of impacted native grassland for the North Parcel Faculty Housing project).	**Consistent as Amended**. The campus will minimize the loss of native grassland with a replacement ratio.
Biological resources studies shall be performed prior to any bluff access or trail improvement projects on North and West Campuses and at Coal Oil Point to ensure protection of any sensitive biological resources that may be present on site.. (30240(a).20 Added in 2006 to ensure current biological resource studies are performed prior to proposed projects on the North and West Campuses)	*Added in 2006 to ensure current biological resource studies are performed prior to proposed projects on the North and West Campuses*
In order to protect the character and quality of the Natural Reserve, ~~New~~ faculty housing structures *on the West Campus Mesa* shall be set back *as far* ~~at least 50 feet~~ from the east edge of Devereux Road *as feasible* ~~on Devereux Slough~~ (30240(b).1 1980 LRDP Development Standard, as amended, *amended in 2006*). a. Existing trees within the designated housing areas which are near, but fall outside this setback, shall not be removed except where necessary to accommodate new utilities infrastructure.	**Consistent.** Policy amended to provide greater protection for the Reserve from future development of faculty housing on the West Campus Mesa.
b. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road ~~within the required building setback~~ to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with the housing development (30240(b).1 *Amended in 2006).*	**Consistent.** Policy amended to reflect desire for larger building setbacks from Devereux Road and to clarify timing of implementation.

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c. To the degree possible, new faculty housing should be located east of West Campus Point Lane to minimize potential impacts to the Reserve and to avoid archeological resources on the west side of the lane (30240(b).1 *Amended 2006).*	**Consistent.** Policy added to increase protection of the Reserve and known archaeological resources in the area.
The vegetable garden south of married student housing on West Campus will be encouraged to continue (30240(b).2).	**Consistent.** The project does not interfere with the continued use of the area south of married student housing for a garden.
Buildings on West Campus shall be set back a minimum of 50 feet from the eastern property line with Isla Vista or the eucalyptus trees (30240(b).3).	**Not relevant to this project.** No buildings are proposed along the eastern boundary of the West Campus with Isla Vista.
All new lighting ~~on the West Campus, Storke Campus and Main Campus~~ shall be kept at the minimum level which strikes a balance between safety and habitat protection and shall be designed to avoid glare into adjacent properties (30240(b).4 1980 LRDP Development Standard as amended, *amended in 2006*).	**Consistent.** Policy has been amended to expand its applicability to the entire campus, including the North Campus. Project lighting will be designed consistent with this policy.
In order to protect habitats of the Reserve: (30240(b).6): (a) The total square footage of current and replacement Coal Oil Point structures shall not exceed the total square footage of current Coal Oil Point structures;	**Consistent.** While the project assumes the eventual replacement and relocation of the structures at Coal Oil Point (Figure 27 LRDP Amendment), no change is proposed to this policy.
(b) New structures that are constructed as part of the Coal Oil Point Project shall be set back a minimum of 50 feet from the bluff edge and;	**Consistent.** While the project assumes the eventual replacement and relocation of the structures at Coal Oil Point (Figure 27 LRDP Amendment), no change is proposed to this policy.
(c) Trees on Coal Oil Point will not be removed except where necessary to accommodate new structures and infrastructure.	**Consistent.** No project improvements are proposed that would require removal of existing trees on Coal Oil Point.
New buildings except for additions to the Marine Sciences Laboratory complex shall be set back a minimum of 100 feet from the edge of the campus lagoon (30240(b).7).	**Not relevant to this project.** Policy addresses development on Main Campus.
In order to protect the campus lagoon and island planned new student housing and University Center expansion on Main Campus shall: (30240(b).8): (a) Landscape the perimeter of the planned new student housing Project predominantly with native shrubs and trees; and,	**Not relevant to this project.** Policy addresses development on Main Campus.
(b) Orient lighting to minimize light and glare to the lagoon and tree-covered bluffs.	**Not relevant to this project.** Policy addresses development on Main Campus.
(c) The planned student housing shall be set back at least 150 feet from the ocean bluff top.	**Not relevant to this project.** Policy addresses development on Main Campus.
(d) Landscape the area seaward of the existing and proposed expansion of the University Center with predominantly native plants compatible with the campus lagoon from Commencement Commons on the west to a line paralleling, the northern extent of San Miguel dormitory on the east. The landscape plan shall be approved by a qualified wetland biologist, selected in consultation with the US. Fish and Wildlife service and State Department of Fish and Game (30240(b).8).	**Not relevant to this project.** Policy addresses development on Main Campus.
The University shall: (a) within six months from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a work program, for a wetland management plan for the campus lagoon and the	**Not relevant to this project.**

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surrounding buffer area to be prepared by the UCSB Campus Wetlands Committee or a similar organization, for Coastal Commission staff review and comment; and	
(b) within two years from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a Campus Lagoon Wetland Management Plan as an amendment to the LRDP with policy for protection, enhancement, restoration, and public interpretation and the campus lagoon. The Plan shall examine the place of the campus lagoon within its natural setting including consideration of hydrology, nutrient and sediment transport, specialized animal and plant communities, wildlife travel and mitigation, and scientific research. The plan shall describe mechanisms for consultation and collaboration with special districts, City, County and State agencies and funding sources, including the Coastal Conservancy. The University shall complete the LRDP amendment process for the plan within six months of Commission action (30240(b).8).	**Not relevant to this project.**
New buildings shall be set back a minimum of 100 feet from the seasonal limits of the Storke Wetlands (30240(b).9): (a) Existing trees within the required setback area along the bluff between the planned student housing and the wetlands shall be retained; and	**Not relevant to this project.**
(b) In order to protect valuable transition habitat, the width of this buffer will be 200 feet from the eastern side and southernmost point of East Storke Wetland. The proposed parking lot for the area north of Harder Stadium shall not encroach on this buffer.	**Not relevant to this project.**
To prevent adverse effects of the planned remote parking lot to the east of the Storke Campus Wetlands, the perimeter of the parking lot shall be landscaped with native trees and shrubs and parking lot lighting will be oriented to minimize light and glare to the wetland habitats and adjacent tree masses (30240(b).10).	**Not relevant to this project.**
No more than ~~117~~ *50* units of ~~family student~~ *faculty* housing on West Campus shall be developed in the area designated for student housing on the Land Use and Circulation map *(Figure D)*, at an approximate average density of ~~18~~ *7* units/acre (30240(b).11 *Amended in 2006)*.	**Consistent as amended.** As amended, the only development potential remaining on the West Campus is for 50 units of faculty housing on the West Campus Mesa (i.e., no family student housing potential).
No more than ~~50~~ *172* units of faculty housing *and 151 units of family student housing* shall be developed on ~~West Campus~~ *North Campus* in the area designed for such housing on the Land Use and Circulation map *(Appendix F, Figure D)*, at an approximate average density of ~~5 to 6~~ *8.2* units per acre *for the faculty housing and 10.8 units per acre for the student housing, respectively* (30240(b).12 *Amended in 2006)*.	**Consistent as amended.** The policy has been amended to reflect the addition of the North Campus property to the University. Development potential is consistent with levels previously approved by the Coastal Commission as part of the Goleta Community Plan.
No more than 51 units of student housing shall be developed adjacent to the Santa Ynez housing complex on Storke Campus, in the area designated for such housing on the Land Use and Circulation map, at an approximate average density of 11 units per acre (30240(b).13).	**Not relevant to this project.**
No more than 281 units of student housing shall be developed north and west of the Storke recreation fields on the Storke Campus in the area so designated for such housing on the Land Use and Circulation map, at an approximate overall density of 16	**Not relevant to this project.**

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units per acre (30240(b).14).	
No more than 200 units of student housing shall be developed south of San Rafael student housing in the area so designated on the Land Use and Circulation map, at an approximate average density of 22 units per acre (30240(b).15).	**Not relevant to this project.**
A maximum allowable *construction or operational* sound level of 65 decibels on the A-weighted scale shall not be exceeded measured from the *North or* West Campus*es* property line*s* (30240(b).16 1980 LRDP Development Standard, as amended, *amended in 2006*).	**Consistent as amended.** The policy has been amended to make it applicable to the North Campus as well as the West Campus, and to clarify its intent to cover both operational and construction noise.
At Coal Oil Point, the maximum allowable sound level shall not exceed 60 decibels on the A-weighted scale (30240(b).17).	**Consistent.** No changes in land use are proposed at Coal Oil Point that would generate loud noises.
The following noise sources are not subject to the maximum sound levels established in policy nos. 30240(b).16 and 30240(b).17: (a) Noises from construction and maintenance activities between 7 am and 8 pm. (b) Noise of safety signals, warning devices and emergency pressure relief valves; and (c) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc. 30240(b)18).	**Consistent.** No uses proposed as part of the project are expected to exceed the identified sound levels.
The Ellwood Marine Terminal Facilities shall be removed when the current lease expires in 2016, and the natural habitat values of the site shall be restored to a condition approximating that which existed prior to the initial construction of the facilities. After facility closure and site restoration, the leasehold will be designated as Open Space. (30240(b).19 Amended in 2006 to clarify University's intent to maintain the leasehold as open space after Oil Company operations have ceased.).	**Consistent.** This policy has been added to clarify the intent for the future of the Ellwood Marine Terminal site and operations.
The 40-acre area in the southernmost portion of the North Campus site, a portion of which is environmentally sensitive (see Appendix F, Figure D), shall be dedicated to the Coal Oil Point Natural Reserve. (30240(b).20 Amended in 2006 to correct figure reference and clarify that habitat on the entire 40 acres is not sensitive.)	**Consistent.** This policy has been added to make explicit the incorporation of the 40-acre area into the Coal Oil Point Reserve.
The Devereux Creek Bridge that will replace the existing arizona crossing shall have a minimum five-foot clearance above the stream channel bed and would span across Devereux Creek so that it will restore more natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where periodic stabilizers are necessary upstream. (30240(b).21 Amended in 2006).	**Consistent**. This policy has been added to make explicit development of the Devereux Creek culvert.
The University shall implement in phases the improvements identified in the University's portion of the Open Space and Habitat Management Plan. The improvements shall include coastal access parking, trails, and other improvements, as well as restoration of South Parcel. 30240 (b).22Amended in 2006).	**Consistent**. This policy has been added to provide direction for implementation of elements of the Open Space Plan.
South Parcel will be restored in accordance with Appendix F,	Consistent. This policy has been added to provide

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Figure X Illustrative Concept for South Parcel Nature Park. Initial restoration activities shall occur on South Parcel in accordance with development of the North Parcel Faculty Housing Project and will include the completion of a project on the South Parcel to control existing erosion and sediment transfer into the Devereux Slough. Such project shall include four (4) acres of land area, including the eastern-most vegetated drainage swales, check dams and sedimentation pond(s) depicted in of the Open Space and Habitat Management Plan. South Parcel restoration will also include the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, trail improvements. Restoration on South Parcel shall be in accordance with the South Parcel Habitat Restoration Plan. This project shall be in addition to the restoration and enhancement of buffer areas on the North Parcel. (Amended in 2006) (30240 (b).23 Amended in 2006).	direction for implementation of the South Parcel Habitat Restoration Plan.
All available measures shall be explored to avoid development which will have adverse impacts on archaeological resources (30244.1).	**Consistent.** Given the number of archaeological sites located within the project area, there is the potential for additional, undocumented sites to exist. Implementation of the mitigation measures contained in the FEIR (Mitigation Measures 4.11-2(a) through 4.11-2(h)) will reduce the potential for significant impacts to known and previously undetected archaeological resources to a less than significant level in the event that resources are encountered during the construction of the housing or open space facilities.
The ~~Office of Public Archeology~~, Department of Anthropology and Native Americans will be consulted when development may adversely impact archeological resources (30244.2 1980 LRDP policy, as amended, *amended in 2006 to reflect the closure of the Office of Public Archaeology*).	**Consistent as Amended.** Policy amended to reflect the closure of the Office of Public Archaeology.
When development is proposed for areas where archaeological resources are affected, the project will be designed to minimize impacts on such resources (30244.3).	**Consistent.** In the event that previously unknown resources are identified, the project will be designed consistent with the requirements of this policy.
During any grading and other activities that may result in ground disturbance on archaeological sites, a non-University of California affiliated archaeologist recognized by the State Office of Historic Preservation and a Native American representative shall be present (30244.4).	**Consistent.** FEIR mitigation measures Mitigation Measures 4.11-2(a) and 2(d) require Phase I archaeological surveys of all areas where ground disturbance will occur prior to any grading, as well as monitoring by an archeologist during grading activities. These measures will reduce potential impacts to archaeological resources to a less than significant level.
Should archaeological or paleontological resources be disclosed during any planning, pre-construction or construction phase of the Project, all activity which could damage or destroy these resources shall be temporarily suspended until the site has been examined by a non-University archaeologist recognized by the State Office of Historic Preservation. Mitigation measures shall be developed and implemented to address the impacts of the Project on archaeological resources (30244.5).	**Consistent as Mitigated.** Implementation of FEIR Mitigation Measure 4.11-2(e) will ensure that the proposed project is consistent with the requirements of this policy in the event that cultural resources are encountered during project construction.
Vehicle use, unauthorized collecting of artifacts, or other activities which will destroy or disturb archaeological resources shall continue to be prohibited (30244.6).	**Consistent.** The implementation of open space improvements will help to reduce current unauthorized and potentially damaging activities that might threaten

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	archaeological resources.
When development is proposed which may impact an archaeological resource, ~~In addition to other proposed archeological mitigation measures,~~ *the University shall follow* a step-by-step procedure for identifying, evaluating, and mitigating impacts on archeological resources ~~associated with implementation of the LRDP is~~ identified in the Cultural Resources Appendix of the *1990 LRDP* FEIR. The University shall follow this program on a project-by-project basis. (30244.7 *Amended in 2006 to reflect current practices for protection of archeological resources*)	**Consistent.** The identified procedures are included as an appendix to the FEIR to ensure that they will be implemented if needed.
MARINE ENVIRONMENT	
Development in Coal Oil Point Natural Reserve will be kept to a minimum. Only structures that will be used in conjunction with research in the Reserve, or that will enhance the area's usefulness as a natural study area will be allowed, such as weather stations, observation blinds and small storage structures (30230.1).	**Consistent.** The only structures proposed within the Reserve are boardwalks, fencing, and trail improvements that will enhance public access while improving protection for natural habitat areas.
The University shall coordinate with and encourage action by the County of Santa Barbara, City of Santa Barbara, *City of Goleta*, and the Regional Water Quality Control Board to see that adjacent land uses are established and carried out in a manner which will sustain the biological productivity of campus marine resources (30230.2).	**Consistent.** The Joint Proposal for the Ellwood-Devereux Coast provides exactly the sort of coordination called for by this policy.
Wetland areas on the North Parcel identified in the 2006 North Parcel wetland delineation shall be retained, and restored and/or enhanced. (30230.3 Amended in 2006)	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
Buffers to wetland areas identified in the 2006 North Parcel wetland delineation and the Phelps Creek Riparian Area on the North Parcel shall be provided in substantial accordance with the site plan for North Parcel development as follows. Buildings shall be required to be set back a maximum of 25 or 50 feet from wetland areas as shown, and 50 feet from the Phelps Creek Riparian Area top of bank; provided, however, that buildings shall be required to be set back 100 feet from the Wetland Area located near the southwest corner of the North Parcel site (within and near Devereux Creek). Buffer areas shall be vegetated with local native riparian, wetland, and other appropriate species; provided that pedestrian and bicycle paths may be located within buffer areas. Buffer areas shall not be improved with impervious pavement or night lighting (except where necessary for public safety along roadways or adjacent pedestrian sidewalks). To the extent reasonably feasible, trails shall be located within the outside edge of buffer areas. Trails within buffer areas shall be adequately marked, signed and fenced to restrict access to the rest of the buffer area. In addition, Open Space Plan Type B and C trails shall be for pedestrian use only and no more than five feet in width. All buffer areas shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. To offset the reduction of buffer area pursuant to this policy, the University shall restore	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.

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and enhance natural open space area on a 1:1 basis for buffer area which is reduced below from a base area defined as the area within 100 feet from a wetland area in the 2006 North Parcel wetland delineation. Such restoration and enhancement areas may be provided within the natural open space area anywhere within the North Parcel, the eastern tributary to Devereux Creek, or the South Parcel. A plan for restoring and enhancing these areas shall be submitted to and approved by the California Coastal Commission, and shall be implemented concurrently with occupancy of the units constructed on the North Parcel. (30230.4 Amended in 2006).	
Reduced Buffer Areas for Roads and Sidewalks. Roadways and pedestrian sidewalks comprised of permeable paving materials may be located within Buffer Areas between the wetland areas on the North Parcel for vehicular and pedestrian access provided that such roadways and sidewalks maintain the maximum feasible setback from the limits of such Wetland Areas. (30230.5 Amended in 2006).	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
The wetland areas identified in the 2006 North Parcel wetland delineation and Phelps Creek Riparian Area on the North Parcel shall be interconnected with Natural Open Space Areas to the extent reasonably feasible. Trees for screening shall be allowed near wetlands and buffers but not to the extent they would impact wetlands. Grading to connect the wetland areas within or near buffer areas shall be permitted; however, any such grading shall be limited to the dry season and approved by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. (30230.6 Amended in 2006).	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
The Phelps Creek Riparian Area may be reconstructed in accordance with Policies 30231.1 and 30231.3 and all other applicable LRDP policies. Any plans for reconstruction shall include provisions and restoration of riparian habitat along the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained per County standards to ensure proper flood conveyance capacity. Maintenance agreements will be made to perform major maintenance activities (i.e. dredging) outside the breeding season of any known sensitive species that have been observed in the Creek. The University shall not concretize the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.

POLICY	ANALYSIS
District will follow the general guidelines outlined in 30230.7(a) (30230.7Amended in 2006)	
The District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of the creek. Sediment in Phelps Creek shall be removed from several different areas within this entire reach. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the drainage at a time. Sediment may be stockpiled on the adjacent open field/access road until it has dewatered sufficiently to be hauled to a suitable upland disposal site. Sediment shall not be stockpiled on any site containing wetland, riparian, or environmentally sensitive habitat areas and shall be places so as to maintain public access to the creek and riparian area. The District shall adhere to mitigation measures in the Updated Program EIR fro Santa Barbara County Flood Control Routine Maintenance Activities (01-EIR-01) or any future amended EIR. (30230.7(a) Amended in 2006).	
A road limited to flood control maintenance activities, emergency access, and pedestrian and bicycle purposes only may be provided to the Phelps Creek Riparian Area through the Buffer Area provided that the road is no more that 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control. (30230.8 Amended in 2006).	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
A paved bridge, and a paved roadway comprised of permeable paving materials, may be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/bicycle and flood control and emergency access, provided that such bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units. (30230.9 Amended in 2006).	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
Site drainage on development areas on the North and West Campuses conveying runoff to Phelps and Devereux Slough shall be directed through the bioswales or using other similar integrated stormwater management practices that allow or mimic natural drainage hydrology functions to provide natural infiltration and filtration. Stormwater best management practices shall be utilized to reduce runoff, control sources of pollution, and treat runoff prior to conveyance to local streams or creeks. Piping of stormwater shall be permitted to cross under roadways and sidewalks. (30230.10 Amended in 2006).	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
Areas improved as Natural Open Space Areas on the North Parcel shall be vegetated with native species of local genotype, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community, and shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. (30230.11 Amended in	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.

POLICY	ANALYSIS
2006).	
Private landscape areas (not including buffers) and community open space areas on the North Parcel shall require use of Integrated Pest Management techniques and, with the exception of lawn areas, shall not include non-native invasive plant species. These requirements shall be included in the CC&Rs for the private areas. The CC&Rs shall refer property owners to the California Invasive Plant Council list (cal-ipc.org) and California Native Plant Society, Channel Islands Chapter. (30230.12 Amended in 2006).	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
Upon the completion and sale of the first 72 North Parcel housing units, the University shall provide, on an ongoing basis, for one full-time equivalent (FTE) steward for the South Parcel nature park area, and an FTE Coal Oil Point Reserve Snowy Plover Coordinator position. (30230.13 Amended in 2006).	**Consistent**. Policy added to reflect development of North Campus, North Parcel Faculty Housing.
Following the expiration of the Venoco Corporation lease in 2016, Venoco Corporation the University shall designate the site as open space or natural reserve area. (30230.14 Added in 2006)	**Consistent**. Policy added to reflect land use designation following the expiration of the Venoco Co lease of the Ellwood Marine Terminal site on North Campus.
In order to protect identified campus wetlands, environmentally sensitive habitat areas, and coastal waters from sediment transfer or contamination from urban runoff during construction, the following grading and erosion control practices shall be followed (30231.1): (a) *North and* West Campus construction periods shall be scheduled during the dry months of the year (May through October) whenever possible.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy. Policy has been amended to make applicable to the North Campus as well as the West Campus.
(b) If grading occurs during the rainy season (November through April), sediment traps, barriers, covers or other methods shall be used to reduce erosion and sedimentation.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.
(c) A site-specific erosion control and landscape plan shall be prepared for all new construction.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.
(d) Whenever practical, land on *the North and* West Campus is to be developed in increments of workable size which can be completed during a single construction season: erosion and sediment control measures are to be coordinated with the sequence of grading.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy. Policy has been amended to make applicable to the North Campus as well as the West Campus.
(e) Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.

POLICY	ANALYSIS
(f) Grading operations on campus shall be conducted so to prevent damaging effects of sediment production and dust on the site and on adjoining properties.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.
(g) When vegetation must be removed on campus, the method shall be one that will minimize the erosive effects from the removal.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.
(h) Exposure of soil to erosion by removing vegetation shall be limited to the area required for construction operations. The construction area should be fenced to define project boundaries.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.
(i) Removal of existing vegetation on campus is to be minimized whenever possible.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.
(j) Temporary mulching, ~~seeding~~ or other suitable stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities on campus.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy. Policy has been amended to remove reference to "seeding" that incorrectly suggests that the use of fast-growing exotic grass species would be an appropriate stabilization technique in the North and West Campus areas.
(k) Topsoil removed from the surface in preparation for grading and construction on-campus is to be stored on or near the site and protected from erosion while grading operations are underway, provided that such storage may not be located where it will cause suffocation of root systems of trees intended to be preserved. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments of building pads so as to provide a suitable base for seeding and planting.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy.
(l) Slopes, both cut and fill on campus, shall not be steeper than 2:1 unless a geological and engineering analysis indicates that steeper slopes are safe and erosion control measures are specified.	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy. The housing projects and the open space improvements will not require the creation of any slopes steeper than 2:1.
(m) Slopes on campus shall not be constructed so as to endanger or disturb adjoining property;	**Consistent.** FEIR Mitigation Measure 4.2-2(d) ensures that campus wetlands, ESHA's, and coastal waters will be protected from sediment transfer or contamination during construction by specifically requiring implementation of the activities called for in this policy. The project will not result in the creation or disturbance of

POLICY	ANALYSIS
	any slopes adjacent to adjoining properties consistent with the requirements of this policy.
(n) Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and	**Consistent.** Compliance with the construction site erosion requirements of NPDES stormwater regulations, and compliance with FEIR Mitigation Measure 4.2-2(d), will ensure that the project is consistent with this policy.
(o) Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands.	**Consistent.** Compliance with the construction site management requirements of NPDES stormwater regulations, and compliance with FEIR Mitigation Measure 4.2-2(d), will ensure the project is consistent with this policy.
Projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters, environmentally sensitive habitat areas, and wetlands, according to the following policies (30231.2): (a) *North,* West and Storke Campus site development is to be accomplished, whenever, feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground (30231.2 as amended 2006).	**Consistent.** Drainage from the proposed housing projects, and the South Parcel Nature Park, will be managed in a manner that generally slows and diverts site runoff in order to reduce its erosive power and sediment-carrying potential, and to enhance onsite percolation and infiltration. The residential developments will include bioswales, pervious pavements and other drainage features that will direct runoff into landscaped areas, treatment wetlands, or other structural water quality control features, prior to discharge into Devereux Creek. The creation of the South Parcel Nature Park will include erosion control measures such as regarding and revegetation of portions of the area in an effort to slow runoff, reduce erosion of areas with exposed soils, and decrease sedimentation into Devereux Slough.
(b) During campus development, sediment shall be retained on the site (30231.2).	**Consistent.** Compliance with the construction site erosion requirements of NPDES stormwater regulations will ensure that the project is consistent with this policy.
(c) The University shall work with property owners adjacent to the *North and* West Campus, *the City of Goleta*, and Santa Barbara County to insure that development of such properties does not introduce sedimentation into the West Campus marsh, to the maximum extent feasible (30231.2, as amended 2006).	**Consistent.** The Joint Proposal for the Ellwood-Devereux Coast provides exactly the sort of coordination called for by this policy. Policy has been amended to make it applicable to the North Campus and to reflect Goleta's incorporation as a city.
(d) Projects shall be designed to conduct storm water drainage away from Devereux Slough and Storke Campus Wetlands, whenever feasible. (30231.2)	**Consistent.** The residential developments will include bioswales, pervious pavements and other drainage features that will direct runoff into landscaped areas, treatment wetlands, or other structural water quality control features, prior to discharge into Devereux Creek.
(e) If storm water can only be feasibly discharge into campus wetlands it shall comply in all respects to all applicable standards of the Regional Water Quality Control Board. (30231.2).	**Consistent.** The proposed housing and open space project will implement a variety of short- and long-term best management practices to minimize the potential for adverse effects to campus wetlands. All runoff water quality control measures will be implemented in accordance with an approved NPDES permit. The Central Coast Regional Water Quality Control Board will administer and oversee the storm water NPDES permit programs that are implemented on the project site.
(f) At Coal Oil Point, if percolation is determined through tests to be inadequate, to prevent bluff top erosion, storm waters will be collected and drained directly to the ocean by means of pipes	**Consistent.** Drainage from the residential developments would drain into Devereux Creek and into the Devereux Slough and would not drain over the bluffs at COP, therefore would not contribute to bluff top erosion.

POLICY	ANALYSIS
discharging at the base of the bluffs (30231.2).	
(g) Runoff from new development and the planned parking lot at Coal Oil Point shall be directed to the east-facing bluff on the Point, and the drainage structures integrated with the planned stairway to the beach, if feasible. Traps and filters for roadway contaminants shall be provided as part of the drainage structures 30231.2).	**Consistent.** The only new structure proposed as part of this project is the replacement of the existing portable toilet with a permanent restroom facility, which will result in negligible increase in runoff. The parking lot and trail improvements will be designed to reduce runoff and capture contaminants onsite. Pervious surfaces that slow runoff and increase percolation will be used as will sediment traps and filters. It is not anticipated that runoff will need to be piped over the bluff.
(h) Storm drainage from the planned student housing project on the Main Campus shall utilize existing drainage structures on the bluff, rather than introducing additional pipes to penetrate the bluff face, unless additional storm water runoff through the existing pipe is determined to be insufficient or to accelerate erosion30231.2).	**Not relevant to this project.**
(i) The quality of water entering the campus lagoon shall continue to be monitored. 30231.2)	**Not relevant to this project.**
(j) Minimize siltation of the Campus Lagoon 30231.2)	**Not relevant to this project.**
(k) Prohibit chemical wastes, sewage effluent or waste waters from entering the Campus Lagoon; 30231.2)	**Not relevant to this project.**
(l) New development adjacent to the required 100-foot building setback surrounding the upland limit of the wetland shall not result in significant adverse impacts due to additional sediment, nutrients, pollutants, and other disturbances (30231.2 1980 LRDP)	Consistent. This policy was amended in 2006 to provide for varying building setbacks from wetlands.
(m) All sewage from campus development shall be disposed of in sanitary sewer lines or approved septic tank system subject to design and performance requirements of the Regional Water Quality Board.	**Consistent.** Wastewater from the project will be discharged into the campus sewer system. Therefore, the project will be consistent with the requirements of this policy
(n) Runoff from parking areas and from University Road on the Main Campus shall be directed to drainage structures. Traps and filters for roadway and parking lot contaminants shall be provided as part of the drainage structures.	**Not relevant to this project.**
Drainage and runoff shall not adversely affect campus wetlands (30231.3): (a) The near slopes along the edge of the wetlands shall remain an undisturbed buffer area. (b) Pollutants shall not be allowed to enter the area through drainage systems (1980 LRDP Development Standard). (c) Runoff into the wetlands will not increase sediment from campus property.	**Consistent as Mitigated.** To reduce potential impacts to water quality from construction and operation, the project would comply with the requirements of the campus' Storm Water Management Plan (SWMP). Prior to the start of construction of any project component that would result in the disturbance of one acre or greater, in accordance with NPDES, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared that describes the site, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls. The University will implement the following mitigation measures to reduce potential impacts to wetlands within the project area. In addition to the requirements associated with CWA 404 and 401 permitting and CDFG Section

POLICY	ANALYSIS
	1600, the University shall implement Mitigation Measures 4.4-1(a) through 4.4-1(p) which address protection of sensitive resources, including wetlands, in addition to Mitigation Measures 4.4-2(d) and 4.4-2(e), and MM 4.2-2(d) which would further reduce potential impacts to wetlands. The combination of these measures will reduce both direct and indirect impacts to wetland resources caused by the project.
Fills shall not encroach on Devereux Slough, Stoke Campus Wetlands, campus lagoon or any other natural watercourses or construct channels on campus (30233(a).1).	**Consistent.** The proposed project will not result in any fill material being placed in the Devereux Slough.
Fills shall have suitable protection against erosion (30233(a)2).	**Consistent.**
Areas that are disturbed within the Storke wetlands and adjacent buffer areas by the construction of any required utility line connections between the planned student housing on the Storke Campus and existing utility lines passing through the Storke Wetland shall be restored (30233(a)3).	**Not relevant to this project.**
Any dredging of the West Campus Marsh or Devereux Slough to remove sediment shall be planned and carried out to avoid significant disruption to the marine and wildlife habitat of the Coal Oil Point Natural Reserve (30233(b).1).	**Not relevant to this project.** No dredging of the Devereux Slough is proposed as part of the project.
No permanent above-ground structures shall be permitted on the dry sand beach except facilities necessary for public health and safety, *and* temporary recreational structures such as volleyball poles and nets (30235.2 1980- LRDP policy, as amended, *amended in 2006*).	**Not relevant to this project.** No structures are proposed on the beach areas as part of the project.
The campus will continue its compliance with hazardous material and hazardous waste laws and regulations and will maintain and strengthen its hazardous waste minimization program (30232.1).	**Not relevant to this project.** The Department of Environmental Health and Safety will educate residents in the faculty and student housing developments on hazardous waste minimization programs.
The campus will maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release (30232.2).	**Consistent.** The campus Emergency Operations Plan and various departmental Emergency Action Plans will be updated to reflect new development on West and North campuses.
The EH&S Office will appropriately dispose of hazardous materials (30232.3).	**Not relevant to this project.** The campus continues to comply with hazardous materials and hazardous waste laws.
Waste minimization efforts by the EH&S Office will be strengthened and particular consideration will be given to: monitoring of hazardous materials storage and handling procedures; recycling (onsite and offsite) and source reduction goals and implementation procedures; and informational and educational programs (30232.4).	**Not relevant to this project.** The campus continues to comply with hazardous materials and hazardous waste laws.
If contaminated soil and/or groundwater is encountered during excavation and/or grading activities on North and West Campuses except in the location of the Venoco Co leased property, 30232.5 Added 2006. *(a) The construction contractor(s) shall stop work and immediately inform th EH&S;* *(b) An on-site assessment shall be conducted to*	**Consistent as Amended**. This policy was added to ensure cleanup in the event hazardous materials were discovered during construction of North Campus Faculty Housing or Sierra Madre Student housing.

POLICY	ANALYSIS
determine if the discovered materials pose a significant risk to the public or construction workers; *(c)* *If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to the EH&S to comply with all federal and State regulations necessary to clean and/or remove the contaminated soil and/or groundwater;* *(d)* *Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment and disposal, and/or treatment without excavation;* *(e)* *Remediation alternatives for cleanup of contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal; and* *(f)* *The construction schedule shall be modified or delayed to ensure that construction will not inhibit remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.*	

VI. REFERENCES

University of California, Santa Barbara 1990 Long Range Development Plan

University of California, Santa Barbara Final Environmental Impact Report for Faculty and Family Student Housing, Open Space and Habitat Management Plan, and LRDP Amendment. September 2004.

University of California, Santa Barbara North and West Campus Long Range Development Plan Amendment. March 2006.

STREET ELEVATION
SCALE 1/16"=1'-0"

TYP. FLOOR PLANS
SCALE 1/16"=1'-0"

LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 2A

CEARNAL ANDRULAITIS
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
F: 805.963.0684
www.cearnal.com

- WETLANDS — Buffer : 25' min.
- 25' WETLAND BUFFER LINE (With perimeter post & wire fence)
- WETLAND BUFFER AREA
- RIPARIAN BUFFER AREA — Buffer : 50' from top of bank
- PURPLE NEEDLE GRASS AREA — Buffer : 10' min.
- COYOTE BRUSH/NEEDLE GRASS
- EUCALYPTUS DRIPLINE — Buffer : 30' min.
- TRAIL
- RIPARIAN SCRUB
- ALKALINE RYE GRASS
- THREE STORY TOWNHOUSE

UCSB NORTH CAMPUS FACULTY HOUSING SITE

10.17.06

Scale: 1" = 60'

172 Units
(9) 1-Story Detached
(58) 2-Story Townhomes
(105) 3-Story Townhomes

400 Parking Spaces
(181 Covered)
+ 20 Space Coastal Lot

CONCEPTUAL GRADING AND DRAINAGE PLAN
NORTH CAMPUS FACULTY HOUSING
UNIVERSITY OF CALIFORNIA, SANTA BARBARA

DESIGN BY: SCW / BRG

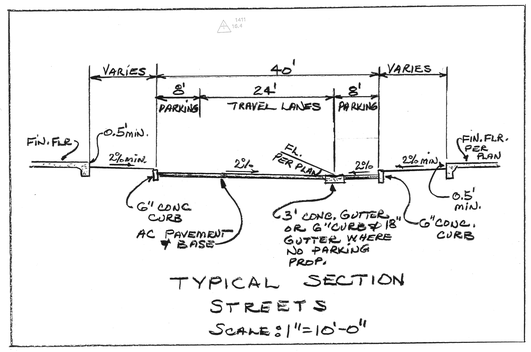
SEPTEMBER 15, 2006

Penfield&Smith
ENGINEERS • SURVEYORS • PLANNERS
CAMARILLO SANTA BARBARA SANTA MARIA LANCASTER

SHEET 1

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2B



TYPICAL SECTION
STREETS
SCALE: 1"=10'-0"

CONCEPTUAL GRADING AND DRAINAGE PLAN
NORTH CAMPUS FACULTY HOUSING
UNIVERSITY OF CALIFORNIA, SANTA BARBARA

DESIGN BY: SCW / BRG

SEPTEMBER 15, 2006

Penfield&Smith

SHEET 2

LRDPA 1-06, CDP 1-06, CDP 4-06-097

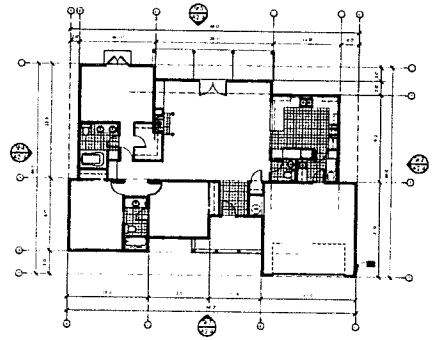
Exhibit 2C

SF2 SIDE ELEVATION
Scale: 3/32" = 1'-0"

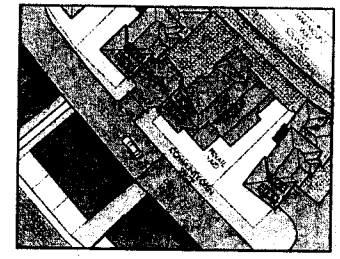
SF3 FRONT ELEVATION
Scale: 3/32" = 1'-0"

SF4 SIDE ELEVATION
Scale: 3/32" = 1'-0"

SF5 REAR ELEVATION
Scale: 3/32" = 1'-0"



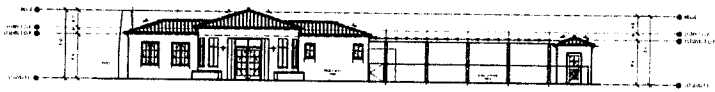
SF1 SINGLE FAMILY HOME FLOOR PLAN
Scale: 3/32" = 1'-0"



SINGLE FAMILY HOME EXHIBITION SITE
Scale: 1/32" = 1'-0"

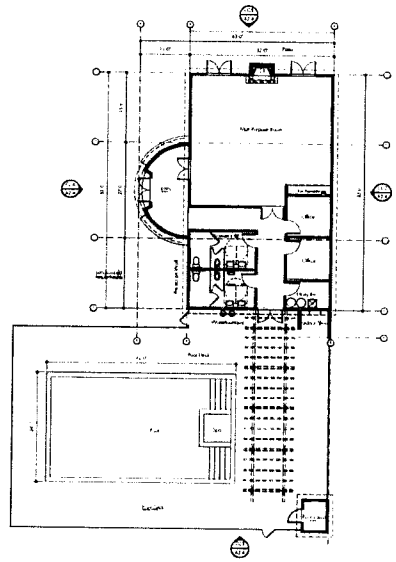
CC2 REAR ELEVATION
Scale: 3/32" = 1'-0"

CC1 SIDE ELEVATION
Scale: 3/32" = 1'-0"

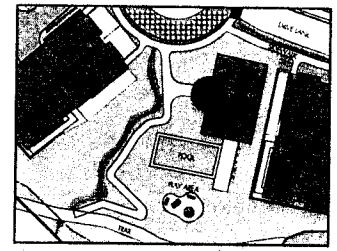


CC4 FRONT ELEVATION
Scale: 3/32" = 1'-0"

CC3 SIDE ELEVATION
Scale: 3/32" = 1'-0"



CC COMMUNITY CENTER FLOOR PLAN
Scale: 3/32" = 1'-0"



COMMUNITY CENTER
Scale: 1/32" = 1'-0"

SITE PLAN
SCALE: 1" = 250'

LRDPA 1-06, CDP 1-06,
CDP 4-06-097

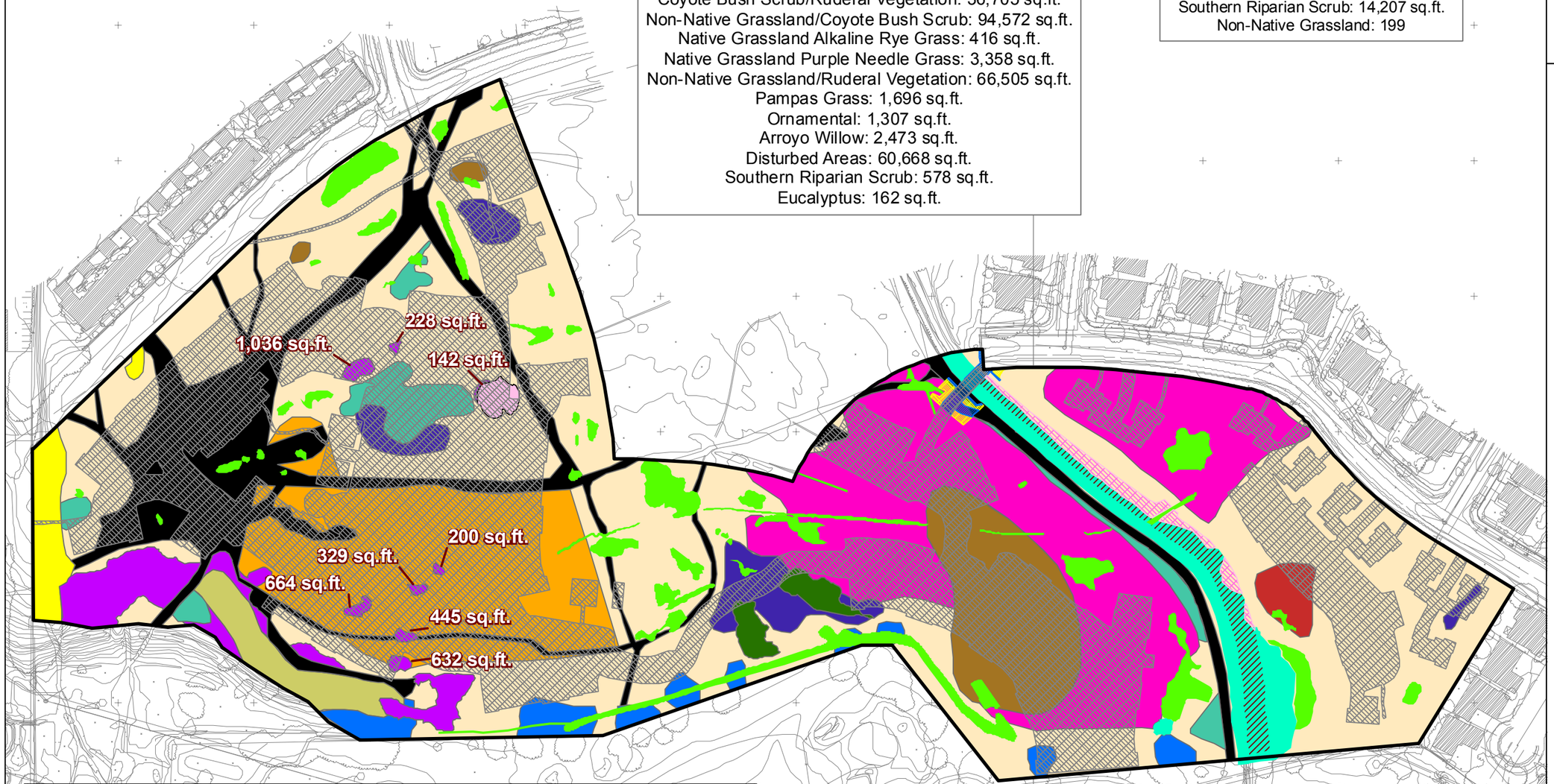
Exhibit 2D

Proposed project for:
University of California
Santa Barbara

A2.4

Proposed Permanent Vegetation Impacts:
Coyote Bush Scrub: 13,633 sq.ft.
Ruderal Vegetation: 10,788 sq.ft.
Non-Native Grassland: 191,126 sq.ft.
Coyote Bush Scrub/Ruderal Vegetation: 36,705 sq.ft.
Non-Native Grassland/Coyote Bush Scrub: 94,572 sq.ft.
Native Grassland Alkaline Rye Grass: 416 sq.ft.
Native Grassland Purple Needle Grass: 3,358 sq.ft.
Non-Native Grassland/Ruderal Vegetation: 66,505 sq.ft.
Pampas Grass: 1,696 sq.ft.
Ornamental: 1,307 sq.ft.
Arroyo Willow: 2,473 sq.ft.
Disturbed Areas: 60,668 sq.ft.
Southern Riparian Scrub: 578 sq.ft.
Eucalyptus: 162 sq.ft.

Proposed Temporary Vegetation Impacts:
Non-Native Grassland/Ruderal: 795 sq.ft.
Ruderal Vegetation: 53 sq.ft.
Disturbed: 267 sq.ft.
Southern Riparian Scrub: 14,207 sq.ft.
Non-Native Grassland: 199



- Disturbed Areas
- Coyote Bush Scrub
- Mixed Coyote Bush Scrub/Ruderal Vegetation
- Eucalyptus
- Mixed Coyote Bush Scrub/Native Grassland: Needle Grass
- Mixed Non-native Grassland/ Coyote Bush
- Non-native Grassland/Ruderal Vegetation
- Ornamental
- Pampas Grass
- Ruderal Vegetation
- Seasonal Wetlands
- Southern Riparian Scrub
- Arroyo Willow
- Native Grassland: Alkaline Rye grass
- Native Grassland: Purple Needle Grass
- Non-Native Grassland
- Phelps Bridge Permanent Impact (2,322 sq.ft.)
- Phelps Bridge Temporary Impact (1,314 sq.ft.)
- Phelps Ditch Permanent Layback Impacts (6,276 sq ft)
- Phelps Ditch Temporary Layback Impacts (14,207 sq ft)
- Faculty Housing Permanent Development Impacts (483,182 sq ft)

wra
ENVIRONMENTAL CONSULTANTS
2169-G East Francisco Blvd.
San Rafael, CA 94901
(415) 454-8868 Phone
(415) 454-0129 Fax

University of California,
Santa Barbara

Proposed North Parcel Faculty Housing Project Impacts

This map is representational only, and not meant for use in detailed design.

N

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2F

Date: October 2006
Map By: Sundaran Gillespie

File: I:\Acad 2000\13091\GIS\ArcMap\NP_Veg_Comm_Impact_102706.mxd

NORTHERN AREA

Permeable Pavement

CENTRAL AREA

See FIGURE 4b

See FIGURE 4c

SHRP PLANTING SCHEDULE

Note:
All planting in the following Zones will be accomplished by the UCSB Cheadle Center for Biodiversity and Ecological Restoration (CCBER) staff. Plant sizes and locations within each Zone will be chosen by CCBER staff, using their expertise to recreate native plant communities appropriate to the site and in accordance with the approved SHRP.

Plant species lists for each Zone are listed in the text of the SHRP.

- Zone A - existing wetlands - 0.92 acres
- Zone B - low elevation wetland buffer - 2.24 acres
- Zone C - bioswale area - 0.11 acres
- Zone D - vernal pool area - 0.04 acres
- Zone E - higher elevation wetlands buffers - 5.28 acres
- Zone F - riparian buffer areas- 0.91 acres
- Zone G - southern tarplant mitigation areas- 0.03 acres
- Existing willow dominated riparian canopy - 0.77 acres
- Phelps Ditch active channel

TREES

Platanus racemosa	California Sycamore	5 gallon (or by CCBER), as shown
Quercus agrifolia	Coast Live Oak	1 gallon (or by CCBER), as shown

- Restoration Area Boundaries
- Wetland Buffer Lines
- 50-foot Riparian Buffer Line
- Roof Drain Flow

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2G

0 60 120

1 INCH = 60 FEET

SHEET: OF SCALE: 1" = 60'	MORRO GROUP, INC. Environmental Services	SENSITIVE HABITAT RESTORATION PLAN UCSB North Parcel Faculty Housing Project	Wetland Buffer Restoration Area NORTHERN/CENTRAL SHRP PLANTING PLAN
CADD FILE: 06-613 UCSB N.Campus SHRP/SHRP-3-31-06.dwg/fig4a			FIGURE 4a
DATE: 3-31-06 BY: dh REV.			

See FIGURE 4a

WESTERN AREA

SOUTHERN AREA

Community Center, Pool, and Open Space

NOTE: Bioswale #1 to be planted in conjunction with the Community/Open space area; not a part of the Restoration Area calculations.

See FIGURE 4c

SHRP PLANTING SCHEDULE

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- Zone F - riparian buffer areas- 0.91 acres
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- Existing willow dominated riparian canopy - 0.77 acres
- Phelps Ditch active channel

TREES

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Quercus agrifolia	Coast Live Oak	1 gallon (or by CCBER), as shown

- Restoration Area Boundaries
- Wetland Buffer Lines
- 50-foot Riparian Buffer Line
- Roof Drain Flow

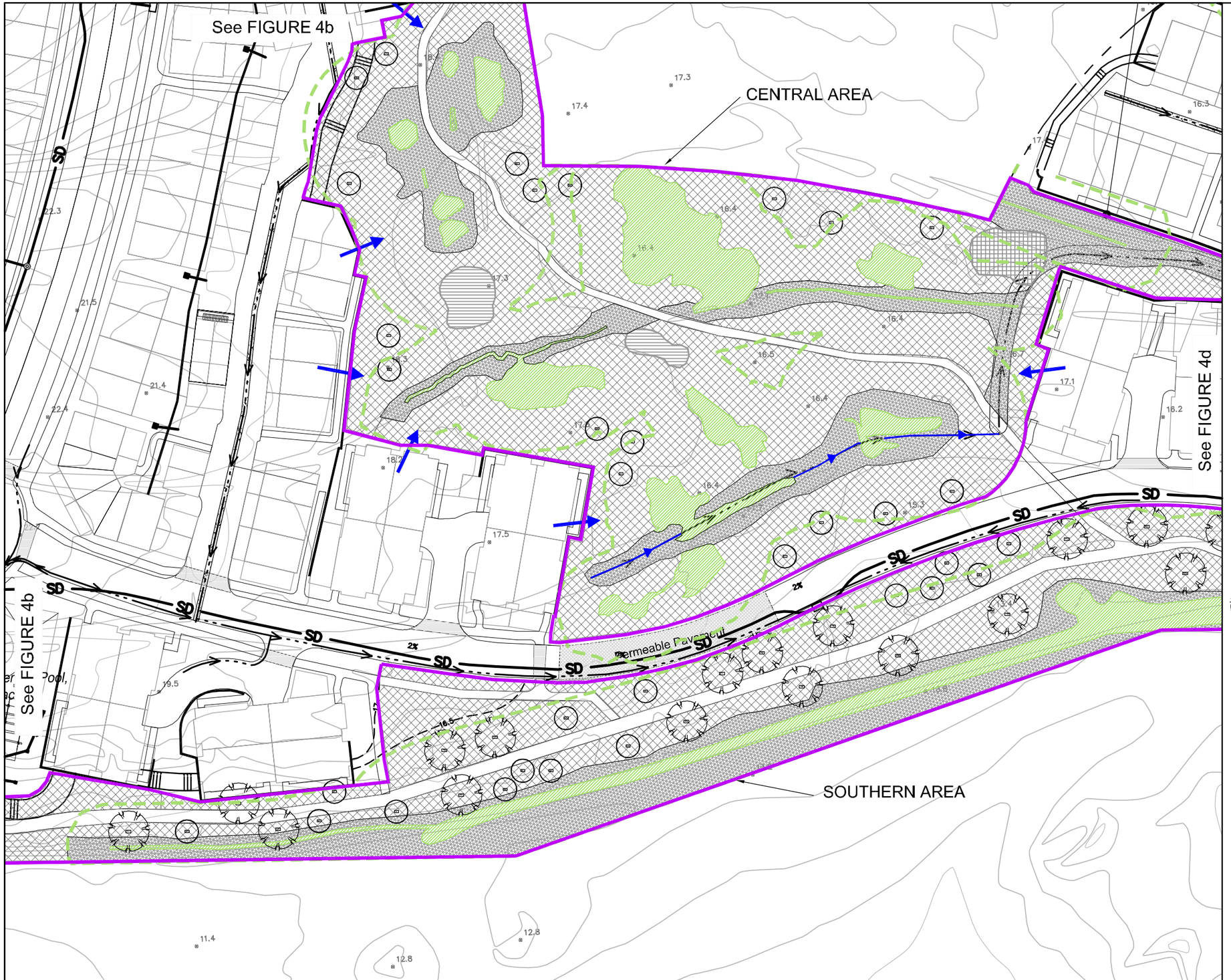
LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2H

0 60 120

1 INCH = 60 FEET

SHEET: OF SCALE: 1" = 60'	MORRO GROUP, INC. Environmental Services	SENSITIVE HABITAT RESTORATION PLAN UCSB North Parcel Faculty Housing Project	Wetland Buffer Restoration Area WESTERN SHRP PLANTING PLAN
CADD FILE: 06-613 UCSB N.Campus SHRP/SHRP-3-31-06.dwg/fig4b			FIGURE 4b
DATE: 3-31-06 BY: dh REV.			



SHRP PLANTING SCHEDULE

Note:
All planting in the following Zones will be accomplished by the UCSB Cheadle Center for Biodiversity and Ecological Restoration (CCBER) staff. Plant sizes and locations within each Zone will be chosen by CCBER staff, using their expertise to recreate native plant communities appropriate to the site and in accordance with the approved SHRP.

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- Existing willow dominated riparian canopy - 0.77 acres
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TREES

Platanus racemosa	California Sycamore	5 gallon (or by CCBER), as shown
Quercus agrifolia	Coast Live Oak	1 gallon (or by CCBER), as shown

- Restoration Area Boundaries
- Wetland Buffer Lines
- 50-foot Riparian Buffer Line
- Roof Drain Flow

N

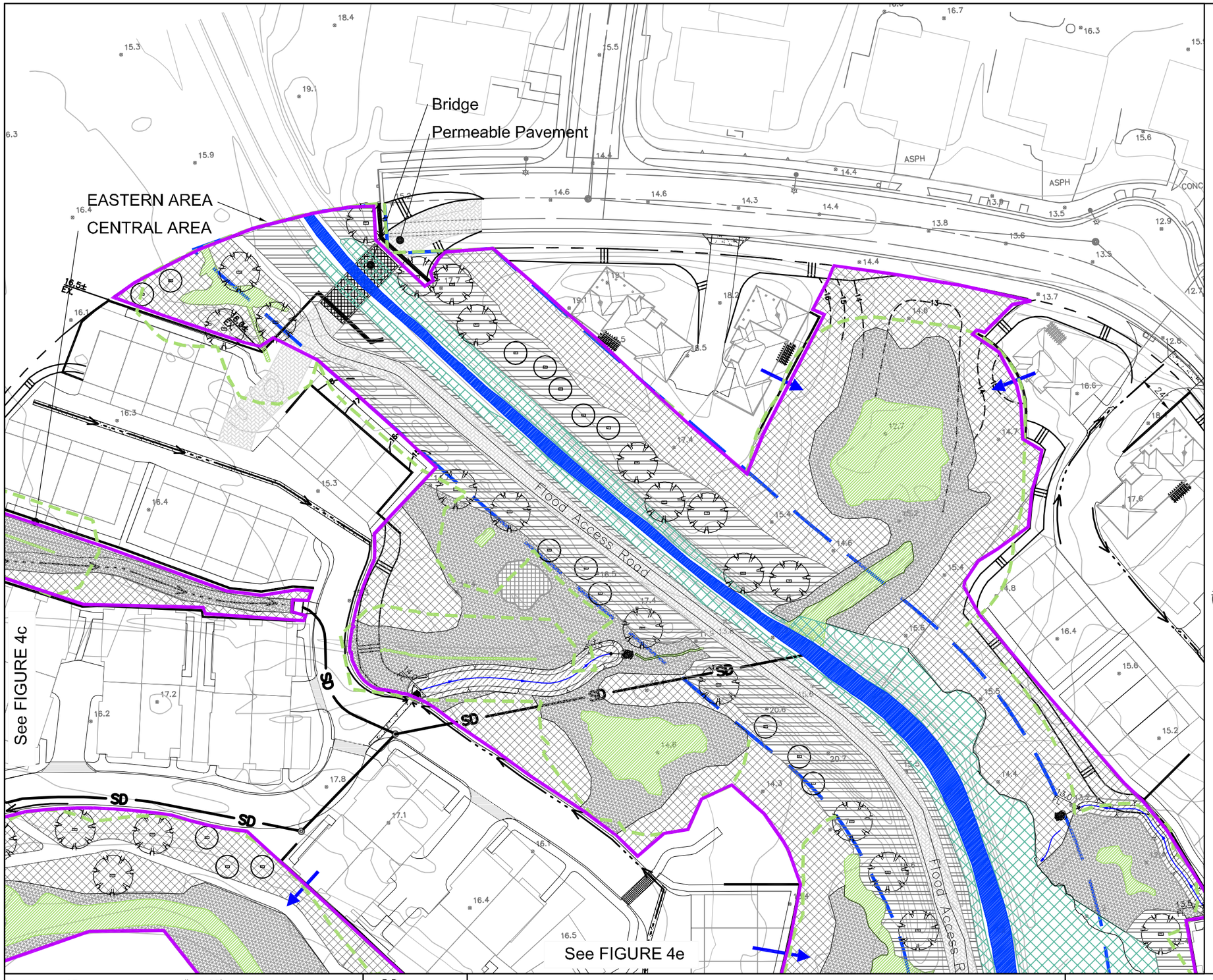
LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2l

0 60 120

1 INCH = 60 FEET

SHEET: OF SCALE: 1" = 60'	MORRO GROUP, INC. Environmental Services	SENSITIVE HABITAT RESTORATION PLAN UCSB North Parcel Faculty Housing Project	Wetland Buffer Restoration Area CENTRAL/SOUTHERN SHRP PLANTING PLAN
CADD FILE: 06-613 UCSB N.Campus SHRP/SHRP-3-31-06.dwg/fig4c			FIGURE 4c
DATE: 3-31-06 BY: dh REV.			



SHRP PLANTING SCHEDULE

Note:
All planting in the following Zones will be accomplished by the UCSB Cheadle Center for Biodiversity and Ecological Restoration (CCBER) staff. Plant sizes and locations within each Zone will be chosen by CCBER staff, using their expertise to recreate native plant communities appropriate to the site and in accordance with the approved SHRP.

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TREES

Platanus racemosa	California Sycamore	5 gallon (or by CCBER), as shown
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- Restoration Area Boundaries
- Wetland Buffer Lines
- 50-foot Riparian Buffer Line
- Roof Drain Flow

N

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2J

0 60 120

1 INCH = 60 FEET

SHEET: OF SCALE: 1" = 60'	MORRO GROUP, INC. Environmental Services	SENSITIVE HABITAT RESTORATION PLAN UCSB North Parcel Faculty Housing Project	Wetland Buffer Restoration Area EASTERN SHRP PLANTING PLAN
CADD FILE: 06-613 UCSB N.Campus SHRP/SHRP-3-31-06.dwg/fig4d			FIGURE 4d
DATE: 3-31-06 BY: dh REV.			

See FIGURE 4d

See FIGURE 4c

Flood Access Road

SOUTHERN AREA

SOUTHERN AREA

SHRP PLANTING SCHEDULE

Note:
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Plant species lists for each Zone are listed in the text of the SHRP.

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- Phelps Ditch active channel

TREES

Platanus racemosa	California Sycamore	5 gallon (or by CCBER), as shown
Quercus agrifolia	Coast Live Oak	1 gallon (or by CCBER), as shown

- Restoration Area Boundaries
- Wetland Buffer Lines
- 50-foot Riparian Buffer Line
- Roof Drain Flow

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2K

N

0 60 120

1 INCH = 60 FEET

SHEET: OF SCALE: 1" = 60' CADD FILE: 06-613 UCSB N.Campus SHRP/SHRP-3-31-06.dwg/fig4e DATE: 3-31-06 BY: dh REV.	MORRO GROUP, INC. Environmental Services	SENSITIVE HABITAT RESTORATION PLAN UCSB North Parcel Faculty Housing Project	Wetland Buffer Restoration Area SOUTHERN/EASTERN SHRP PLANTING PLAN	FIGURE 4e

SITE PLAN – KEY MAP
1" = 80'-0"

E5

Sep 12, 2006 - 5:12pm
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SITE AREA

TOTAL SITE AREA: ±21.47 ACRES (±15.22 ACRES DEVELOPED)

UNDEVELOPED SITE AREA: ±6.25 ACRES (WETLANDS, DRAINAGE SWALES AND BUFFER ZONES)

BUILDING COVERAGE: ±1.80 ACRES (±78,200 S.F.)

ASPHALT PAVING: ±6.21 ACRES

NEW REQUIRED/ REPLACED PARKING SPACES: 537

NEW BICYCLE PARKING SPACES: 604

HOUSING BUILDINGS

BUILDING USE: HOUSING

BUILDING CONSTRUCTION: WOOD FRAMED, SPANISH ROOF TILES

BUILDING TYPE: TYPE V-1 HOUR

SPRINKLERS: SPRINKLERED

SEISMIC ZONE: 4

BUILDING GROSS AREA (UCSB METHOD)/ NO. OF STORIES:

BUILDING TYPE I: ____ S.F. / 3 STORIES
BUILDING TYPE IA: ____ S.F. / 3 STORIES
BUILDING TYPE II ____ S.F. / 3 STORIES
BUILDING TYPE IIA ____ S.F. / 3 STORIES
BUILDING TYPE III: ____ S.F. / 3 STORIES
BUILDING TYPE IV: ____ S.F. / 3 STORIES

TOTAL HOUSING: _____ G.S.F.

BUILDING HEIGHT: +35'-0" MAX. (TOP OF ROOF PITCH)

OCCUPANCY: R-1 (PRIMARY OCC)

COMMUNITY BUILDING

BUILDING USE: COMMUNITY BUILDING

BUILDING CONSTRUCTION: WOOD FRAMED, SPANISH ROOF TILES

BUILDING TYPE: TYPE V-N

SPRINKLERS: SPRINKLERED

SEISMIC ZONE: 4

BUILDING GROSS AREA (UCSB METHOD)/ NO. OF STORIES:

TOTAL BUILDING: ____ S.F. / 1 STORY

BUILDING HEIGHT: +22'-7"± (TOP OF ROOF PITCH)

OCCUPANCY: A-3 (PRIMARY OCC.); B (OFFICES/LAUNDRY)

LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 2i

LENVIK & MINOR
ARCHITECTS

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Associate

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Consultant

Client

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Office of Design & Construction
Facilities Management Department
Santa Barbara, CA 93106-1030

Project Manager
Mr. Erich Brown
(805) 893-4128

University of California Santa Barbara
Sierra Madre
Student Family Housing
Storke Road Goleta, CA

Building Summaries and Site Plan Key Map

Schematic Design

Date	#	Remarks
Revisions		

Date	Job Number
9/12/06	9718
Drawn By	Checked by

Sheet of Sheets

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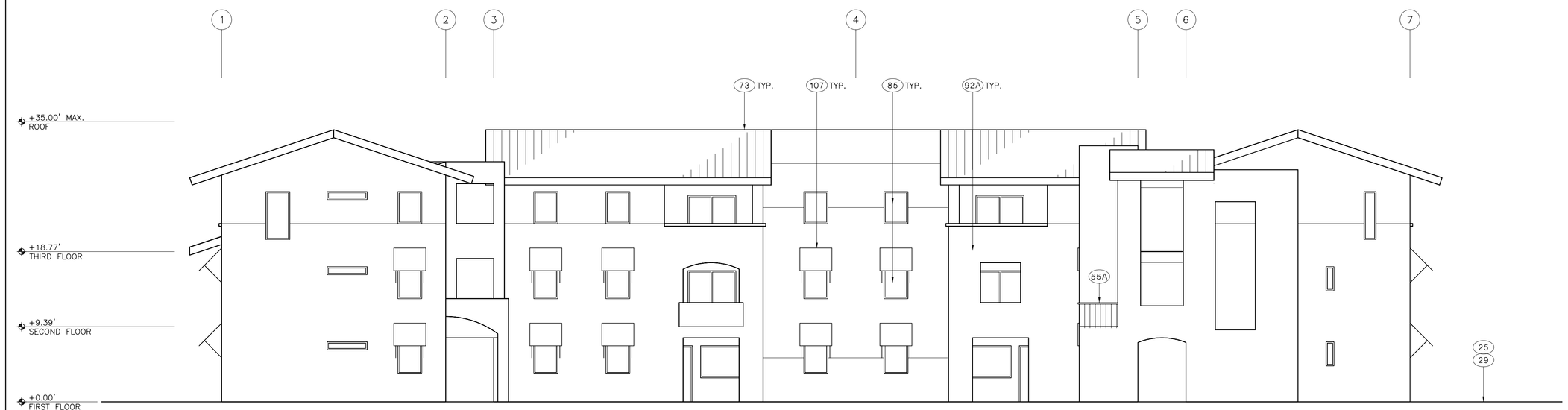


BUILDING TYPE I – EAST ELEVATION

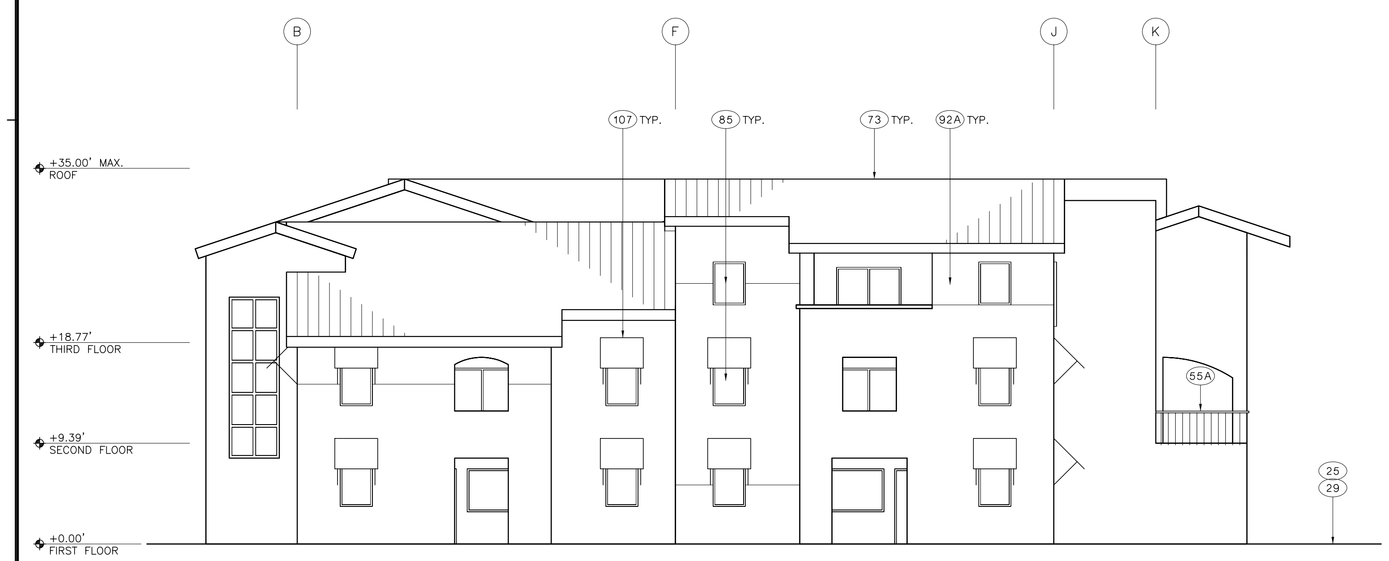
1/8" = 1'-0"

B6

MATERIAL NOTES:

25. Finish site grading/paving, slope away from building. See Civil drawings.
29. Landscaping, see Landscape drawings.
55. Metal fabrications
55A. Pipe and tube railings
73. Roof tiles
85. Aluminum windows, entrances and storefronts
92A. Stucco painted
107. Sunscreens

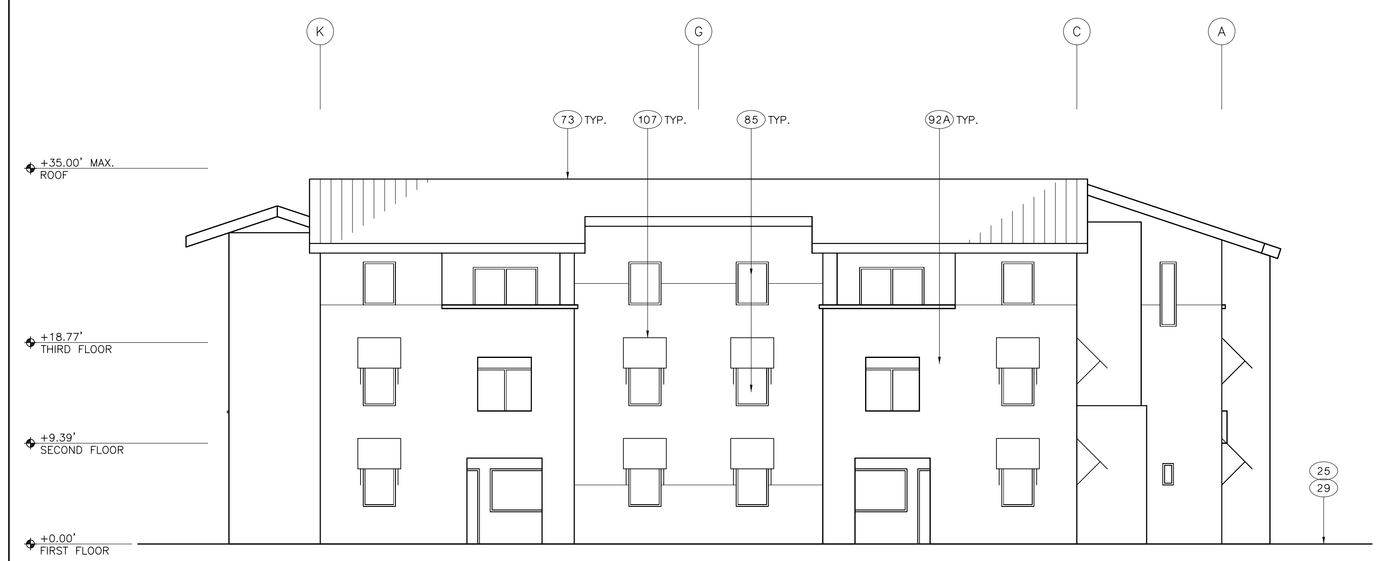
LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 2M



BUILDING TYPE I – SOUTH ELEVATION

1/8" = 1'-0"

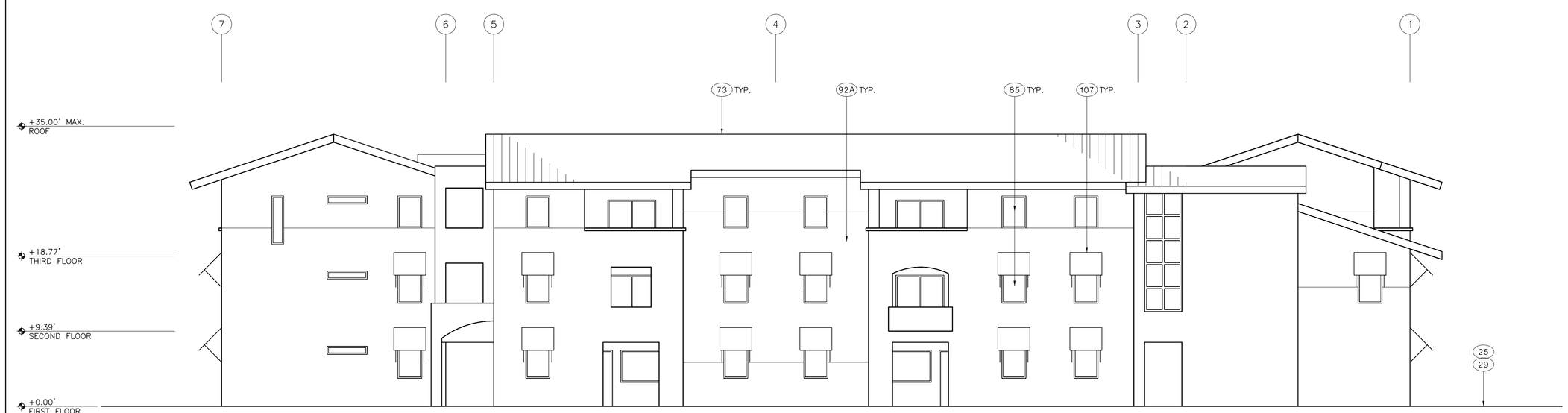
D3



BUILDING TYPE I – NORTH ELEVATION

1/8" = 1'-0"

D6



BUILDING TYPE I – WEST ELEVATION

1/8" = 1'-0"

E6

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Facilities Management Department
Santa Barbara, CA 93106-1030

Project Manager
Mr. Erich Brown
(805) 893-4128

University of California Santa Barbara
Sierra Madre
Student Family Housing
Storke Road Goleta, CA

Building Type I - Building Elevations

Schematic Design

Date	#	Remarks
Revisions		

Date 9/12/06	Job Number 9718
Drawn By	Checked by

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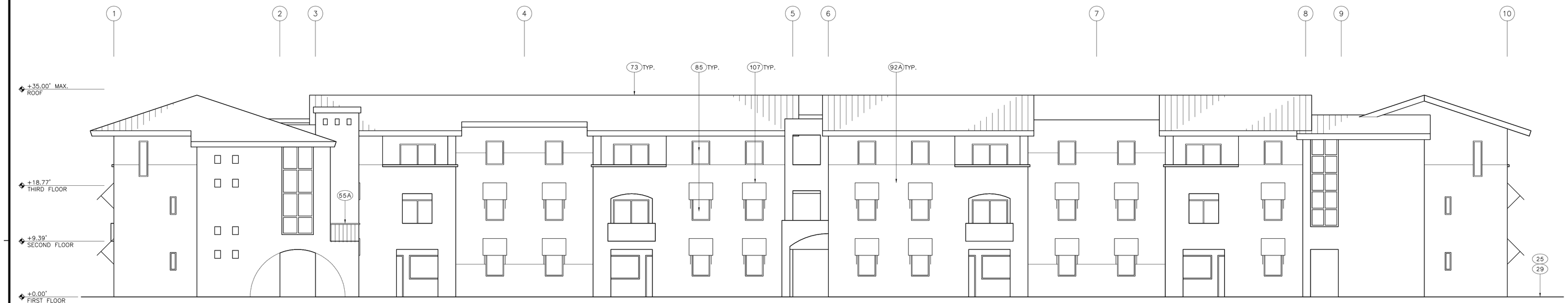


BUILDING TYPE IV – EAST ELEVATION
1/8" = 1'-0"

B6

MATERIAL NOTES:

25. Finish site grading/paving, slope away from building. See Civil drawings.
29. Landscaping, see Landscape drawings.

55. Metal fabrications
55A. Pipe and tube railings

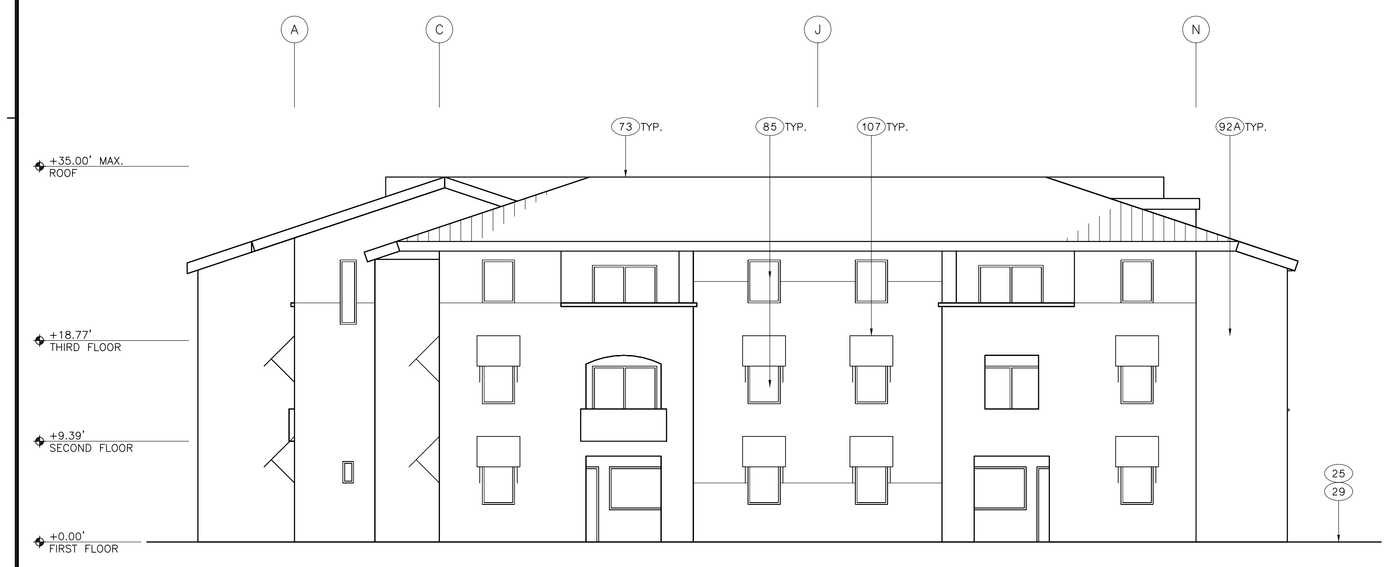
73. Roof tiles

85. Aluminum windows, entrances and storefronts

92A. Stucco painted

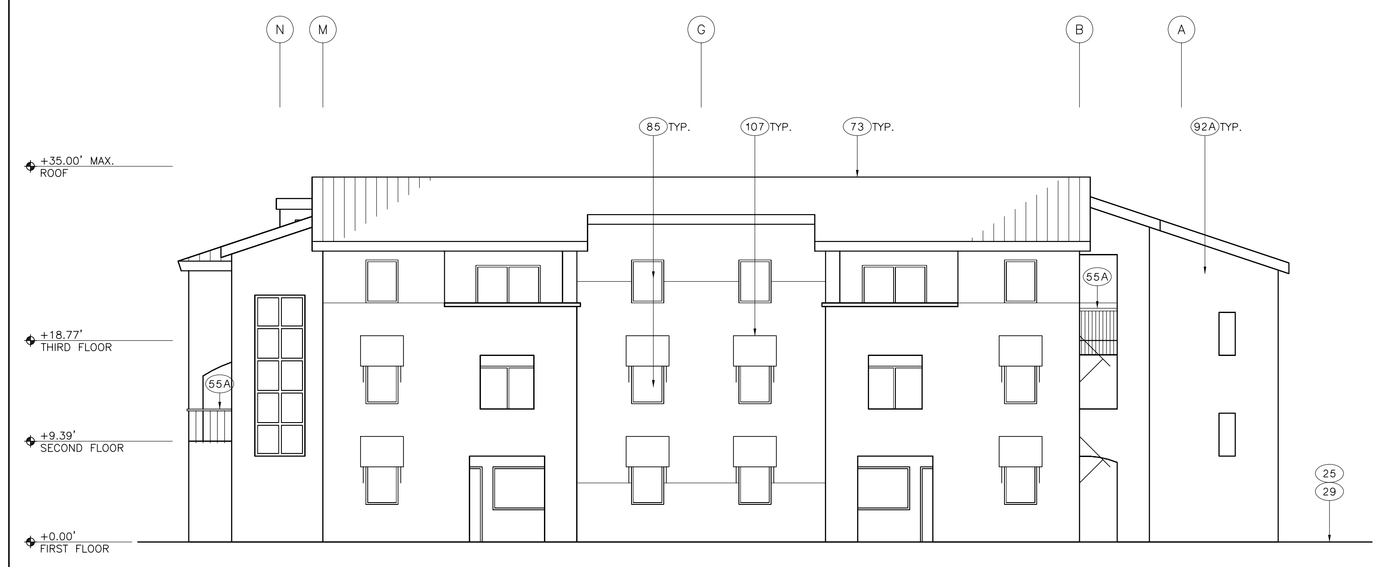
107. Sunscreens

LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 2N



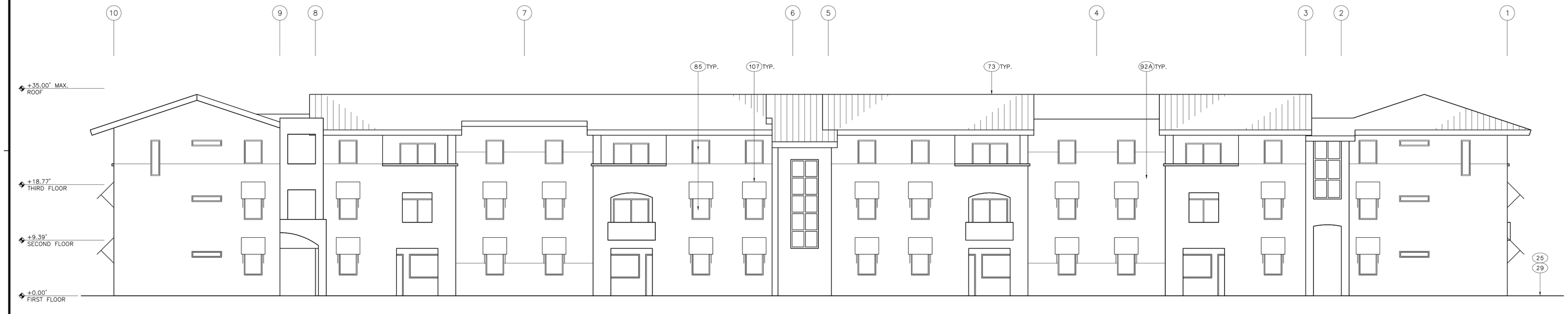
BUILDING TYPE IV – SOUTH ELEVATION
1/8" = 1'-0"

D3



BUILDING TYPE IV – NORTH ELEVATION
1/8" = 1'-0"

D6



BUILDING TYPE IV – WEST ELEVATION
1/8" = 1'-0"

E6

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(805) 893-4128

University of California Santa Barbara
Sierra Madre
Student Family Housing
Storke Road Goleta, CA

Building Type IV - Building Elevations

Schematic Design

Date	#	Remarks
Revisions		

Date	Job Number
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Drawn By	Checked by

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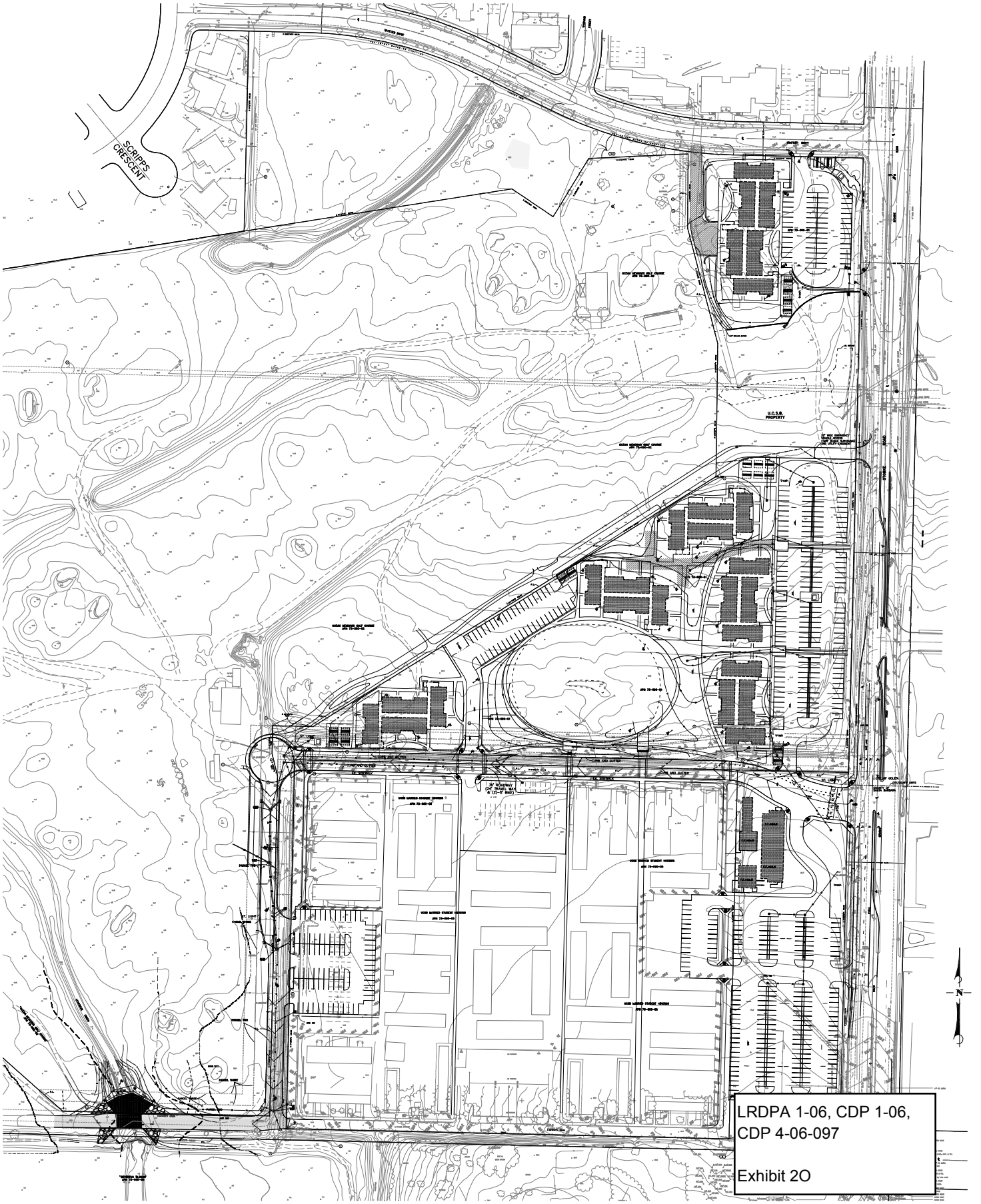
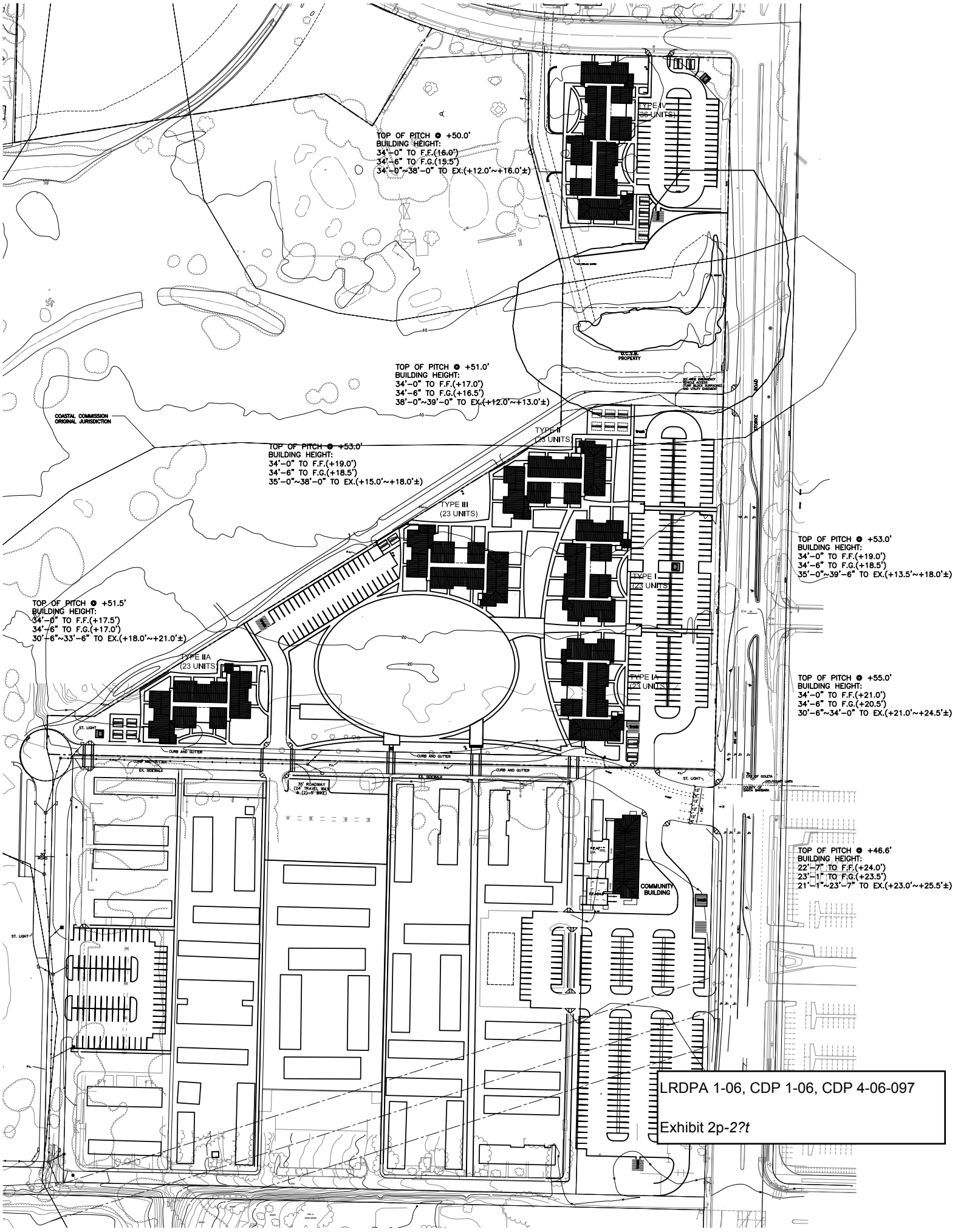


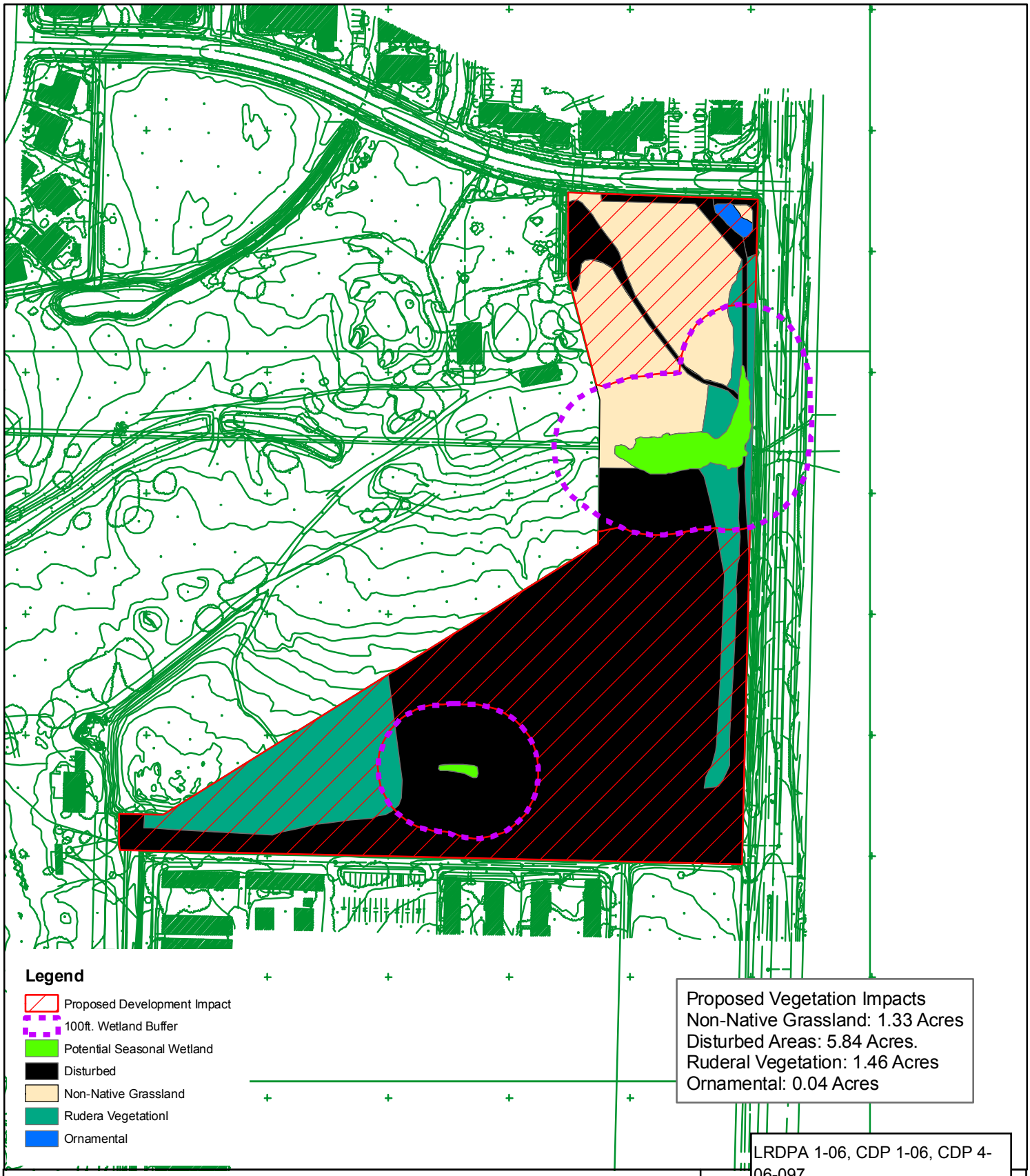
LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2O



LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2p-2?*t*



Proposed Project Plan Impacts on Vegetation Communities

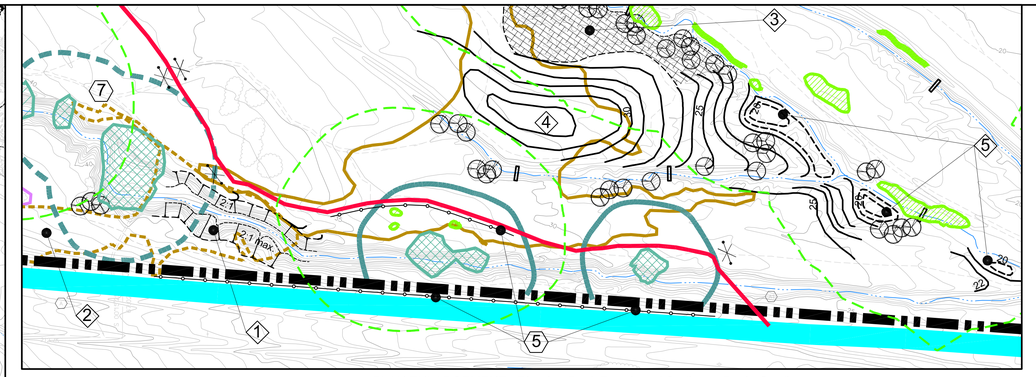
Sierra Madre Student Housing Site
Santa Barbara, California

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2U

ENVIRONMENTAL CONSULTANTS

Date: June 2006
Map By: Sundaran Gillespie
Filepath: I:\ACAD2000\13091\GIS\ArcMap\Sierra_Veg_Comm_Imp.mxd



PLAN ENLARGEMENT - Riparian Bank Repair and Sediment Basin Grading
Scale: 1" = 80'

New boardwalk across wetlands on City trail; to be constructed by City as a separate project.

Close and restore all trails through seasonal wetlands - on University property.

Anza Trail connection

Move trail away from existing wetland.

(5) Install sensitive habitat fencing with signs.

Create new vernal pool area over old trails intersection per Detail D.

Enhance habitat in wetland buffer areas by removing debris and invasive species. Restore habitat in abandoned trail areas.

Enhance existing wetlands and create adjacent wetland areas per Detail C. Plant from seasonal wetland palette per HRP.

Expand native grassland area.

tank support structure (2)

conc pad (2)

asphalt (2)

California Coastal Trail connection

PACIFIC OCEAN

DEVEREUX CREEK

dirt path to outlet

overflow

(2) concrete rubble

(5) Install sensitive habitat fencing with signs, adjacent to semi-perennial wetland area.

(3) pampas grass

(3) Acacia

(2) lumber/trash

(2) fence post / concrete

(2) dirt pile

(3) Remove pampas grass in coyote brush area.

Approximate location of Southern tarplant population (LRDP EIR, 2004) Do not disturb area. Survey to confirm presence.

(1) Install locked gate to restrict motor vehicle access.

DEVEREUX SLOUGH

(3) Remove iceplant and other invasive exotic species. Remove remnant asphalt paving. Repair eroded slopes and install stabilization blanket; seed with native seed mix compatible with Coastal Bluff Scrub.

Improve and or realign trail to avoid plovers. Create durable access to beach; equestrian if permitted.

Restore and enhance Coastal Bluff Scrub

RESTORATION NOTES

(1) Install new gate to exclude vehicular traffic.

(2) Remove trash and hazardous structures, throughout site, and as shown.

(3) Remove exotic plants throughout site, and as shown. Seed disturbed areas with native seed mix, as needed to control erosion.

(4) Remove small eucalyptus stand. Plant disturbed area as shown.

(5) Install "Sensitive Habitat" fencing with signs along proposed trails, adjacent to sensitive wetland habitat. Fencing to extend 50 feet beyond edge of protected habitat.

(6) Place fiber roll or straw bale check dams for silt and erosion control, as shown, and throughout site as needed to slow flow in channels.

(7) Scarify and seed abandoned trails in restoration area.

GRADING & CONSTRUCTION NOTES

(1) Erosion repair: Grade eroded banks of riparian drainage per Detail A. See Plan Enlargement - Grading, above.

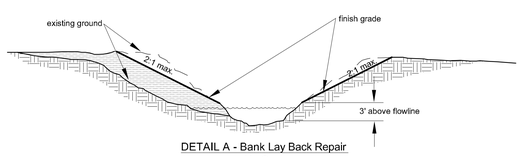
(2) Erosion repair: Knock down bike jumps and refill adjacent pothole excavations. Revegetate with seedlings and/or seed mix to stabilize barren areas.

(3) Erosion repair: Grade eroded surfaces as shown and per Detail B.

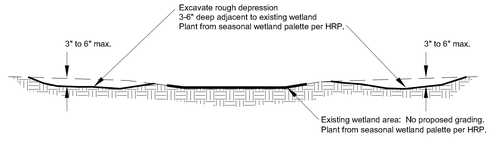
(4) Erosion repair: Place fill soil from erosion repair grading - 2 to 3 feet max. above existing grade Scarify compacted surface and remaining barren soil areas for seeding per HRP.

(5) Grade to create sediment basins, as shown. Basins will be subject to temporary (2-5 years) seasonal removal of accumulated sediment, followed by planting to create wetland/riparian habitat areas. See Plan Enlargement - Grading, above.

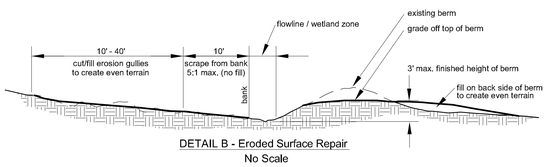
(6) Reduce berm height to 3 feet above flowline per Detail B.



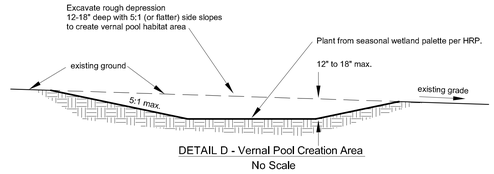
DETAIL A - Bank Lay Back Repair
No Scale



DETAIL C - Adjacent Wetland Creation
No Scale



DETAIL B - Eroded Surface Repair
No Scale



DETAIL D - Vernal Pool Creation Area
No Scale

PROPOSED RESTORATION & NATURE PARK FEATURES

- Proposed Trail Type A - pedestrian only
- Proposed Trail Type B - pedestrian & bicycles with equestrian where noted
- Proposed Trail Type D - existing Veneco Road: pedestrian & bicycle with equestrian
- Proposed Trail Type F - Anza Trail on University property; pedestrian & bicyle with equestrian
- Seasonal Wetland creation area - 0.4 acre
- Salt Marsh Wetland creation area - 0.2 acre
- Riparian Wetland / Riparian Scrub creation area - 1.2 acres
- Native grassland creation area - 2.2 acres
- Coastal Scrub creation area - 2.5 acres
- Coastal Bluff Scrub creation area - 0.8 acre
- Coastal Upland creation & enhancement area - 2.7 acres
- Erosion control seeding area - 2.5 acres
- Native sycamore planting
- Sensitive Habitat fencing with signage
- Trail barricade: place to confine activity to proposed trails
- Proposed grading contour
- Top of graded slope
- Toe of graded slope
- Eroded Surface repair: per Detail B
- Check dam location

N

0 120 240
1 INCH = 120 FEET

EXISTING FEATURES

- Potential Seasonal Wetlands (WRA, 2006)
- Potential Semi-perennial Wetlands (WRA, 2006)
- Potential Riparian Wetland (WRA, 2006)
- 100-foot Wetland Buffer
- Riparian (WRA, 2006)
- 50-foot Riparian Buffer
- Non-riparian Willows (WRA, 2006)
- Southern tarplant (off-site) (Morro Group, 2006)
- Southern tarplant (approx. location, LRDP EIR, 2004)
- South Parcel Boundary
- Native Grassland
- Coyote Bush (Coastal Scrub)
- California Sage (Coastal Scrub)
- Coastal Bluff Scrub
- Willow
- Eucalyptus canopy
- Disturbed / eroded / bare dirt
- Dirt bike jump area
- Invasive exotics

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2V

MORRO GROUP, INC.
Environmental Services

Proposed project for:

SOUTH PARCEL - SCHEMATIC HABITAT RESTORATION PLAN
University of California - Santa Barbara

JOB NUMBER: 06-653

CONTENTS:

DRAWN BY:

CHECKED BY:

RESTORATION & ENHANCEMENT SCHEMATIC GRADING AND Revised PLANTING PLAN

SUBMITTALS

DATE	TYPE

ISSUE DATE: 9-21-06

REVISIONS

NO.	DATE	TYPE
1	9-15-06	update wetlnd

HRP-1

SHEET 1 OF 1

\\06-653 UCSB South Parcel\Acad\HRP-1_9-15-06.dwg

October 26, 1006

Shari Hammond
Senior Planner
Office of Campus Planning and Design
University of California, Santa Barbara
Santa Barbara, CA 93106-1030

MORRO GROUP, INC.
Environmental Services

RE: Response to California Coastal Commission Letter of 6.23.06
Related to Habitat Restoration Plan
For LRDP Amendment 1-06 – Notice of Impending Development
(North and West Campus Housing)
University of California, Santa Barbara

Dear Ms. Hammond:

This letter provides additional information requested in the California Coastal Commission letter of June 23, 2006. Specifically, supplemental information is provided for the Habitat Restoration Plan (HRP) on South Parcel, as requested in Item #2 on page 3 of the letter. Please see the following sections for information regarding the proposed trail footprints, and the maintenance and configuration of the sediment basins.

1. Proposed Trail Footprints

One purpose of the HRP is to formalize specific trails through the property, by upgrading existing trails, creating new trails, and closing and restoring unnecessary trails to appropriate habitat types. The majority of the proposed trails (83%) are located along existing trail routes or through existing disturbed/bare soil areas. New trails comprise the remaining 17% of the total trail length. All new trail routes are located through non-native annual grassland areas and improve separation from wetland and wetland buffer areas, where appropriate. Table 1 summarizes the linear feet (l.f.) of each trail type proposed. The locations of trails following an existing trail footprint or a new route are shown in Figure 1; dashed trails follow an existing trail, solid-line trails indicate trail sections along new routes.

Table 1 – Length of Trail Types

Trail Type	Along Existing Trail (l.f.)	New Trail Route (l.f.)
Type A	1164	688
Type B	4697	1255
Type D	2874	0
Type F	730	0
Total	9465	1943

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 2W

The four trail types are briefly described below. Design considerations and impacts to habitats from trail improvements are summarized in Table 2.

Trail Type A is a "pedestrian-only" trail. Existing trails along this route are approximately two to four feet wide. Work to these trails will consist of widening (where necessary) erosion repair, installation of restrictive signing for adjacent sensitive habitats, and construction of brush or log barriers to restrict access at connection points to abandoned trails. Table 2 summarizes the effects of trail improvements along the route. For the purposes of calculating the area of non-native grassland affects, a 4-foot maximum trail width has been assumed.

Trail Type B is a pedestrian and bicycle trail with a six- to eight-foot wide compacted trail surface. Two-foot vegetated shoulders are proposed, to be maintained on either side of the trail For the purposes of calculations in Table 2, the footprint of the trail is assumed to be a maximum width of 12 feet.

Trail Type D is a pedestrian, bicycle and equestrian trail along existing Venoco Road. Pedestrians and bicyclists will use the existing road pavement; one existing shoulder of the road will be improved to an equestrian track. No widening will be needed to accommodate the proposed trail section along Venoco Road. A maintained vegetated shoulder on the north side of the trail will serve to repair and protect erodible slopes along the road, improving the existing disturbed vegetation at the road shoulder. As indicated in Table 2, no habitat will be affected by trail improvements.

Trail Type F is a pedestrian and bicycle trail with a separated equestrian trail. This portion of the trail route follows the dirt road extension of Venoco Road and connects to the California Coastal Trail via an existing trail route. The overall trail section is 18 feet with widening assumed to be 6 feet along the dirt road portion and 14 feet along the existing trail, for the purposes of calculations on Table 2.

Existing and new trail segments for each trail type have been indicated on Figure 1. Please refer to Table 2, on the following page, for design considerations and habitat impacts summarized by segment.

Table 2 – Trail Improvement Summary

Trail Type	Trail Segment	Design Considerations	Approx. Habitat Area Affected* (sq. ft.)
Type A	A1	• Trail segment follows existing 2' trail. • Trail widening (719 l.f., 2') affects only non-native grassland habitat.	1,438
	A2	• New trail segment (556 l.f., 4' wide) avoids wetland and riparian buffer areas. • Affects only non-native grassland habitat.	2,224
	A3	• Trail segment (391 l.f.) crosses bare soil area already disturbed. • No habitat areas will be affected. • Areas around new trail will be restored to native habitats and seeded for erosion control.	0
	A4	• Trail segment follows existing 2-foot trail to connect to Venoco Road. • Trail widening (196 l.f., 2') will avoid adjacent riparian areas.	392
Type B	B1	• Trail segment follows existing 6 to 8-foot trail. • Trail widening (2,664 l.f., 4' max.) will affect disturbed habitat along trail edges. • Revegetation of existing shoulders will provide protection for adjacent habitat.	10,656
	B2	• New trail replaces existing trail to west, which traverses steeper terrain past coastal scrub area. • New trail (337 l.f., 12' max.) passes outside wetland buffer area and affects only non-native grassland habitat.	10,032
	B3	• New trail (270 l.f., 12' max.) passes north of 3 wetland areas, eliminating existing trail that passes between wetlands. • New trail allows restoration plan to connect existing wetlands. • New trail remains in buffer area to avoid steeper slopes to north and to provide visual access to wetland habitat for trail users.	3,240
	B4	• Trail segment follows existing 4' trail to connect with Anza Trail, in lieu of existing trails through semi perennial wetlands. • Trail widening (110 l.f., 8' max.) will affect non-native grassland under eucalyptus canopy.	880
	B5	• Trail segment follows existing 8' trail. • Trail widening (832 l.f., 4' max.) will avoid existing wetlands and native grassland habitats.	3,328
	B6	• New trail segment (82 l.f., 12' max.) connects 2 existing trails and avoids native grassland habitat.	984
	B7	• Trail segment follows existing 8' trail. • Trail widening (269 l.f., 4' max.') will affect non-native grassland habitat only.	1,076
	B8	• Trail segment (892 l.f.) follows existing trail (4'-12' wide); much of the southern portion of this segment near the beach is severely eroded. • Detailed design will repair erosion, remove invasive exotics (iceplant) and remove remnant asphalt. • Trail will avoid coastal scrub and willow vegetation present on bluff slopes.	0
Type D	D1	• Trail segment (2,874 l.f.) follows existing Venoco Road with equestrian track improvements to existing road shoulder; no habitat disturbed.	0
Type F	F1	• Trail segment follows existing 12' dirt road/trail; trail widening will avoid adjacent wetland area. • Trail widening (472 l.f., 6' max.) will affect non-native grassland.	2,832
	F2	• Trail segment follows an existing 4' trail. • Trail widening (248 l.f., 14' max.) will affect non-native grassland under eucalyptus canopy; connects with the California Coastal Trail.	3,472
		TOTAL	40,554 sq.ft.

**Only non-native grassland habitat will be affected by trail improvement*

2. Sediment Basins

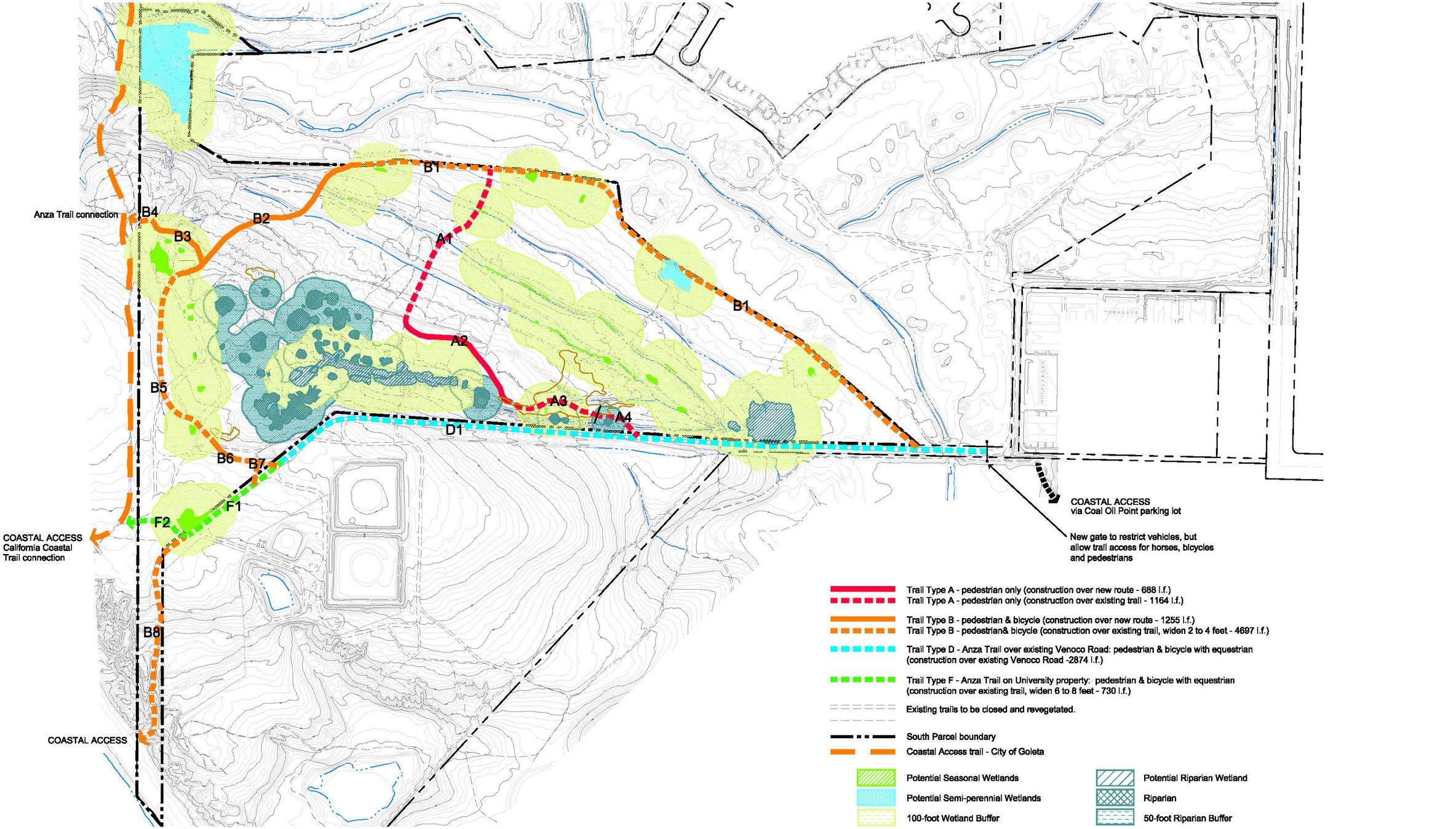
The Coastal Commission letter of 6-23-06 requested cross sections of the proposed sediment basins on the South Parcel. Please refer to Figure 2 for the location of the basins and cross sections provided in Figure 3. Basins 1, 2 and 3, as shown in the HRP and these cross sections, are depressional areas adjacent to the flow line of the existing swale. The basins are one to two feet deep, and are designed to blend with the surrounding terrain. The capacity of the three basins totals 82 cubic yards. Restoration efforts throughout the South Parcel are expected to reduce the sediment load in the swales within the first two to five years. However, the success of erosion control efforts and rainfall patterns will affect the rate and volume of sediment deposition; the volume of the basins may not be adequate for the full two- to five-year time frame. Because these basins are located well within the restoration areas, they are not easily accessible for annual sediment removal. It is the intention of the HRP that these basins will be allowed to fill to capacity, at which time native vegetation will be allowed to grow, and additional plants will be added enhance riparian habitat.

Since sediment rates and volumes cannot be accurately predicted, one additional sediment basin (Basin A) has been added and is shown on Figure 2. This basin is intended as an optional facility that may, or may not, be needed for future control of sediment leaving the South Parcel site. Basin A is located at the confluence of three swales, and has a capacity of 66 cubic yards of sediment at 1.5 feet deep. Grading to create Basin A would alter channel flow lines, but only non-native annual grassland habitat would be affected. Because Basin A is accessible from Venoco Road without crossing drainage channels, its capacity could be maintained by removing sediment with heavy equipment on an annual basis. However, as with Basins 1, 2, and 3, it is the intention of the HRP that if Basin A is created, it would ultimately be restored to riparian or other appropriate native habitat.

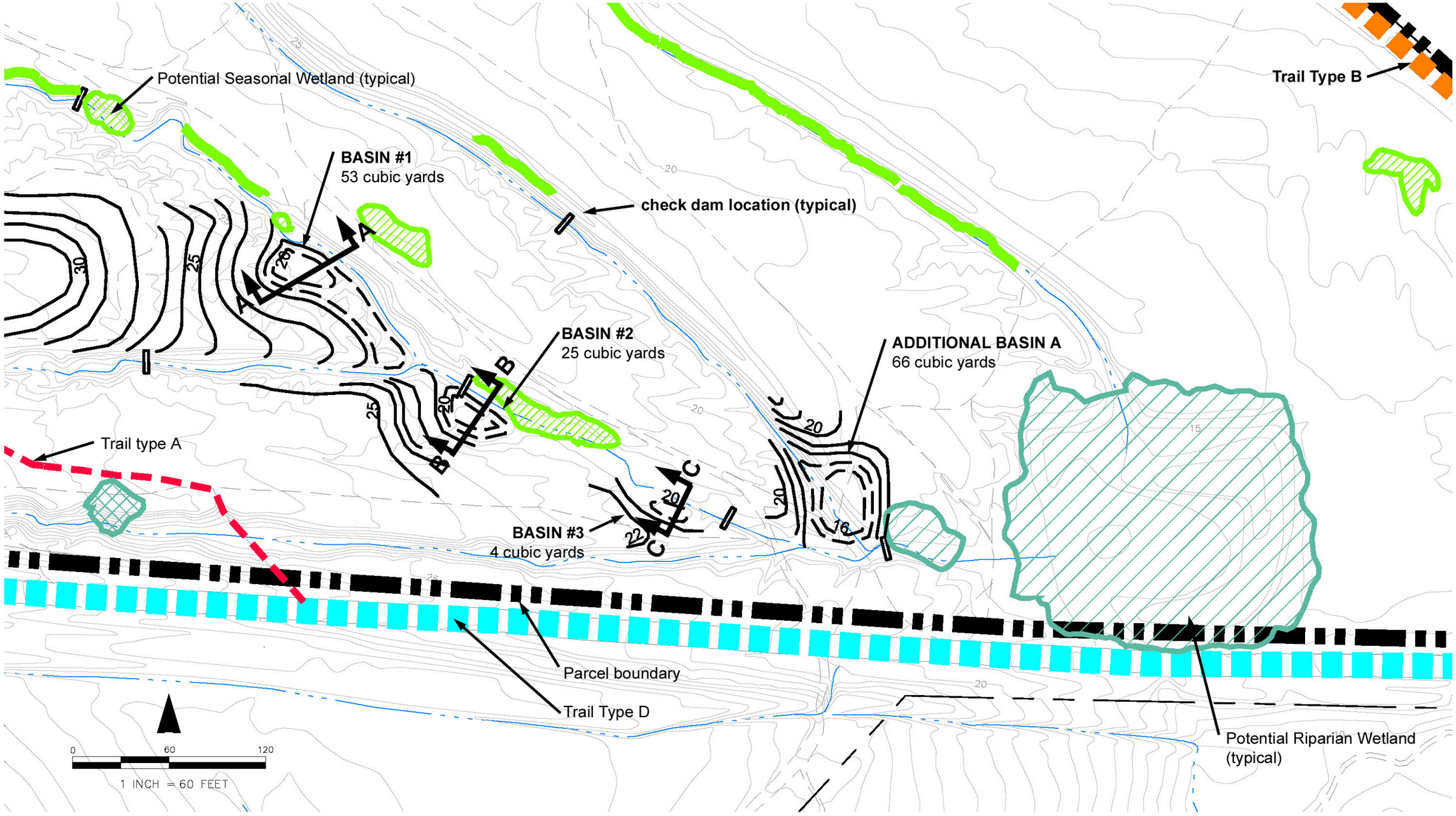
Please contact me at 543-7095, extension 117 or dhollowell@morrogroup.com if you have any questions or comments about these responses.

Sincerely,
MORRO GROUP, INC.

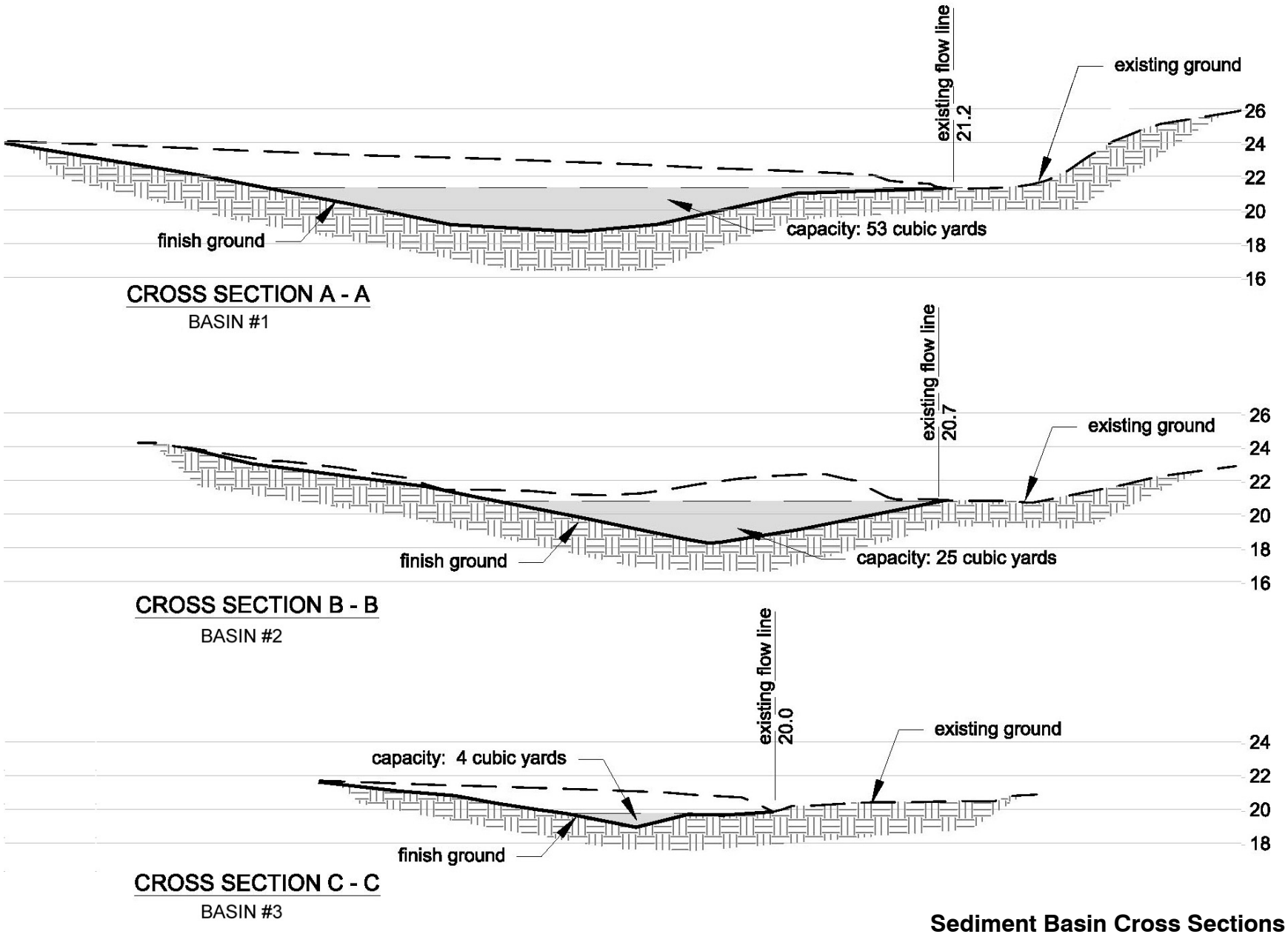
Deborah Hollowell
Resource Specialist



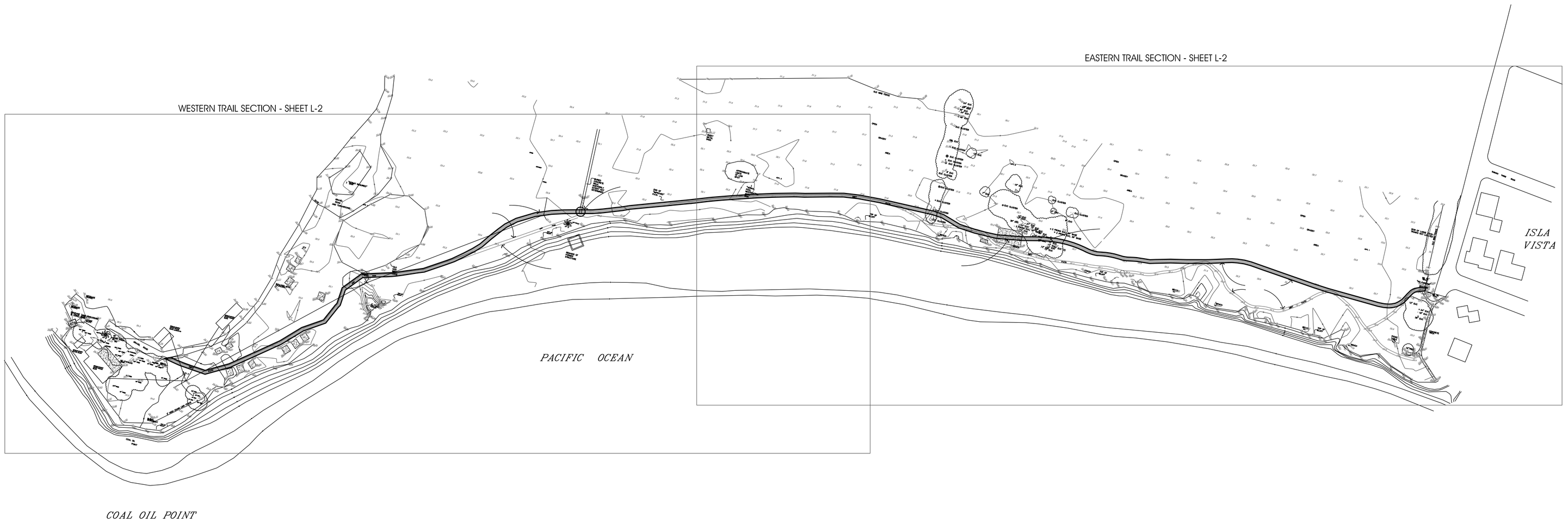
Proposed Trail Improvements
FIGURE 1



Sediment Basin Plan
FIGURE 2



Sediment Basin Cross Sections
FIGURE 3



LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 2X

LEGEND:

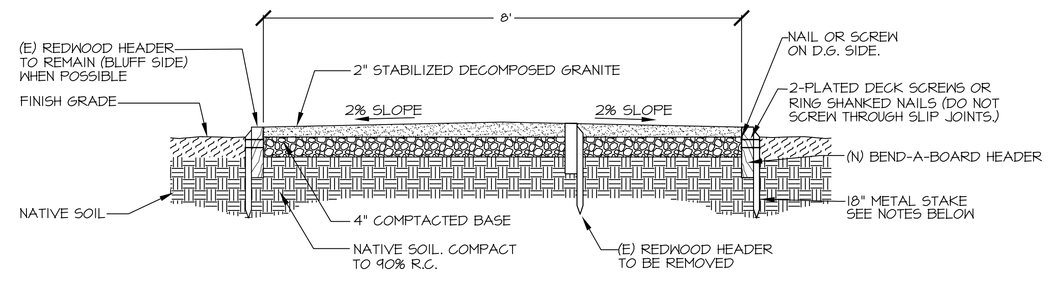
AC = ASPHALTIC CONCRETE
CONC = CONCRETE
EUC = EUCALYPTUS TREE
GP = GUARDPOST
TW = TOP OF WALL
WV = WATER VALVE
34.3 = SPOT ELEVATION LOCATION AT DECIMAL PT.

= CONCRETE AREA
= POWER POLE
= GUY ANCHOR

FENCE LINE
OVERHEAD WIRES
SDLA PROPOSED PATH - 8 FT. WIDE D.G. PATH W/ POLY PAVE RESIN STABILIZER
EXISTING PATH

GRADING CALCULATIONS:
VOLUME OF CUT = 280 CUBIC YARDS
*ALL CUT EARTH TO BE REDISTRIBUTED ADJACENT TO TRAIL TO ALLOW FOR PROPER DRAINAGE AND PROVIDE UNCOMPACTED GROWING MEDIUM FOR REVEGETATION.

PATH SECTION:



GENERAL NOTES:
1. USE 2X6 HEADER-COLOR-BROWN INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. CHALK OUT HEADER AND OBTAIN REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. STRAIGHT LINES-STAKE EVERY 4' GRADUAL CURVES- STAKE EVERY 3' TIGHT CURVES- STAKE EVERY 2'
4. SLIP JOINT: ALLOW FOR THERMAL EXPANSION AT SLIP JOINTS - LEAVE 3/4" TO 1" GAP. SECURE WITH 7 GA. GALV. STEEL HAIRPIN, 1 1/2" ID x 13"
5. APPLY POLYPAVEMENT® TO D.G., A NON-TOXIC LIQUID SOIL SOLIDIFIER, ON D.G. PER MANUFACTURER SPECIFICATIONS (APPLICATION METHOD #2)

NO SCALE

SCALE: 1"=100'-0"

TRAIL LEGEND

SUDING DESIGN
Landscape Architects

10 East Islay Street
Santa Barbara, CA 93101
Telephone (805) 687-9455
Facsimile (805) 687-9433

Date
10-6-06

UCSB West Campus Bluff Trail
University of California, Santa Barbara
Santa Barbara, California

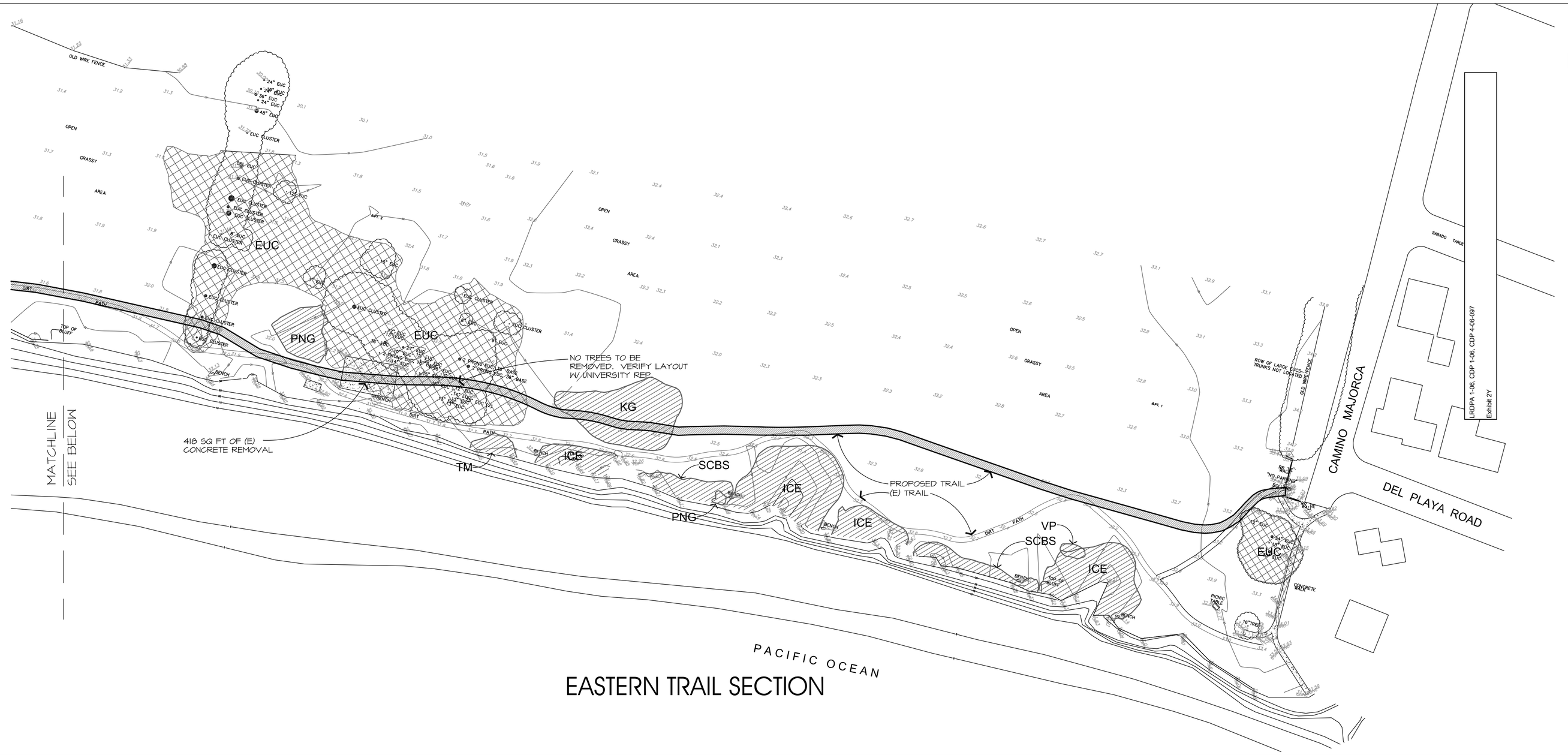
Drawn By RM, KW

Sheet
L-1
Of 2

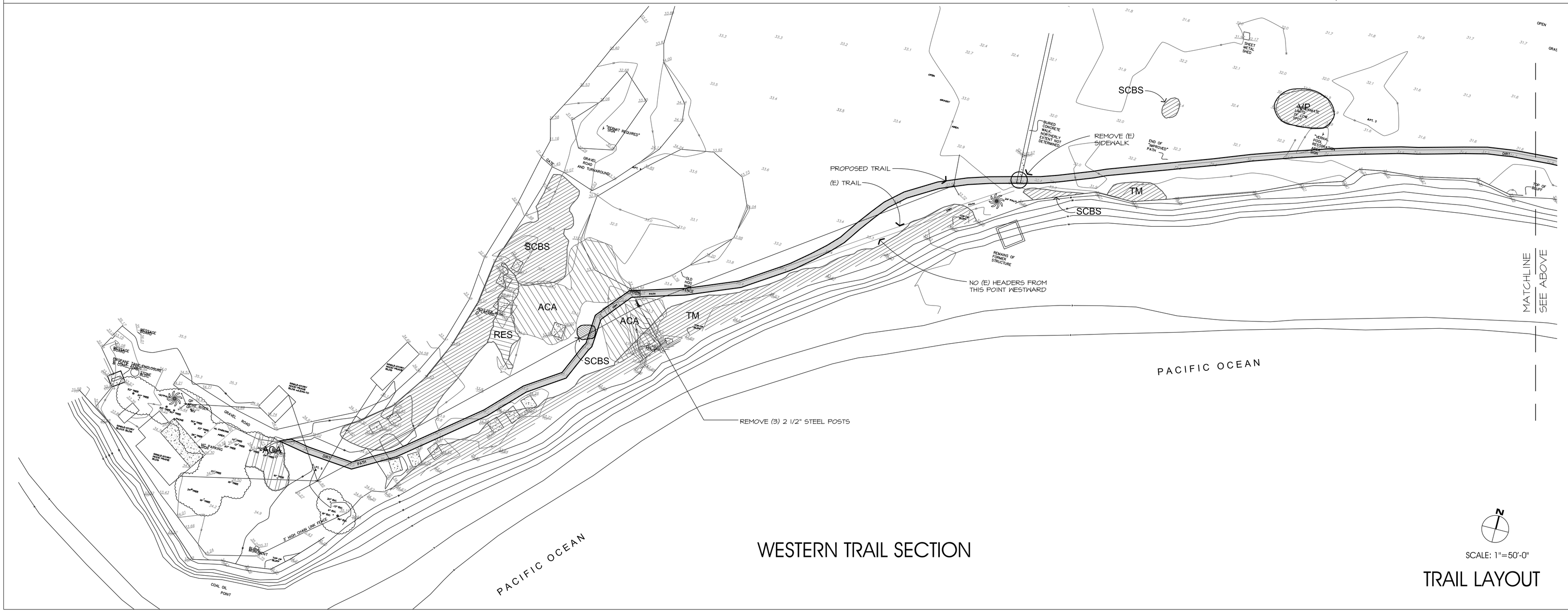
Job No. 0604

HABITAT LEGEND

VP	Vernal Pool
SCBS	Southern Coastal Bluff Scrub / Coastal Scrub
PNG	Purple Needlegrass Grassland
ICE	Iceplant
TM	Tamarisk
KG	Kikuyu grass
EUC	Eucalyptus Woodland
ACA	Acacia spp.
MON	Monterey cypress
RES	Existing Restoration Area



EASTERN TRAIL SECTION



WESTERN TRAIL SECTION

SCALE: 1"=50'-0"

TRAIL LAYOUT

SUDING DESIGN
Landscape Architects

10 East Islay Street
Santa Barbara, CA 93101
Telephone (805) 687-9455
Facsimile (805) 687-9433

Date
10-6-06

UCSB West Campus Bluff Trail
University of California, Santa Barbara
Santa Barbara, California

Drawn By RM, KW

Sheet
L-2
Of 2

Job No. 0604

North Campus Coastal Commission Original Jurisdiction
Coastal Development Permit Application
Project Description
October 26, 2006

This Coastal Development Permit (CDP) Application is for several projects all located on the University of California, Santa Barbara's (University) North Campus, within the Coastal Commission (CC) original jurisdiction boundary. Projects include, 1) approximately 5 units of housing on the North Parcel, North Campus, 2) a pedestrian, bicycle, and vehicular emergency access bridge across Phelps Creek, 3) restoration of Phelps Creek riparian area, including laying back a reach of the eastern bank, 4) a portion of a vehicle parking lot, bicycle parking, emergency access road and 23 units of housing, in 1 building, of the Sierra Madre Student Family Housing project and a 5) culvert replacement project at Devereux Creek along Venoco Road.

Faculty Housing Project

The University is proposing to develop up to 172 units of faculty housing on the North Parcel of North Campus. Ten units of the proposed development are within the CC original jurisdiction boundary, and part of this CDP application. These units would be 2 to 3 story townhomes. Proposed housing would include a mixture of two- to three-bedroom units, in two- to three-story buildings. Each town home unit will be approximately 1,500 square feet. The maximum height of the structures would be approximately 35'0":33'11" above existing grade and approximately 32'5"above finished grade

Vehicular access to the western side of the site would be provided via Phelps Road at the intersection with Cannon Green Drive. Access to the eastern side of the site would be from Marymount Road. Access roads are not within the CC jurisdiction boundary and are not part of this application. Each of the 5 units would have 2 parking spaces. There will be approximately 500 cubic yards of cut and 720 cubic yards of fill for the portion of the housing project within CC original jurisdiction.

The total gross floor area excluding parking area would be 6,650 square feet. The parking area is 1,800 square feet, and the total lot area would be 8,500 square feet including building footprint and backyard. There is 11,300 square feet of site landscaping within the area of original jurisdiction.

Phelps Creek Project Area

Phelps Creek Restoration (including Layback of Eastern Bank):
As requested by Coastal Commission Staff, the University proposes to lay back approximately 700 linear feet of the eastern bank of Phelps Creek at 2:1 slopes and a

bench through the University's property. This project will occur in concert with the North Parcel Sensitive Habitat Restoration Plan (SHRP) submitted to the Coastal Commission on April 6, 2006 as part of NOID 1-06. The University proposes that the eastern bank layback be achieved via a multi-stage channel restoration project, resulting in an increased bank-to-bank channel width by up to 30 feet. There would be approximately 7,000 cubic yards of soil cut and no fill. The layback project would also include approximately 6,250 square feet of permanent impacts to non-native grassland (converted to riparian), and 14,200 square feet of temporary impact to Southern Riparian Scrub. A memo detailing the Creek Restoration location, approach, and schematic cross sections was submitted to the CC on September 18, 2006. The goals of this Creek Layback / Restoration include:

- Construction of a multi-stage channel allowing for connectivity between a low flow channel and an active and diverse floodplain;
- Maximizing and preserving the existing native riparian species on the Creek banks while removing invasive and non-native species and appropriate planting of native species;
- Utilization of appropriate bioengineering methods (e.g. vegetated crib walls, boulder revetments, willow mattresses and/or brush layering) to encourage channel stability and long term project sustainability.

This project does not propose to realign the centerline of the Creek or to excavate the western bank area (location of Flood Access Road), thus having no impact to Flood Control District access to the main conveyance area of the Creek.

As described in the North Parcel SHRP submitted to the Coastal Commission Staff on April 3rd, 2006 as part of UCSB Notice of Impending Development 1-06, restoration of riparian areas will consist of removal of invasive species and planting native vine, shrub, and tree species. The existing soil berm will be lowered and rounded to allow shrub and tree planting. Approximately one acre of riparian area would be restored.

Phelps Ditch Flood Control Management: Flood control management in Phelps Creek is not included in this CDP application and a separate CDP application will be submitted to the CC from the County of Santa Barbara on a project specific basis. The Santa Barbara County Flood Control District Act of 1955 created the County Flood Control District and gave it authority to enter and maintain floodways, drainage features and structures on both privately and publicly-held lands. The County of Santa Barbara Flood Control District owns the concrete drainage channel directly upstream from Phelps Creek and consequently has maintained the section of Phelps Creek between it and Devereux Creek, the outfall, since the District was formed.

Routine maintenance of Phelps Ditch has occurred since at least 1992 following the preparation and adoption of the Program EIR for Santa Barbara County Flood Control Routine Maintenance Activities (90-EIR-97). This EIR was updated in 2001 (01-EIR-7).

Several addendums to these EIRs have been prepared to address potential impacts to the channel from maintenance. Maintenance is currently conducted in the following manner.

Santa Barbara County maintenance of Phelps Ditch generally includes using a GradAll working from the existing access road along the west bank of the creek. Sediment is removed from the ditch is removed and stockpiled on the adjacent north parcel flood control access road until it is sufficiently dewatered and hauled to a disposal site. Maintenance of Phelps Ditch would continue under these current conditions after development of the proposed Faculty Housing project.

The County of Santa Barbara processes CDPs for the regular maintenance of Phelps Ditch through its Planning & Development Department prior to conducting any maintenance operations and would continue to do so after development of North Parcel Faculty Housing.

Phelps Creek Bridge: The University is proposing to construct a pedestrian, bicycle, and vehicle emergency access bridge across Phelps Creek to provide coastal access between the eastern and western sides of the project site. The bridge would be 20-feet wide, span 42-feet and be approximately 9 feet high. The design life of the bridge is estimated to be 50 to 75 years. There would be no maintenance requirements for the bridge itself. Maintenance for flood control and restoration would continue as needed, or as described in the County Flood Control District plans and the SHRP. The SHRP was submitted to CC Staff on April 3, 2006 as Exhibit 11.

No change in stream flows, erosion rates, sedimentation, and flood flows are expected with construction of Phelps Bridge as proposed. A hydrologic study was submitted to CC Staff during the week of June 12, 2006. There would be approximately 200 cubic yards of soil cut during grading. There would be approximately 9,800 square feet of temporary disturbance for bridge construction and 2,900 square feet of permanent loss of area. Specifically, there would be approximately 600 square feet of permanent loss of Southern Riparian Scrub. This is because the Riparian vegetation is not expected to grow back and thrive in the shadow of the new bridge. Restoration of the disturbed area is included in the SHRP as Zone F. Approximately one acre in total of riparian area would be restored under the SHRP (see Figure 4d in the SHRP) and as part of the layback project. Permanent loss of vegetation to construct the bridge could include removal of approximately 5 willow trees and approximately three more would have to be pruned. One oak tree may be impacted by excavation under the root zone. Several native roses would be removed. These could be transplanted. The remainder of the impacted vegetation includes annual grasses and weeds.

Mitigation Measure 4.3-9 in the 2004 Final Environmental Impact Report for Faculty and Student Family Housing, Open Space Plan, and LRDP Amendment requires installation of structural supports for the bridge over Phelps Ditch to be either placed outside the 100-year flood hazard zone, or be designed such that flood flows would be directed toward the overbank area (adjacent to the ditch).

Sierra Madre Student Family Housing Units, Vehicle and Bicycle Parking Area, and Emergency Access Road

Approximately 3,967 square feet of parking area, 3,234 square feet of bike parking area and 5,200 square feet of road of the Sierra Madre Student Family Housing project is within the CC original jurisdiction boundary. In addition, the CCC original jurisdiction boundary crosses one 29,500 GSF housing building. The two to three story housing building contains 23 (6 three-bedroom and 17 two-bedroom) units. There would be approximately 2,800 cubic yards of fill for the portion of the Sierra Madre project located in the CC original jurisdiction.

The gross floor area of the building is 300 square feet; there is no parking with the one building. The lot area is 102,600 square feet including 300 square feet of building area, 32,000 square feet of paved area, 22,800 square feet of landscaped area, and 47,500 square feet of unimproved area.

Devereux Creek Culvert

The University proposes to remove the existing concrete drainage system: a 36-inch diameter concrete culvert passing through a concrete summer-crossing and, directly upstream, an existing concrete sediment trap with a 12-inch diameter opening located at the Venoco Road/Devereux Creek crossing adjacent to the southern perimeter of the Ocean Meadows Golf Course. The University proposes to replace that system with a pre-fabricated 42-foot span bridge/arched-culvert structure, 26-foot wide by 7-foot high and re-vegetate and restore the culvert area.

The existing drainage system overtops at 5 year storm events. The proposed replacement would overtop at 25 year storm events and will lower the water surface elevation, at the culvert, by approximately 1.14 feet during a 100-year flood event. Additional concepts associated with the culvert would include:

- Minimal grading upstream and around the existing sediment retention structure to remove existing sediment build-up and allow accommodation of peak flows and enhancement of riparian habitat;

- Minimal grading downstream of the culvert structure to minimize disruption of the slough during high flood flows;

- Approximately 250 cubic yards of soil cut and no fill;

- A 24-foot wide access road connecting the South Parcel with the existing West Campus Family Student Housing Complex constructed atop the culvert;

- Grade stabilizers consisting of an interlocking concrete block system, such as ‘Armortec’, will be utilized under the bridge/arched- culvert and in the floor of the sediment basin to reduce scour and promote riparian vegetation

restoration. The interlocking concrete block systems will be covered with 4+ inches of soil to support habitat restoration;

- A buried reinforced-concrete cutoff wall, constructed at the downstream end of the culvert, which will prevent the undermining of the culvert footings and grade stabilizing system and will minimize the headward erosion of the existing upstream channel;

- Semi-buried, angular, un-grouted boulders will be place in an arc adjacent to the upstream edge of the culvert structure to minimize headward undercutting and erosion of the culvert footings and structure. This boulder configuration will also serve as a low-flow sediment retention structure to retain sediment and pollutants generated by low volume storm events. A rubber dam will be embedded in the boulder configuration to ensure adequate water levels remain in upstream wetlands; and

- Ungrouted rock bank protection will be installed on the upstream and downstream slopes adjacent to the culvert headwalls to minimize slope erosion during the infrequent flooding events when the road will be overtopped.

Implementation of the Devereux Creek culvert would result in temporary impacts to 1,582 square feet of Coastal Commission wetland (1,216 Brackish Marsh and 366 transitional) and 1,023 square feet of disturbed area. There would be 610 square feet of permanent impact to Coastal Commission (Brackish Marsh), 1,311 square feet of coyote bush/Ruderal Vegetation, 421 square feet of Coastal Scrub/Non-Native Grass, 8,692 square feet of ornamental/landscape, 260 square feet of ruderal vegetation, and 3,147 square feet of disturbed area. 6,530 sq. ft. would be permanently converted to structural use.

LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 3A

PHELPS ROAD

MARYMOUNT WAY

PACIFIC OAKS ROAD

SCRIPPS CRESCENT

WHITTIER DRIVE

WHITMAN STREET

STORKE ROAD

COASTAL COMMISSION JURISDICTIONAL LIMIT

SCALE: 1"=150'

0 150 300 450

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
SANTA BARBARA CAMARILLO SANTA MARIA LANCASTER
101 East Victoria Street, Santa Barbara, CA 93101
Mailing Address: P.O. Box 98, Santa Barbara, CA 93102
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN DMV CHECKED
WAYNE FITCH DATE:
PROJECT ENGINEER
R.C.E. (EXP. – –)

UNIVERSITY OF CALIFORNIA, SANTA BARABRA

REVIEWED BY:

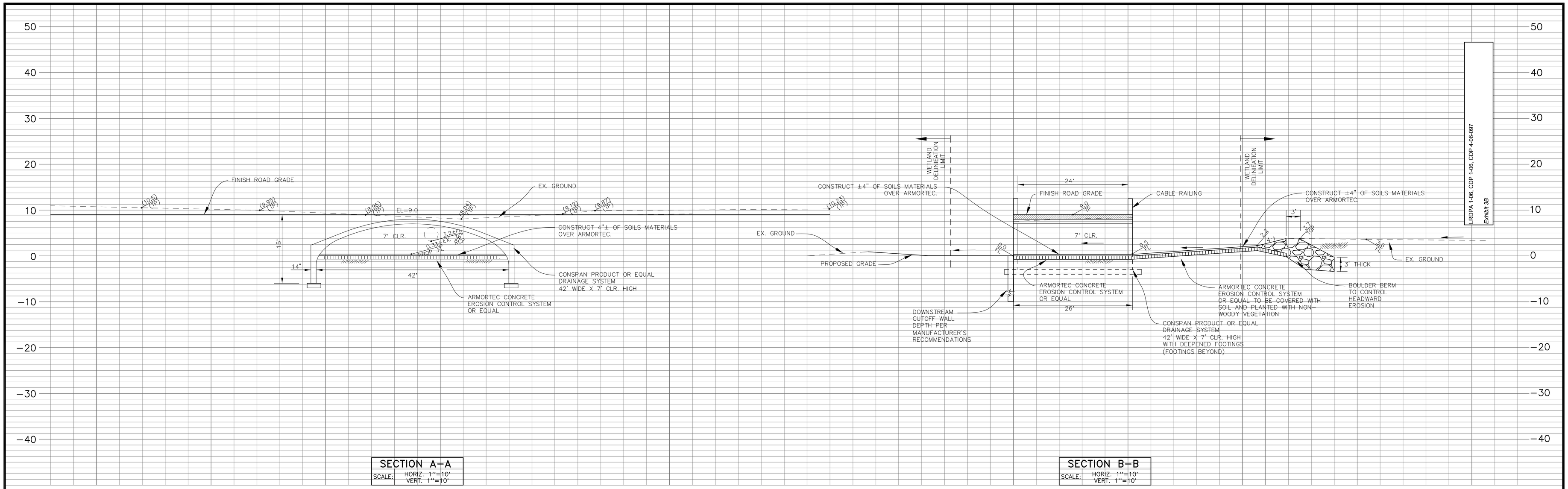
SIGNATURE DATE

SITE WITH CCC JURISDICTIONAL LIMIT
NORTH CAMPUS FACULTY HOUSING AND SIERRA MADRE HOUSING
UNIVERSITY OF CALIFORNIA, SANTA BARBARA

P&S PROJECT NO. 17257.01
SHEET OF
PLAN DATE 7/11/06

36-ENG SAVE DATE: 10/31/2006 2:46:49 PM PLOT BY: Wayne Fitch PLOT DATE: 10/31/2006 2:47:18 PM PLOT SCALE: 1:1

DRAWING: r:\acad\work\17257\exhibit\17257site-ccc.dwg

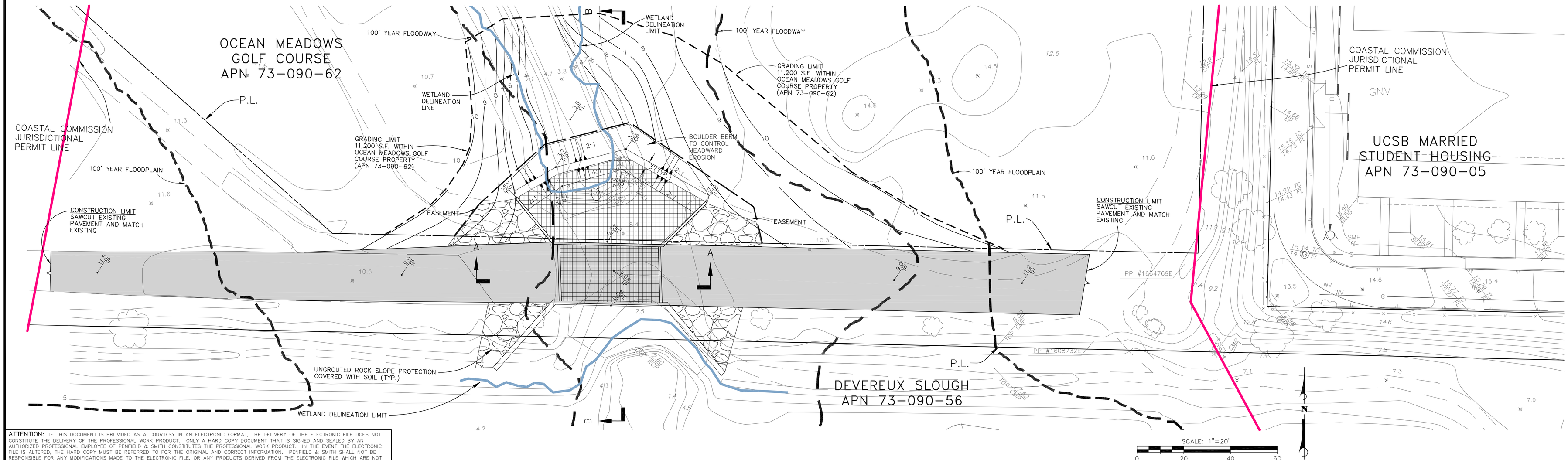


SECTION A–A

SCALE:	HORIZ. 1"=10'
	VERT. 1"=10'

SECTION B–B

SCALE:	HORIZ. 1"=10'
	VERT. 1"=10'



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REFERENCES:
PROGRAM FILE:
DATA FILE:
PROJECT FILE: 15617/CIVIL/SCHEMATIC DESIGN/
DRAWING FILE: CAS-CULVERT-30JUN06-WITH WORK LIMITS.DWG

DATE:SEPTEMBER 20, 2006

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
CAMARILLO SANTA BARBARA SANTA MARIA CRAIG STEWARD
101 East Victoria Street, Santa Barbara, CA 93101 PROJECT ENGINEER
Mailing Address: P.O. Box 98, Santa Barbara, CA 93102
Phone: (805) 963-9532 Fax:(805) 966-9801 R.C.E. 37253 (EXP. 06-30-06)

DESIGN CAS/WFF CHECKED
DATE:

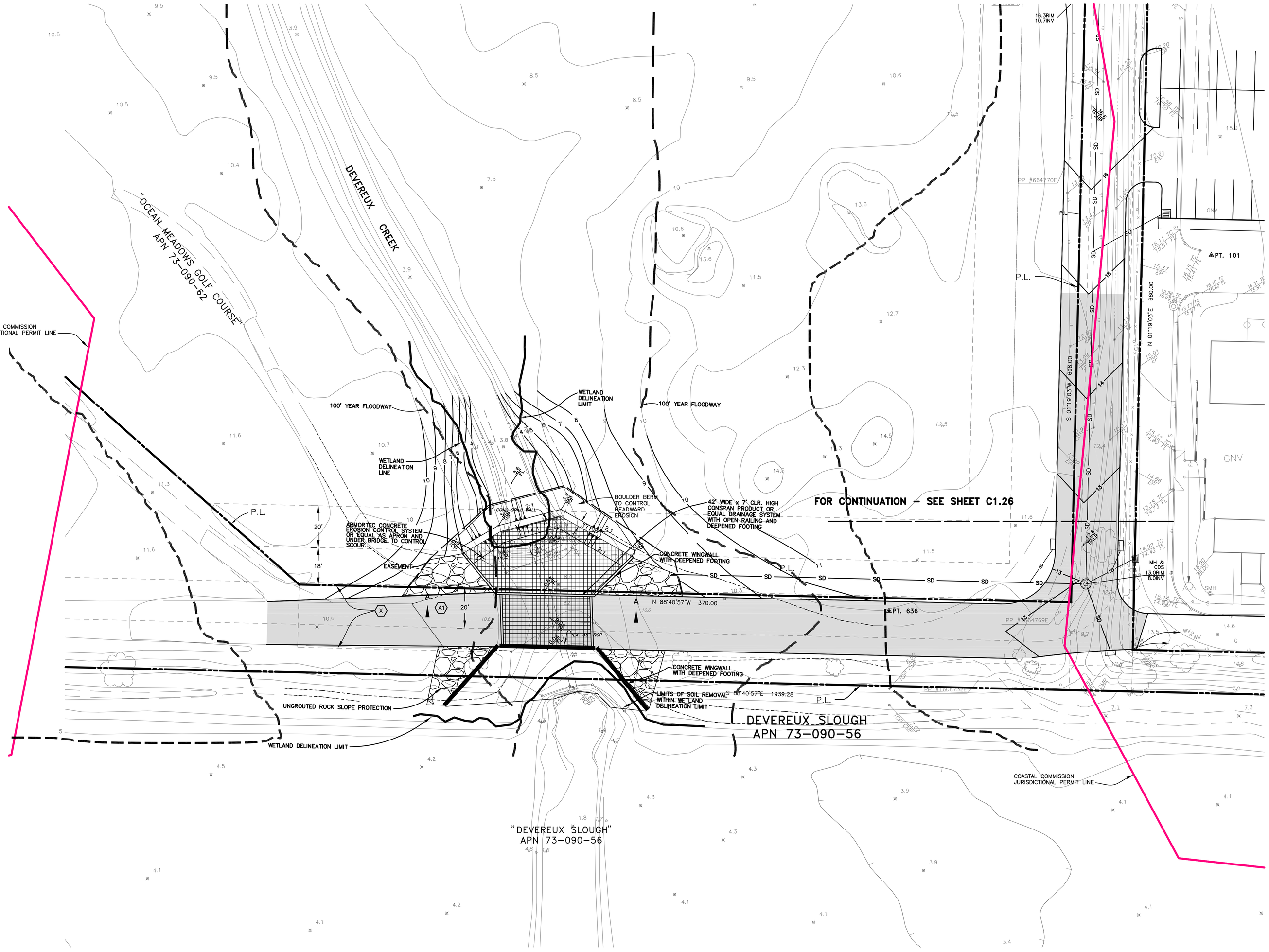
UNIVERSITY OF CALIFORNIA, SANTA BARBARA
REVIEWED BY:
DATE
FOR

PRELIMINARY DRAINAGE CULVERT SIERRA MADRE HOUSING REVISED 20SEPT2006-WITH WORK LIMITS

UNIVERSITY OF CALIFORNIA, SANTA BARBARA

WORK ORDER 15617.01
SHEET 1 OF 1
UCSB FILE

36-ENG



LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 3C

LENVIK & MINOR
ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 963-3357 Fax (805) 963-2785
A California Corporation

Associate
R. L. BINDER, FAIA
ARCHITECTURE & PLANNING
7726 81st Street
Playa del Rey, CA 90293
310.301.0260 Fx: 310.305.0197

Consultant
Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
101 E. VICTORIA ST. SANTA BARBARA
(805) 963 – 9532 CALIFORNIA 93101
MAILING ADDRESS: P.O. BOX 98 (93102)

Client
University of California Santa Barbara
Office of Design & Construction
Facilities Management Department
Santa Barbara, CA 93106-1030
Project Manager
Mr. Erich Brown
(805) 893-4128

University of California Santa Barbara
Sierra Madre
Student Family Housing
Storke Road Goleta, CA

Preliminary Grading and Drainage Plan

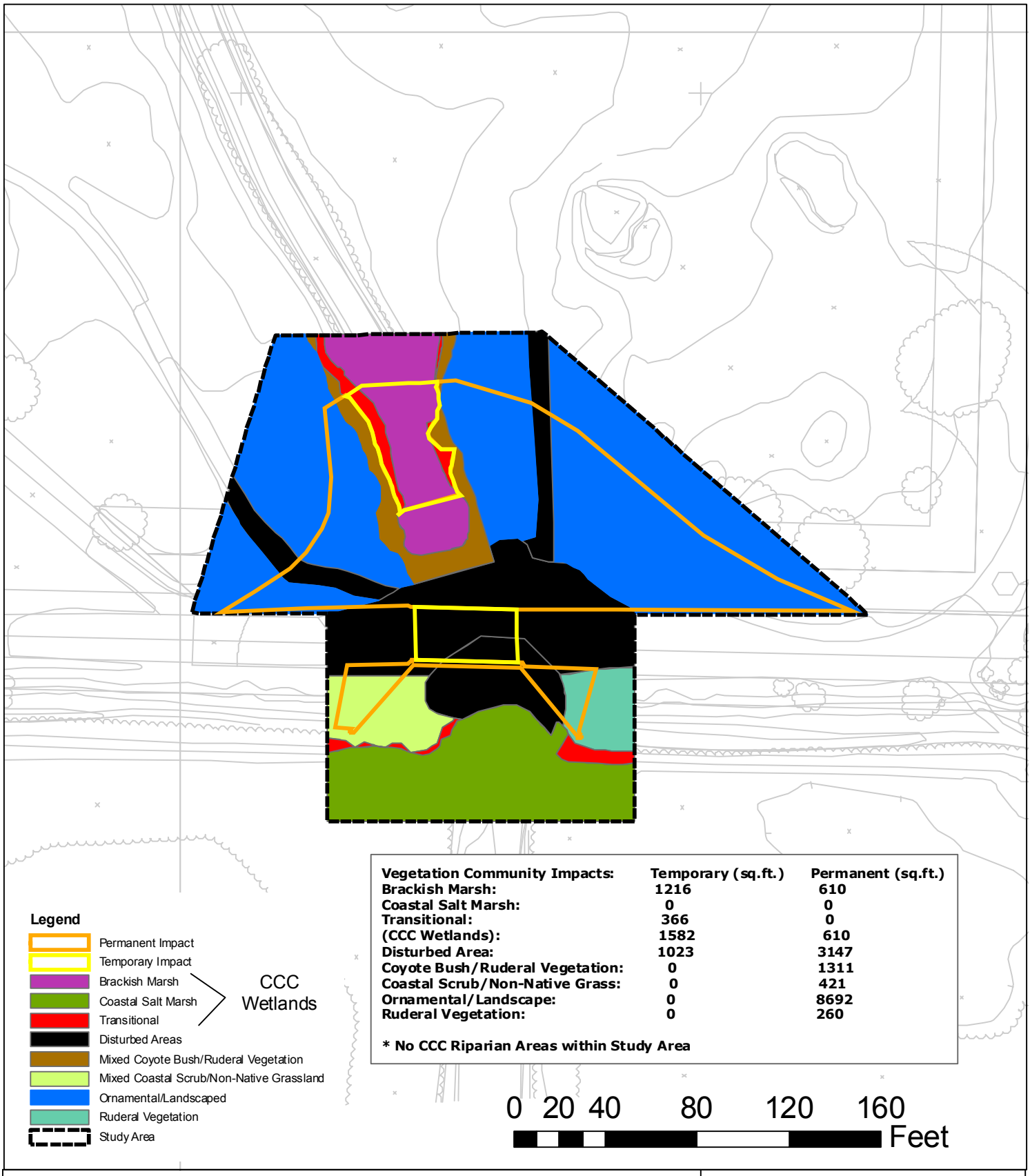
SCHEMATIC DESIGN

Date	#	Remarks
Revisions		

Date	Job Number 9718
Drawn By	Checked by
Sheet	of Sheets

SCALE: 1"=20
0 20 40 60

C1.27



Vegetation Community Impacts:	Temporary (sq.ft.)	Permanent (sq.ft.)
Brackish Marsh:	1216	610
Coastal Salt Marsh:	0	0
Transitional:	366	0
(CCC Wetlands):	1582	610
Disturbed Area:	1023	3147
Coyote Bush/Ruderal Vegetation:	0	1311
Coastal Scrub/Non-Native Grass:	0	421
Ornamental/Landscape:	0	8692
Ruderal Vegetation:	0	260

*** No CCC Riparian Areas within Study Area**

Appendix F: Proposed Project Impacts

University of California
Santa Barbara
Santa Barbara County, California

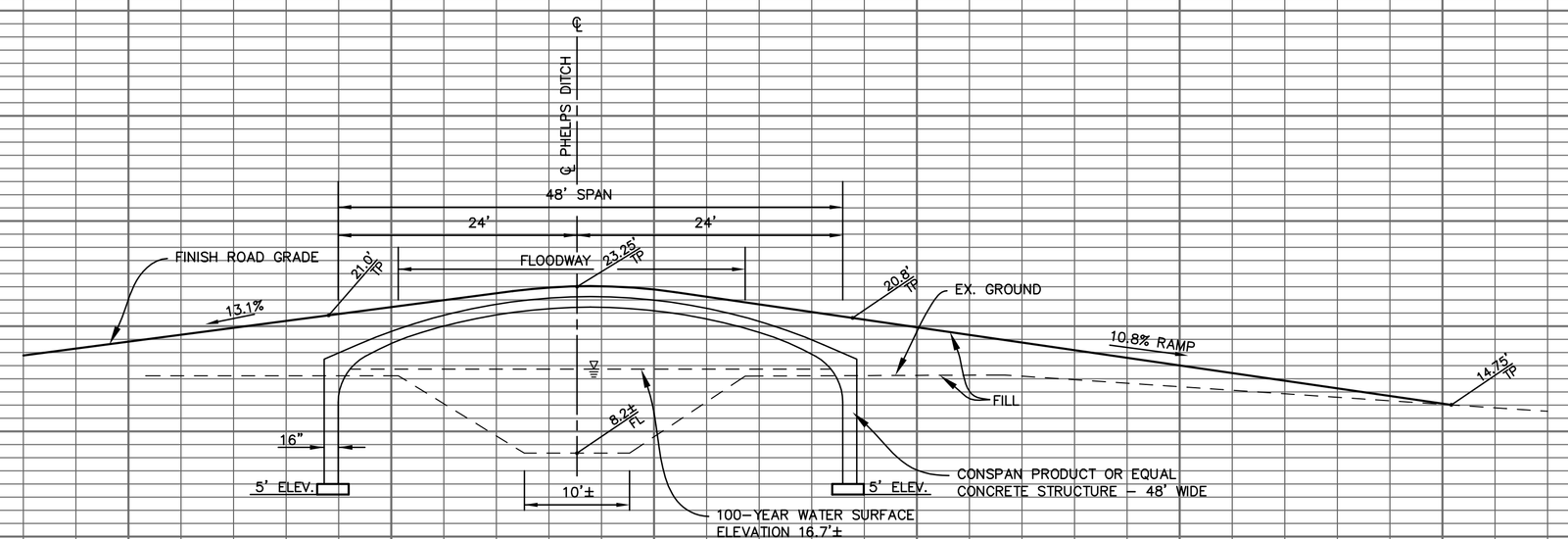
N

wra
ENVIRONMENTAL CONSULTANTS

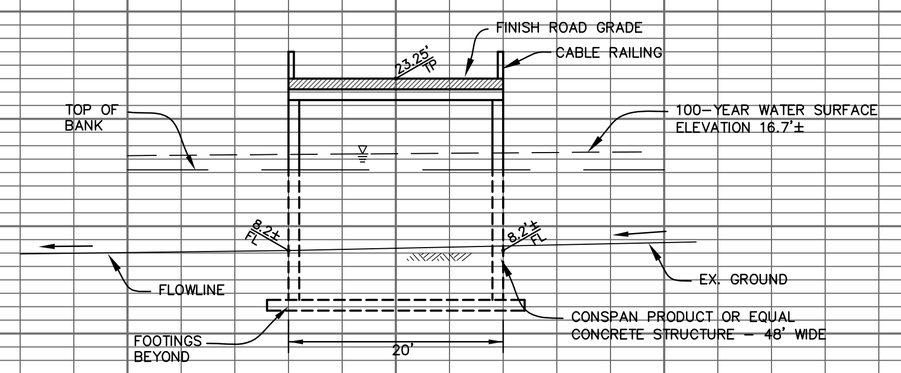
Date: September 2006
Map By: S
Filepath: I
Culvert Fig

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 3D

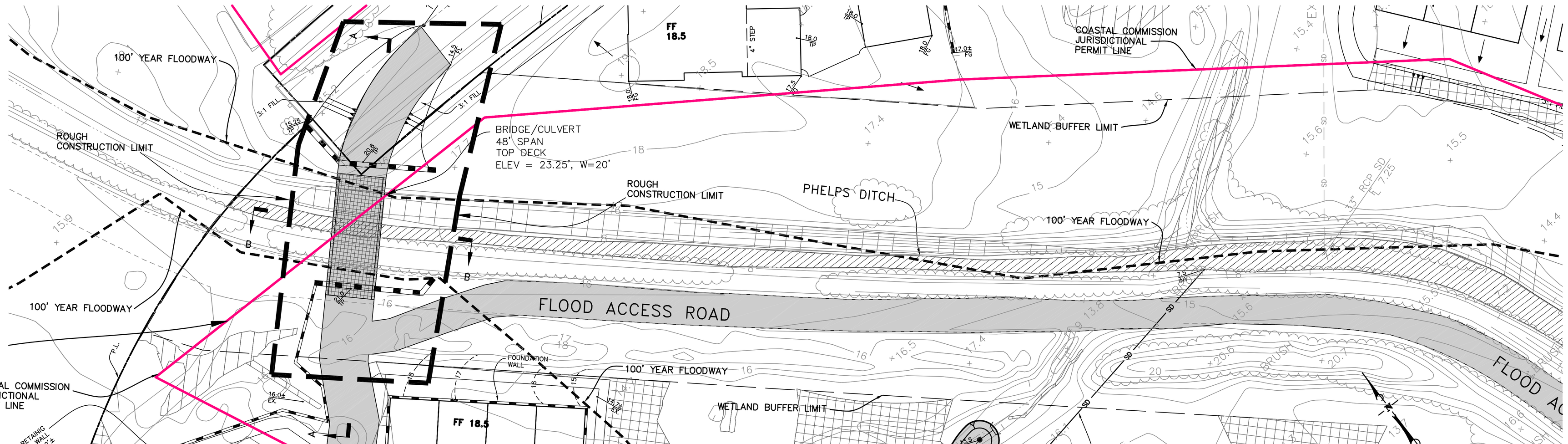


SECTION A–A
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



SECTION B–B
SCALE: HORIZ. 1"=10'
VERT. 1"=10'

LRDPA 1-06, CDP 1-06, CDP 4-06-097
Exhibit 3E



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REFERENCES:
PROGRAM FILE:
DATA FILE:
PROJECT FILE: 15636
DRAWING FILE: CULVERT–20060401.DWG

DATE: JULY 10, 2006

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
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101 East Victoria Street, Santa Barbara, CA 93101
Mailing Address: P.O. Box 98, Santa Barbara, CA 93102
Phone: (805) 963–9532 Fax: (805) 966–9801

DESIGN _____ CHECKED _____
STEPHEN WANG DATE: _____
PROJECT ENGINEER
R.C.E. 44255 (EXP. 06–30–07)

UNIVERSITY OF CALIFORNIA, SANTA BARBARA
REVIEWED BY: _____ DATE _____
FOR

PRELIMINARY DRAINAGE CULVERT NORTH CAMPUS FACULTY HOUSING

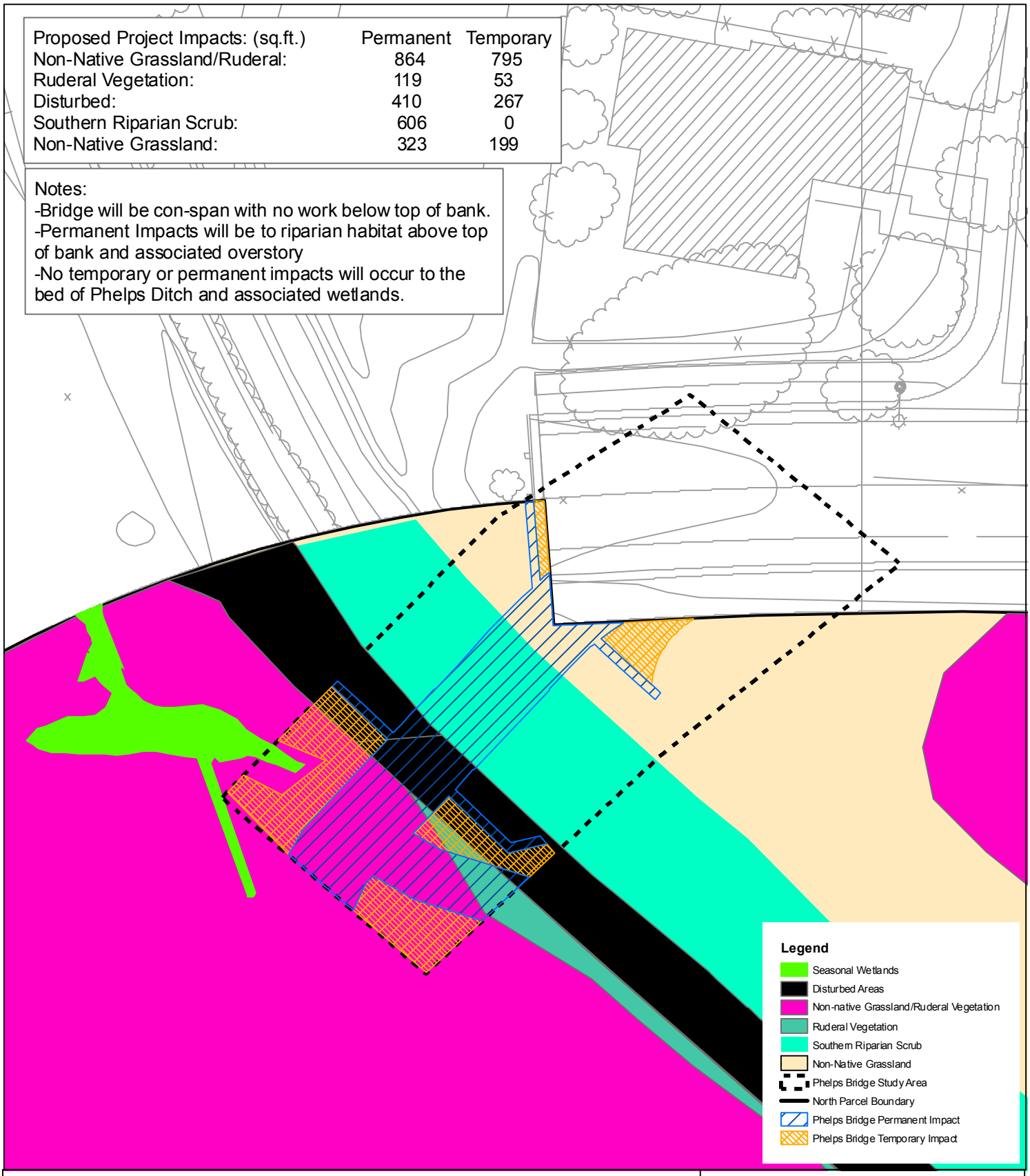
UNIVERSITY OF CALIFORNIA, SANTA BARBARA

WORK ORDER 15636.01
SHEET 1 OF 1
UCSB FILE

35–ENG

Proposed Project Impacts: (sq.ft.)	Permanent	Temporary
Non-Native Grassland/Ruderal:	864	795
Ruderal Vegetation:	119	53
Disturbed:	410	267
Southern Riparian Scrub:	606	0
Non-Native Grassland:	323	199

Notes:
-Bridge will be con-span with no work below top of bank.
-Permanent Impacts will be to riparian habitat above top of bank and associated overstory
-No temporary or permanent impacts will occur to the bed of Phelps Ditch and associated wetlands.



Proposed Project Impacts

Phelps Ditch Bridge
Santa Barbara County, California

N

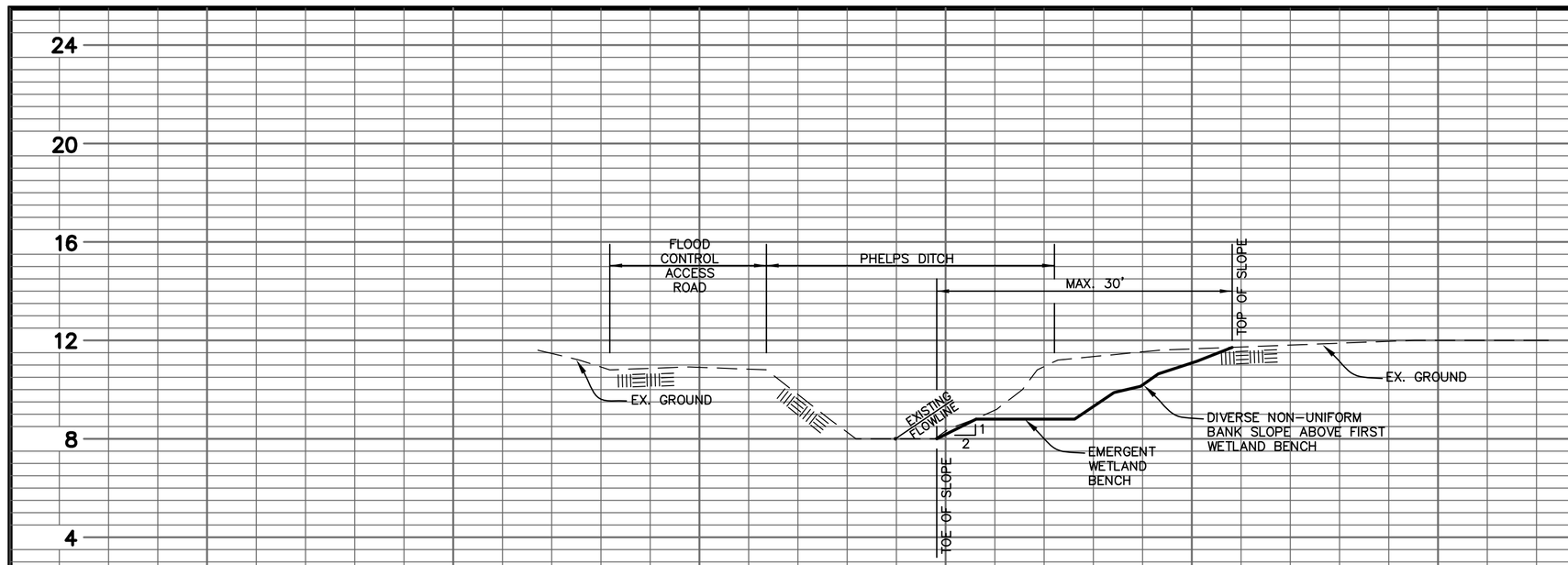
0 5 10 20 30 40 Feet

wra ENVIRONMENTAL CONSULTANTS

Date: September 2006
Map By: Sundaran Gillespie
Filepath: I:\ACAD2000\13091\
\NorthParcel\Phelps_Ditch_Im

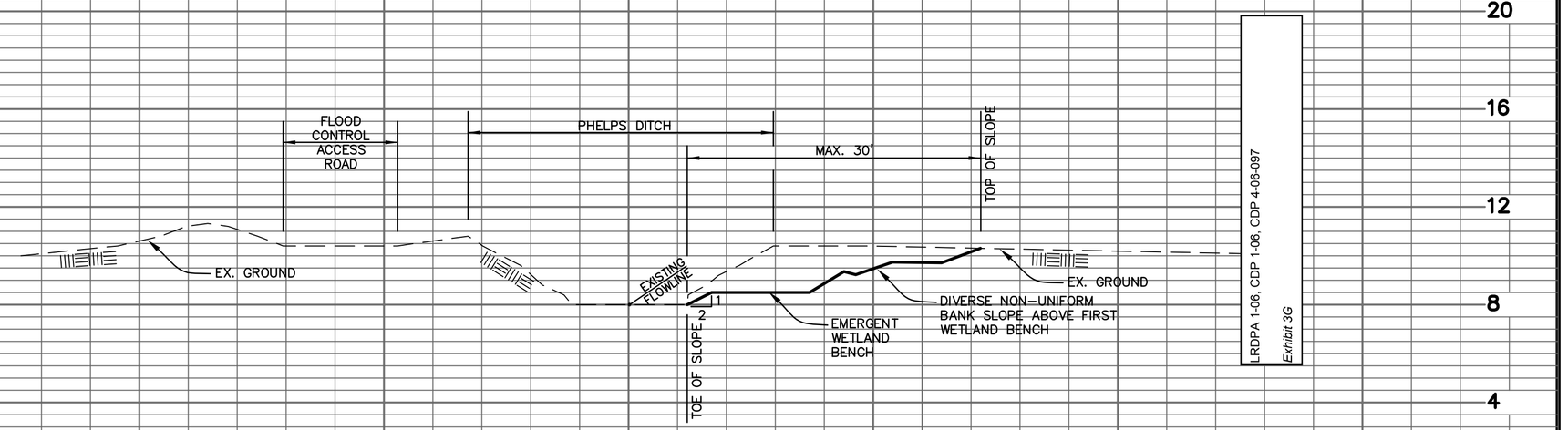
LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 3F



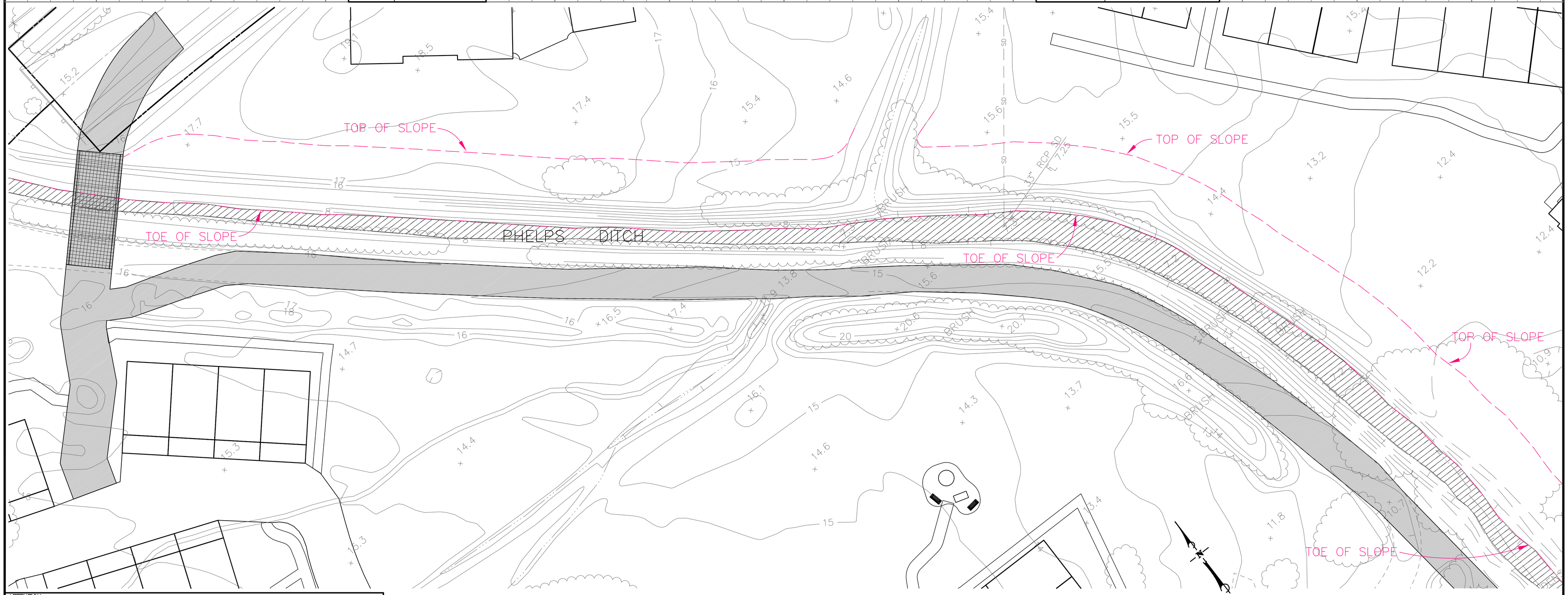
LOW VELOCITY REACHES

SCALE:	HORIZ. 1"=10' VERT. 1"=10'



INCREASED TOE PROTECTION

SCALE:	HORIZ. 1"=10' VERT. 1"=10'



REFERENCES:
PROGRAM FILE:
DATA FILE:
PROJECT FILE: 17257
DRAWING FILE: EXHIBIT\17257DitchGrading-CCC.dwg

DATE: JULY 11, 2006

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
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101 East Victoria Street, Santa Barbara, CA 93101
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Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN _____ CHECKED _____
STEPHEN WANG DATE: _____
PROJECT ENGINEER
R.C.E. 44255 (EXP. 06-30-07)

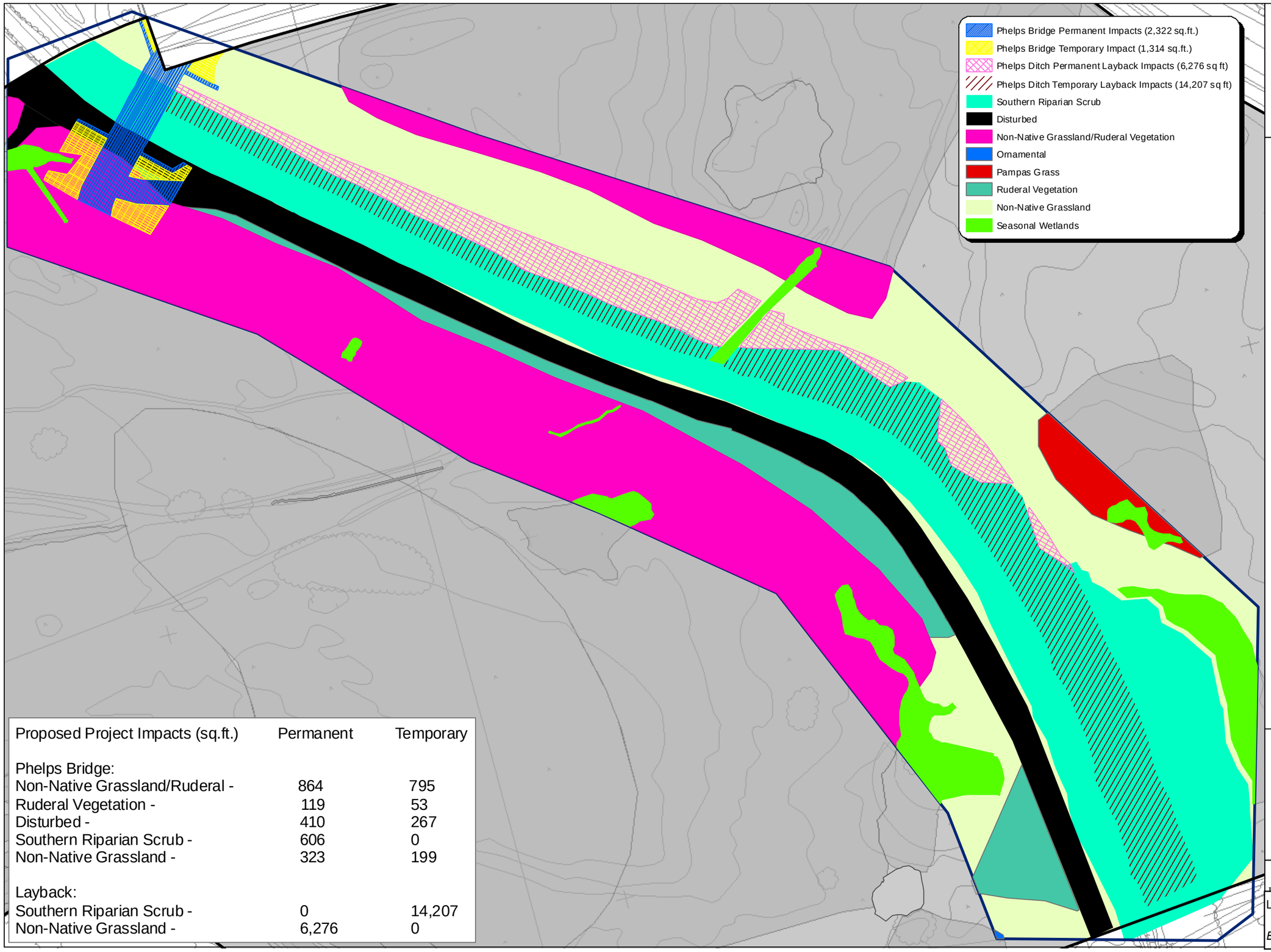
UNIVERSITY OF CALIFORNIA, SANTA BARBARA
REVIEWED BY:
_____ DATE _____
FOR

PHELPS DITCH LAYBACK PLAN
NORTH CAMPUS FACULTY HOUSING

UNIVERSITY OF CALIFORNIA, SANTA BARBARA

WORK ORDER 15636.01
SHEET 1 OF 1
UCSB FILE

36-ENG



Proposed Project Impacts (sq.ft.)	Permanent	Temporary
Phelps Bridge:		
Non-Native Grassland/Ruderal -	864	795
Ruderal Vegetation -	119	53
Disturbed -	410	267
Southern Riparian Scrub -	606	0
Non-Native Grassland -	323	199
Layback:		
Southern Riparian Scrub -	0	14,207
Non-Native Grassland -	6,276	0

wra
ENVIRONMENTAL CONSULTANTS
2169-G East Francisco Blvd.
San Rafael, CA 94901
(415) 454-8868 Phone
(415) 454-0129 Fax

University of California,
Santa Barbara

Phelps Ditch Bridge and Layback Impacts

This map is representational only, and not meant for use in detailed design.

N

0 25 50 100
Feet

Date: September 2006

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 3H

July 13, 2006

MORRO GROUP, INC.
Environmental Services

Ms. Shari Hammond
Office of Campus Planning and Design
University of California, Santa Barbara
Santa Barbara, CA 93106

SUBJECT: *UCSB North Parcel Faculty Housing Project Phelps Ditch Bank Layback Revegetation Plan*

Dear Ms. Hammond:

This letter provides additional information as requested in Item #2 on page 2 of the California Coastal Commission letter dated June 23, 2006. Specifically, supplemental information is provided for revegetation of the east bank of Phelps Ditch following grading to lay back the bank to a 2:1 slope for flood control purposes. As proposed by project engineers Penfield & Smith, the bank modification will impact a total of 11,000 square feet of riparian, wetland, and annual grassland habitat along an approximately 625-foot long section of Phelps Ditch. The proposed bank layback will provide a 2:1 slope suitable for planting a variety of native annual and perennial species designed to provide bank protection while not significantly impeding storm flow within the channel.

The 2006 North Parcel Sensitive Habitat Restoration Plan (SHRP) previously prepared for the North Parcel addressed revegetation of the portion of the proposed impact area adjacent to existing riparian vegetation, but did not provide planting details for areas within the banks of Phelps Ditch. This letter and attached Figure provides those planting details, and incorporates the layback area into the implementation, maintenance, and monitoring strategy provided in the SHRP.

Existing Conditions

The east side of Phelps Ditch currently consists of steep earthen banks with scattered willows, riparian plants, and weedy exotics such as mustard, Pampas grass, and annual grasses. One small area of existing wetlands is present near the east bank within the layback area.

The SHRP provided plant palettes for revegetation of riparian areas adjacent to the creek banks (Zone F), and for revegetation of existing wetlands and wetland buffers (Zones A, B, and C) throughout the site. The proposed bank layback provides additional suitable area for planting Zone F species on the upper portion of the bank, and provides suitable areas for a combination of species listed in the Zone A, B, and C planting palettes (refer to Figure 1).

Bank Layback Area Planting Plan

Restoration planting of the Phelps Ditch layback area will be accomplished using the plant materials and methods specified in the 2006 North Parcel Sensitive Habitat Restoration Plan. Specific planting details for the layback area are presented on Figure 1 and are described below. The upper half of the layback slope will be planted with selected species from the SHRP Zone F plant list, and lower bank areas will receive selected species from the Zone A, B, and C plant lists.

Upper Bank

The upper bank plant palette will utilize the following species, and is designed to provide bank stabilization, shrub-level canopy cover, and tree cover. This area will be inundated during high flow periods, but will be above the normal flow pattern of Phelps Ditch.

Artemisia douglasiana	Mugwort
Baccharis pilularis	Coyote Brush
Baccharis salicifolia	Mulefat
Distichlis spicata	Saltgrass
Elymus glaucus	Blue Wildrye
Equisetum sp.	Horsetail
Juncus xiphoides	Iris-leaved Rush
Leymus condensatus	Giant Rye
Leymus triticoides	Alkali Rye
Lonicera subspicata var. *subspicata*	Santa Barbara Honeysuckle
Platanus racemosa	Western Sycamore
Rosa californica	California Rose
Rubus ursinus	California Blackberry
Salix lasiolepis	Arroyo Willow
Sambucus mexicana	Blue Elderberry
Scrophularia californica	California Figwort
Symphoricarpos mollis	Creeping Snowberry

Lower Bank

The lower bank portion of the layback area will utilize the following species, and is designed to provide bank stabilization without significantly reducing channel capacity during storm flow events. This lower bank area will be inundated during moderate and high flow events, and provides access to ground water for plant roots during much of the year.

Baccharis salicifolia	Mulefat
Distichlis spicata	Saltgrass
Elymus glaucus	Blue Wildrye

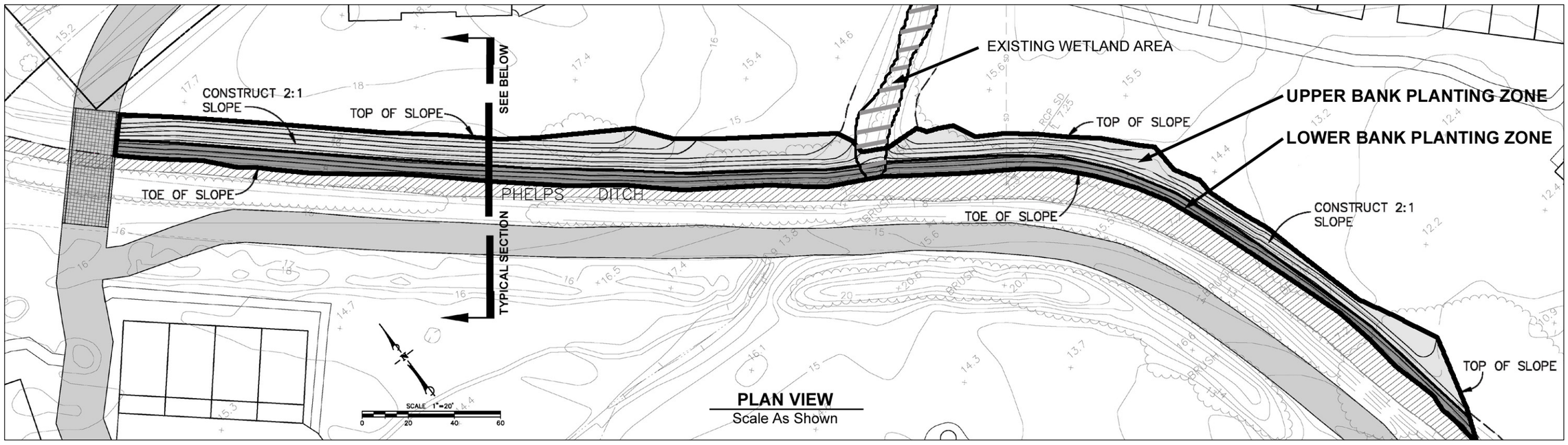
Eleocharis macrostachya	Common spikerush
Equisetum sp.	Horsetail
Juncus mexicanus	Mexican rush
Juncus phaeocephalus	Brown-headed rush
Leymus triticoides	Alkali Rye
Rubus ursinus	California Blackberry
Schoenoplectus americanus	Olney's three-square bulrush
Schoenoplectus pungens	Common three-square bulrush
Scirpus microcarpus	Small-fruited bulrush

All site preparation, planting methods and materials, maintenance, and monitoring efforts for the proposed bank layback areas will follow the requirements of the 2006 SHRP, and will be implemented and maintained by the UCSB Cheadle Center for Biodiversity and Ecological Restoration (CCBER). During construction of the bank layback area, it is recommended that the CCBER monitor direct the grading contractor to remove the large Pampas grass clumps present on the east bank near the wetland area.

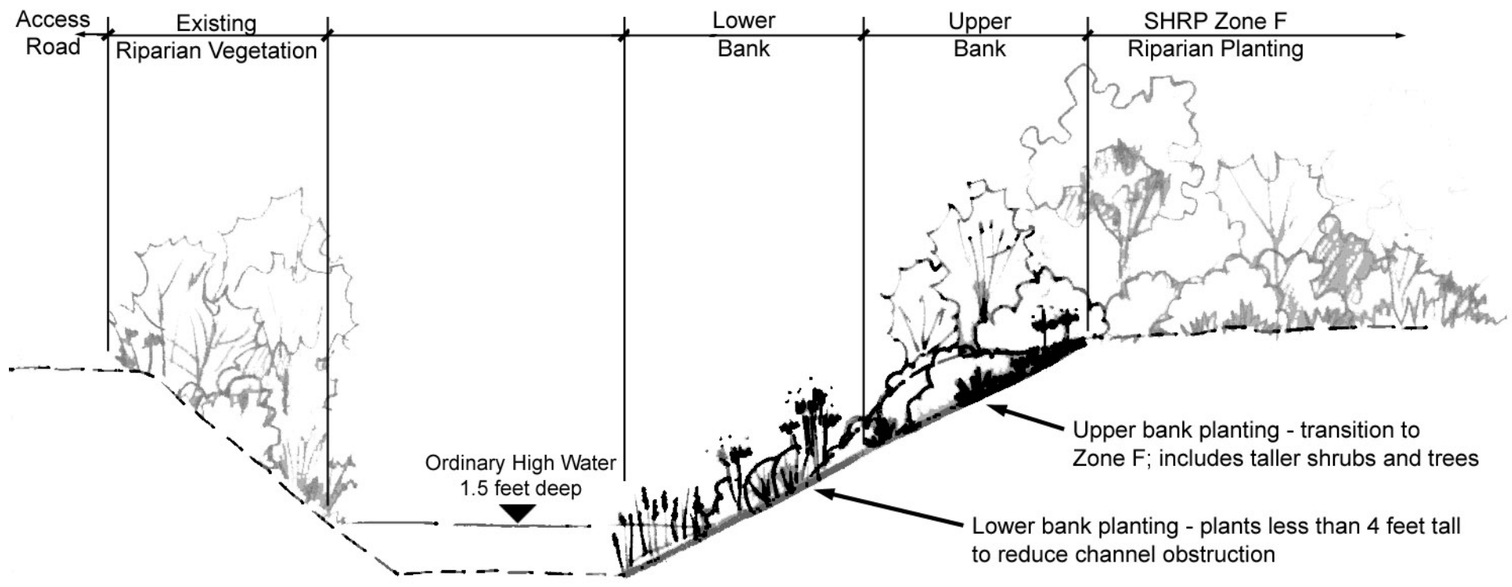
Please contact me at (805) 543-7095, extension 116, or bsloan@morrogroup.com if you have any questions or comments about the revegetation plan for this area.

Sincerely,
MORRO GROUP, INC.

Robert Sloan
Senior Biologist



PLAN VIEW
Scale As Shown

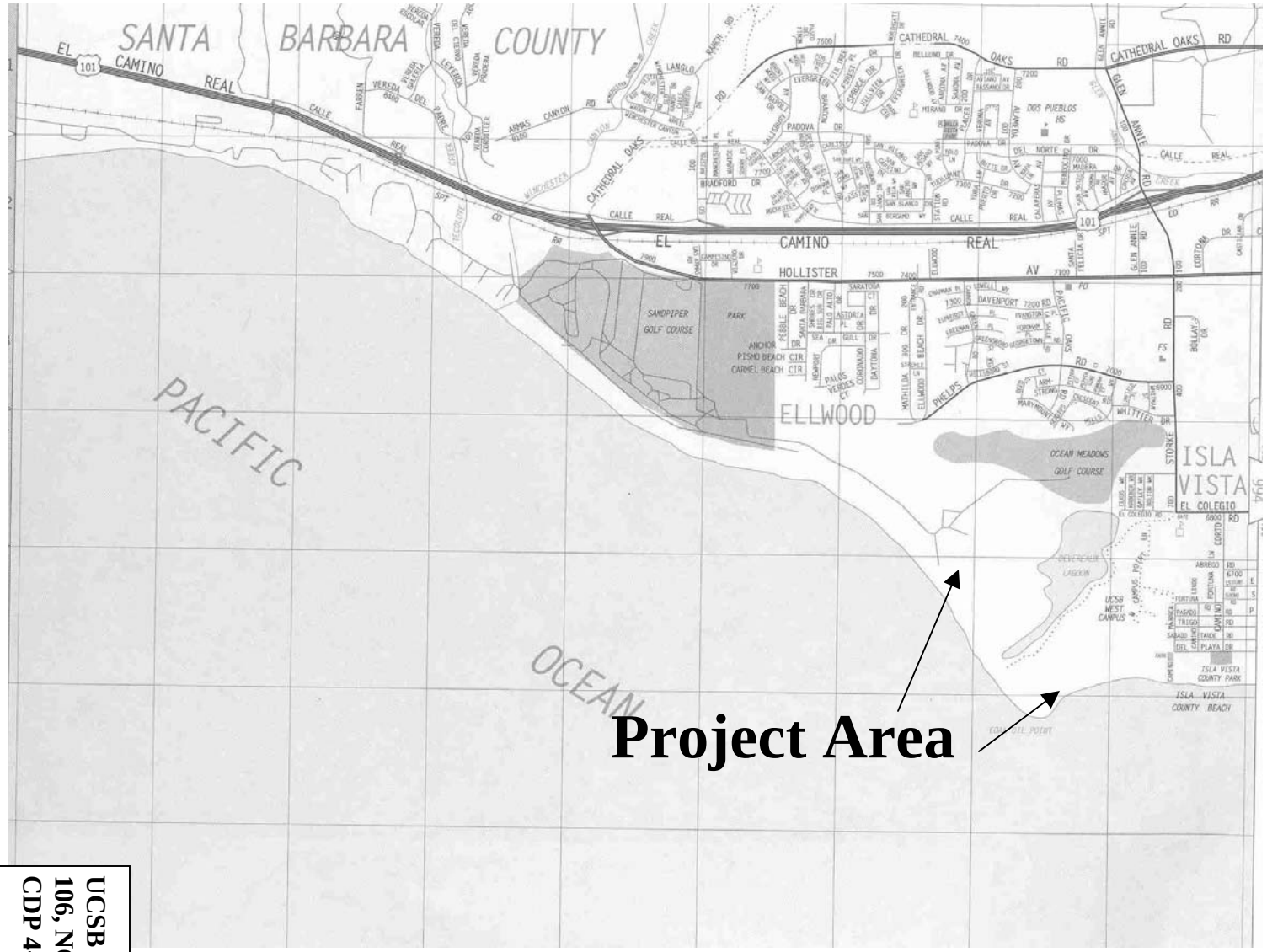


TYPICAL CROSS SECTION
No Scale

LRDPA 1-06, CDP 1-06, CDP 4-06-097

Exhibit 3J

Planting Plan for Phelps Ditch Bank Layback
FIGURE 1

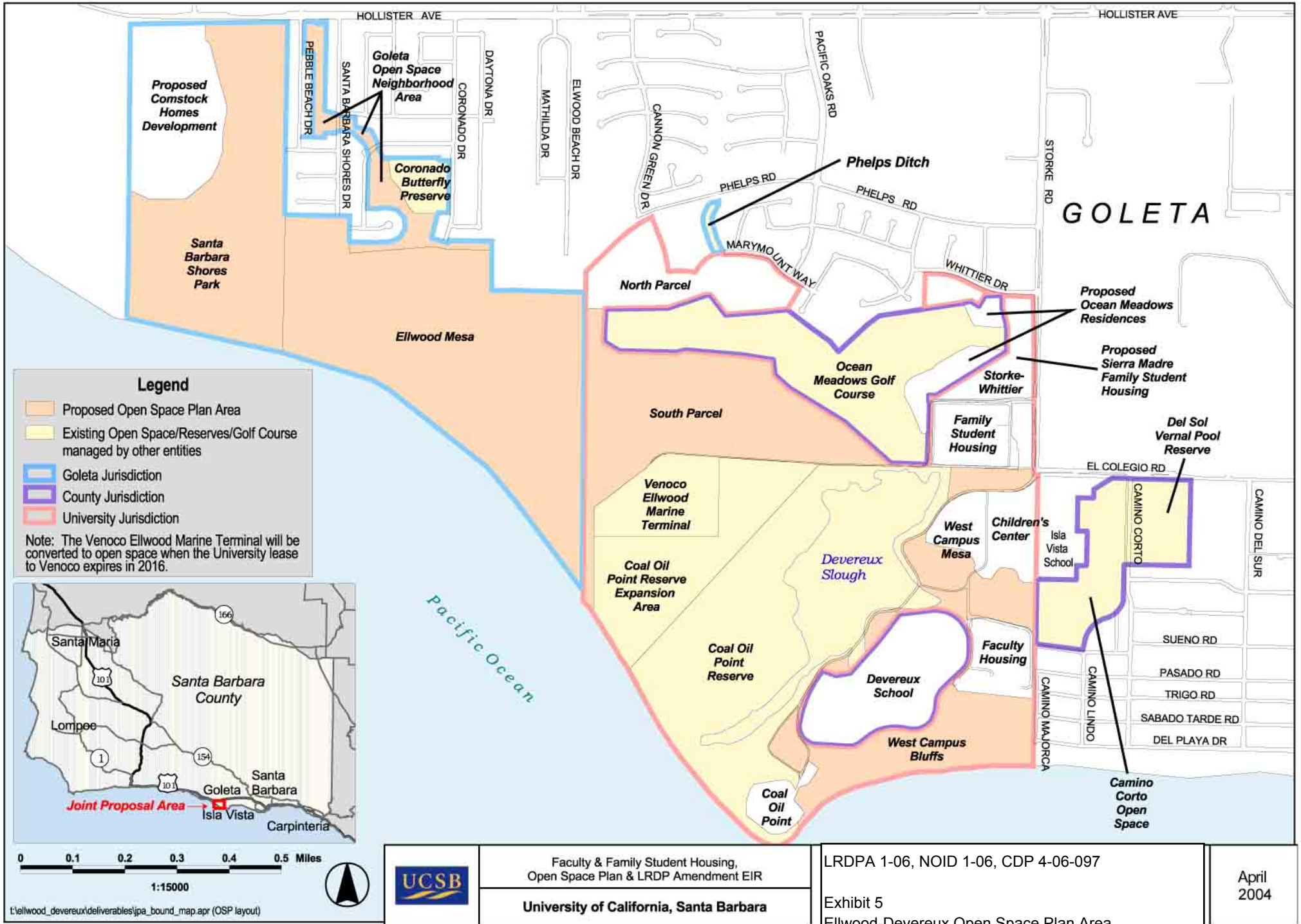


Source: Thomas Brothers Maps, 1998.

UCSB LRDPA 106, NOID 1-06, CDP 4-06-097

Exhibit 4

Project Location



UCSB

Faculty & Family Student Housing,
Open Space Plan & LRDP Amendment EIR

University of California, Santa Barbara

LRDPA 1-06, NOID 1-06, CDP 4-06-097

Exhibit 5
Ellwood-Devereux Open Space Plan Area

April 2004

Legend

Special-Status Species Sightings:
- Special Status Plant
- Belding's Savanna Sparrow
- Burrowing Owl
- Kite Nest
- Invertebrate
- Monarch Butterfly Aggregation

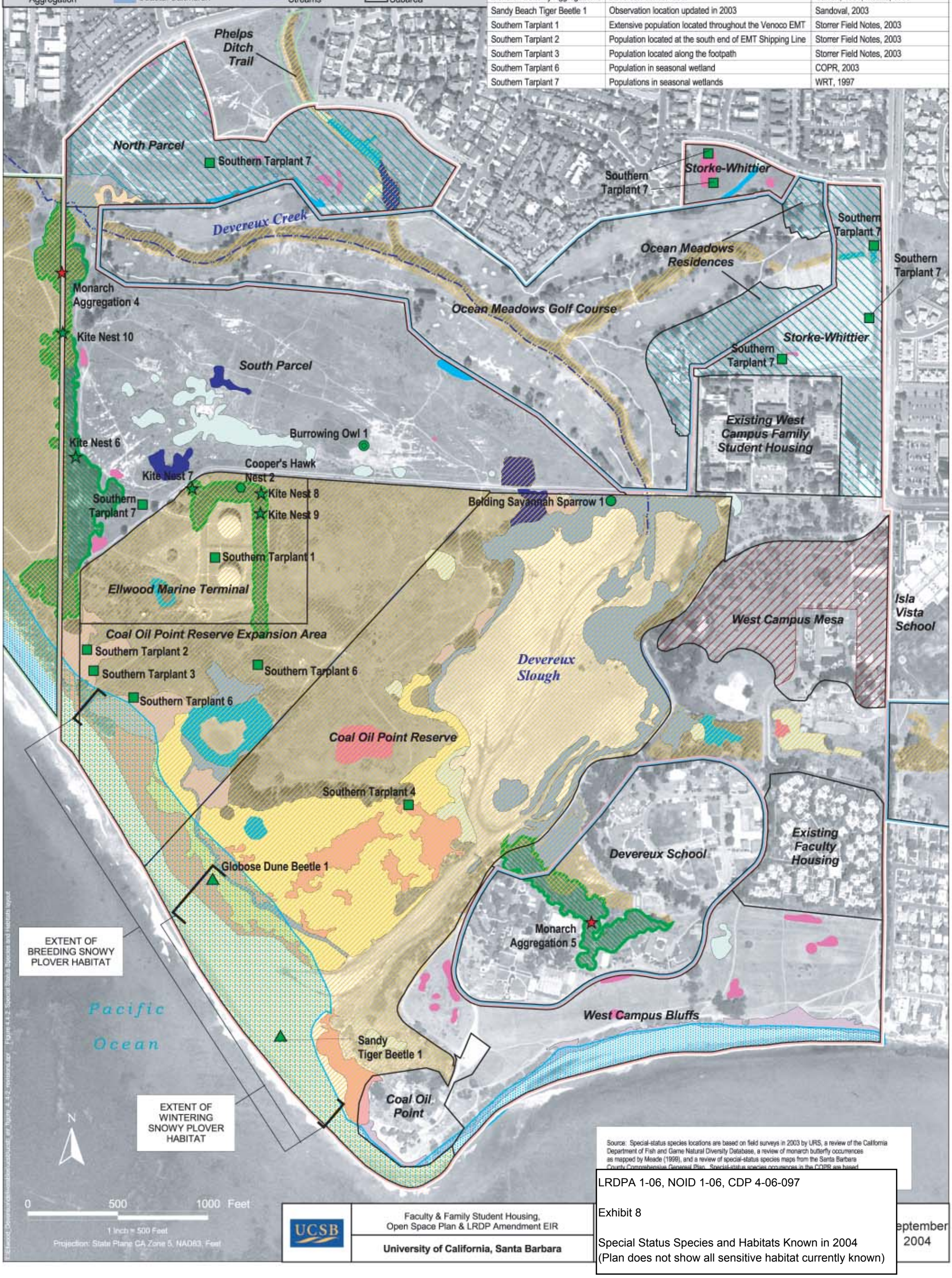
Environmentally sensitive habitat overlay (ESH)

Special Status Habitats
- Native Grassland
- Southern Coastal Bluff Scrub
- Southern Dune Scrub
- Southern Foredunes
- Coastal Freshwater Marsh
- Coastal Saltmarsh
- Southern Riparian Scrub
- Southern Riparian Forest
- Southern Vernal Pool
- Critical habitat for the Western Snowy Plover
- Monarch butterfly and raptor roosting habitat
- Streams

Residential footprints
- Proposed residential development site
- Designated for future residential development

- Joint Proposal Area
- Goleta Jurisdiction
- County Jurisdiction
- University Jurisdiction
- Subarea

Map Label	Notes	Source
Belding's Savanna Sparrow 1	Nesting in 1996	WRT, 1997
Burrowing Owl 1	One adult observed	2001
Cooper's Hawk Nest 2	Nest active in 2003	Storrer Field Notes, 2003; URS, 2003
Kite Nest 6	Nest active in 1999	Storrer Field Notes, 2003
Kite Nest 7	Nest active in 1999	Storrer Field Notes, 2003
Kite Nest 8	Nest active in 2001	Storrer Field Notes, 2003
Kite Nest 9	Nest active in 2002	Storrer Field Notes, 2003
Kite Nest 10	Nest active in 1998	Storrer and Philbrick, 1998
Monarch Butterfly Aggregation 4	Ocean Meadows roost	Meade, 1999
Monarch Butterfly Aggregation 5	Devereux School roost	Calvert, 1991; Meade, 1999
Sandy Beach Tiger Beetle 1	Observation location updated in 2003	Sandoval, 2003
Southern Tarplant 1	Extensive population located throughout the Venoco EMT	Storrer Field Notes, 2003
Southern Tarplant 2	Population located at the south end of EMT Shipping Line	Storrer Field Notes, 2003
Southern Tarplant 3	Population located along the footpath	Storrer Field Notes, 2003
Southern Tarplant 6	Population in seasonal wetland	COPR, 2003
Southern Tarplant 7	Populations in seasonal wetlands	WRT, 1997



Source: Special-status species locations are based on field surveys in 2003 by URS, a review of the California Department of Fish and Game Natural Diversity Database, a review of monarch butterfly occurrences as mapped by Meade (1999), and a review of special-status species maps from the Santa Barbara County Comprehensive General Plan. Special-status species occurrences in the COPR are based

UCSB

Faculty & Family Student Housing, Open Space Plan & LRDP Amendment EIR

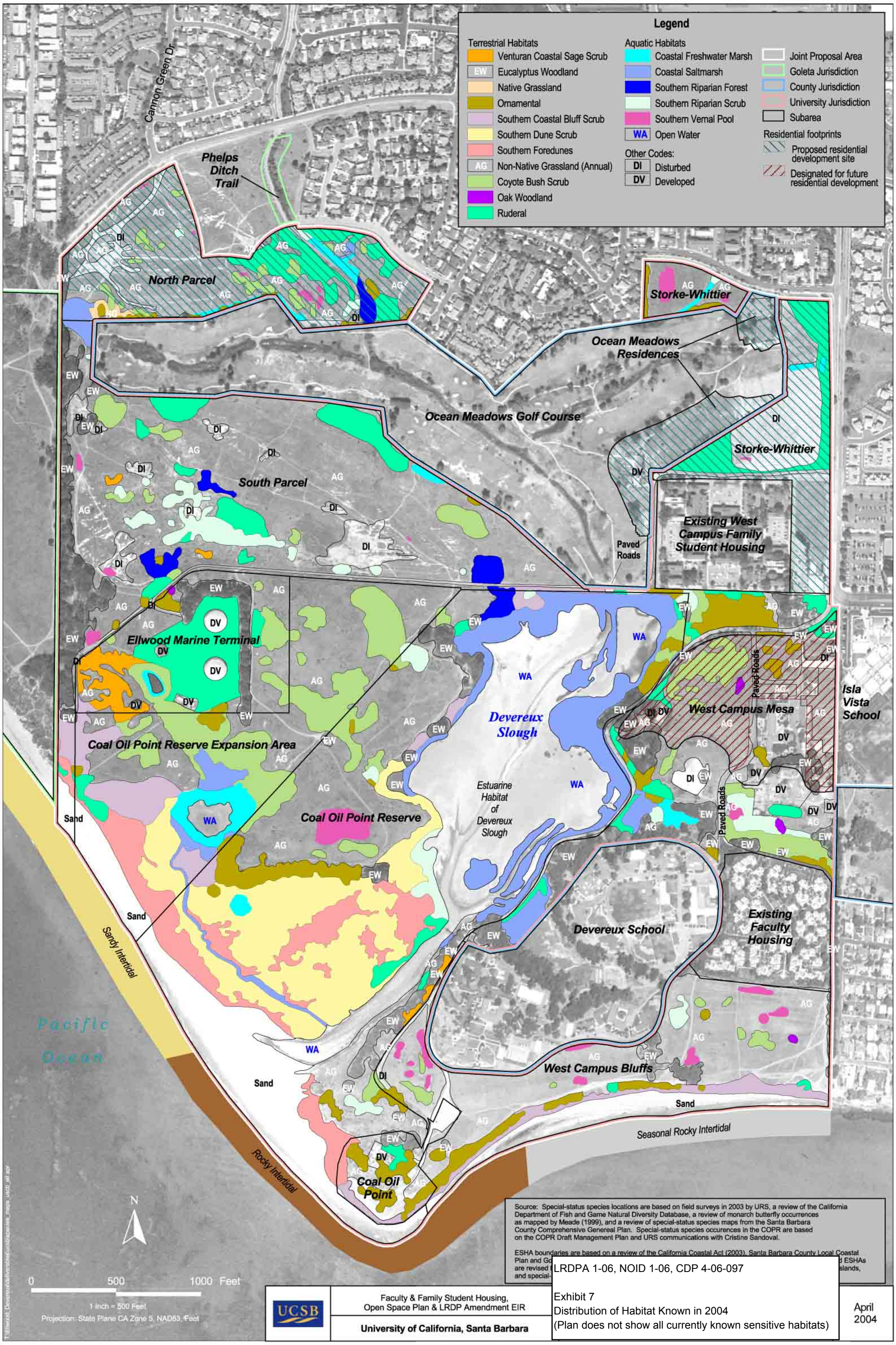
University of California, Santa Barbara

eptember 2004

LRDPA 1-06, NOID 1-06, CDP 4-06-097

Exhibit 8

Special Status Species and Habitats Known in 2004
(Plan does not show all sensitive habitat currently known)



LRDPA 1-06, NOID 1-06, CDP 4-06-097

Exhibit 7
Distribution of Habitat Known in 2004
(Plan does not show all currently known sensitive habitats)

Santa Barbara Shores Parking

Public Access through Comstock Homes Development

Pebble Beach Dr

Santa Barbara Shores Dr

Hollister Ave

Coronado Dr

Anchor Dr

Newport Dr

Cannon Green Dr

Pacific Oaks Rd

Public Parking at University Faculty Housing

Phelps Rd

Pedestrian and Bicycle Boardwalk

Whittier Dr

Storke Rd

Access Point F
Minor Grading
Pedestrians Only

Access Point E
Repair Potholes
in Pavement
Pedestrians Only

Optional
All Users
Boardwalk

West Campus
Mesa Parking

El Colegio Rd

Access Point D
Rustic Beach Stairs
Pedestrians, Equestrians
and Bicycles

Pedestrian
Boardwalk

Devereux Rd

Camino Majorca

Camino Majorca
On-Street Parking

Access Point C
Boardwalk
Pedestrians Only

Coal Oil
Point
Parking

West Campus
Bluffs Parking

Del Playa Dr

Access Point A
Existing Stairs

Access Point B
Rustic Beach Steps
Pedestrians Only

Rustic Bluff Stairs
Beach Access Alternative

Legend

Existing Trails with Proposed Designated Uses

- Pedestrian Trails
- Pedestrian and Bicycle Trails
- Pedestrian and Equestrian Trails
- Pedestrian, Bicycle, and Equestrian Trails
- Existing Trails to be Closed
- Pedestrian Boardwalks
- Pedestrian and Bicycle Boardwalks
- (19) Trail Identification Number

Note: Please see Figure 18 for map of trail designs

Other Existing or Proposed Trail Features

- Potential Future Bridge or Culvert
- Existing Beach Access Points to be Maintained
- Existing and Proposed Parking Lots
- Existing and New Public Coastal Access Points (Trailheads)
- Open Space Plan Area
- Jurisdictional Boundary

0 900 1800 Feet

1 inch = 900 feet

Projection: State Plane CA Zone 5, NAD83, Feet

LRDPA 1-06, NOID 1-06, CDP 4-06-097

Exhibit 6

Planned Regional Trail System

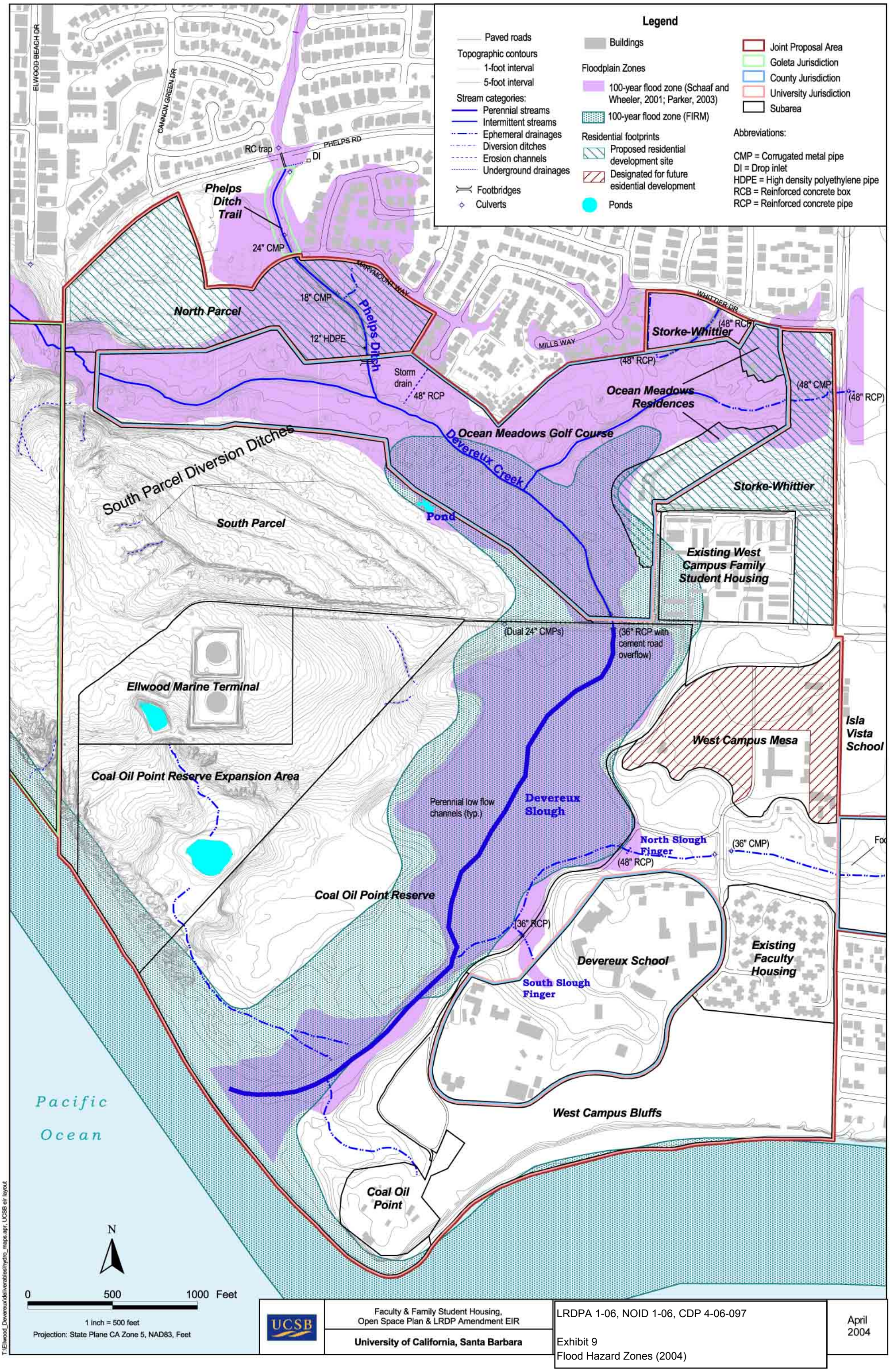
UCSB

Faculty & Family Student Housing, Open Space Plan & LRDP Amendment EIR

University of California, Santa Barbara

Proposed Trail System

September 2004


Legend
Paved roads
Topographic contours
1-foot interval
5-foot interval
Stream categories:
Perennial streams
Intermittent streams
Ephemeral drainages
Diversion ditches
Erosion channels
Underground drainages
Footbridges
Culverts
Buildings
Floodplain Zones
100-year flood zone (Schaaf and Wheeler, 2001; Parker, 2003)
100-year flood zone (FIRM)
Residential footprints
Proposed residential development site
Designated for future esidential development
Ponds
Joint Proposal Area
Goleta Jurisdiction
County Jurisdiction
University Jurisdiction
Subarea
Abbreviations:
CMP = Corrugated metal pipe
DI = Drop inlet
HDPE = High density polyethylene pipe
RCB = Reinforced concrete box
RCP = Reinforced concrete pipe
ELWOOD BEACH DR
CANNON GREEN DR
PHELPS RD
RC trap
DI
Phelps Ditch Trail
24" CMP
MARYMOUNT WAY
18" CMP
North Parcel
12" HDPE
Phelps Ditch
Storm drain
48" RCP
WHITTIER DR
(48" RCP)
Storke-Whittier
MILLS WAY
(48" RCP)
(48" CMP)
(48" RCP)
Ocean Meadows Residences
Ocean Meadows Golf Course
Devereux Creek
Storke-Whittier
South Parcel Diversion Ditches
South Parcel
Pond
Existing West Campus Family Student Housing
(Dual 24" CMPs)
(36" RCP with cement road overflow)
Ellwood Marine Terminal
Isla Vista School
West Campus Mesa
Coal Oil Point Reserve Expansion Area
Perennial low flow channels (typ.)
Devereux Slough
North Slough Finger
(48" RCP)
(36" CMP)
Coal Oil Point Reserve
(36" RCP)
Devereux School
Existing Faculty Housing
South Slough Finger
West Campus Bluffs
Pacific Ocean
Coal Oil Point
N
0
500
1000 Feet
1 inch = 500 feet
Projection: State Plane CA Zone 5, NAD83, Feet
T:\Ellwood_Devereux\deliverables\hydro_maps.apr, UCSB eir layout
UCSB
Faculty & Family Student Housing,
Open Space Plan & LRDP Amendment EIR
University of California, Santa Barbara
LRDPA 1-06, NOID 1-06, CDP 4-06-097
Exhibit 9
Flood Hazard Zones (2004)
April 2004

CALIFORNIA COASTAL COMMISSION
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M E M O R A N D U M

FROM: John Dixon, Ph.D.
Ecologist / Wetland Coordinator

TO: Melissa Hetrick

SUBJECT: UCSB Wetland Delineations

DATE: August 18, 2006

Documents reviewed:

WRA. July 17, 2006. Wetland delineation subject to the California Coastal Act. UCSB North Parcel faculty housing site, Santa Barbara County California. A report prepared for the Office of Campus Planning and Design, UCSB.

WRA. July 28, 2006. Wetland delineation subject to section 404 & section 401 of the Clean Water Act, Porter Cologne Water Quality Control ACt, section 1602 of the California Fish and Game Code, & the California Coastal Act. UCSB Devereux creek & slough culvert replacement site, Santa Barbara County, California. A report prepared for the Office of Campus Planning and Design, UCSB.

WRA. July 28, 2006. Wetland delineation subject to the California Coastal Act. UCSB Camino Majorca parking lot site, Santa Barbara County California. A report prepared for the Office of Campus Planning and Design, UCSB.

WRA. July 28, 2006. Wetland delineation subject to the California Coastal Act. UCSB (portion of) Sierra Madre student housing site, Santa Barbara County California. A report prepared for the Office of Campus Planning and Design, UCSB.

These wetland delineations were appropriately based on the wetland definitions in the California Coastal Act and the Coastal Commission's Regulations. In general, all areas that had a preponderance of wetland indicator species[1] or of hydric soils were delineated as wetlands. I agree with the wetland boundary determinations in each of the four wetland delineations.

At the North Parcel, seven areas[2] that were not delineated as wetlands, had a preponderance of FAC[3] wetland indicator species (particularly annual rye grass, *Lolium*

[1] Reed, P.B. Jr. 1988. National list of plant species that occur in wetlands: California (Region 0). U.S. Fish and Wildlife Service Biological Report 88 (26.10). 135 pages
[2] P2, P3, P46, P51, SUP9, SUP38 and SUP55.

LRDPA 1-06, NOID 1-06, CDP 4-06-097

Exhibit 10.a.
Wetland Memo

multiflorum) with upland species as subdominants. No FACW or OBL species were present. FAC species alone are generally poor indicators of wetlands because, by definition, they frequently occur in uplands. None of these areas had topography that would tend to pond water. Their upland status was verified by observing them immediately following 3 days of rainfall that totaled 5.3 inches. One or two days later none of these areas were inundated or saturated near the surface. I agree with the delineator's determinations that these areas are "upland." One other area deserves special comment. At the northeastern edge of the North Parcel at the beginning of a compacted trail there is a shallow tire rut that covers about 10 square feet. The tire rut holds water and all the vegetation within it are wetland indicator plants. The immediately surrounding area is upland. The 1987 Army Corps of Engineers Wetland Delineation Manual recommends examining a 5-foot radius circle when characterizing vegetation. Were this done, most of the vegetation within the sample plot would be upland. I agree that this small tire rut should not be delineated as a "wetland."

Although there were a number of inconsequential errors[4], these wetland delineation reports were generally well-done. However, there was one analytical procedure that is not acceptable. WRA calculated a "prevalence index" for each sample plot[5] and, in some cases, used the magnitude of the prevalence index as a basis for determining the vegetation classification (wetland or upland) rather than using the standard methods in the 1987 Corps Manual. The Commission has a long history of accepting the results of delineations that are based on the Corps Manual and it should continue to be the basis for delineations. Until there is more evidence that relying on the prevalence index or other procedures produces more accurate results, they should only be used as supplemental information to aid in technically difficult determinations. The conclusions on data sheets should be based on the methods in the Manual. Arguments based on non-standard procedures should be made in the text. In the case of these four delineations, WRA's use of the prevalence index either had no effect on the wetland boundary determinations or increased the wetland area in some instances.

In the future, please insure that all wetland delineations include copies of the original field data sheets. These sheets should be substantially similar to those shown in the 1987 Corps Manual and should be filled out by hand in the field at the time that the sample plots are examined.

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[3] Plants are categorized by the estimated proportion of occurrences that are in wetlands. "Obligate Wetland (OBL) – > 99% of occurrences in wetlands under natural conditions; Facultative Wetland (FACW) – 67-99% of occurrences in wetlands; Facultative (FAC) – 34-66% of occurrences in wetlands; Facultative Upland – 1-33% of occurrences in wetlands; Obligate Upland (UPL) - > 99% of occurrences in uplands under natural conditions within the region, but occurs in wetlands elsewhere.

[4] By the "50/20 rule" several dominants were misclassified. Sierra Madre: Plot 1 - *Cressa truxillensis* Camino Majorca: Plot 1 & Plot 3 - *Hordeum marinum*, Plot 2 - *Bromus diandrus*. The definition of "dominant" by the "50/20 rule" was generally incorrect in the text, but usually correctly applied.

[5] The prevalence index is the weighted average cover of all plant species within the sample plot. The cover is weighted by the wetland category of the species (OBL=1, FACW=2, FAC=3, FACU=4, and UPL or non-indicator=5), i.e. the cover of each species is multiplied by its category number before averaging.

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M E M O R A N D U M

FROM: John Dixon, Ph.D.
Ecologist / Wetland Coordinator

TO: Melissa Hetrick

SUBJECT: Native grassland in the Goleta area

DATE: August 31, 2006

California native grassland communities have suffered enormous losses as a result of agricultural and urban development and due to massive colonization by exotic annual grasses over the last two centuries. Although most of the individual native grasses and associated forbs are not considered rare, areas where these species are sufficiently abundant to be recognized as a grassland community have become quite rare.

The purple needlegrass community type is listed as rare in the California Department of Fish and Game's Natural Diversity Data Base and areas supporting this community meet the definition of an Environmentally Sensitive Habitat Area (ESHA) in the Coastal Act because they are rare and easily disturbed by human activities. On the coastal terrace north and west of the Devereux Slough (Santa Barbara Shores area and UCSB property), purple needlegrass has been naturally colonizing and expanding over the last several decades and is now often found in various-sized patches characterized by relatively high vegetative cover. In a prior action (Comstock Homes), the Commission found such stands of purple needlegrass to be ESHA. The UCSB north parcel is somewhat different from the areas to the south and west in that the topography has been altered over the years by cut and fill, probably associated with the creation of the Ocean Meadows Golf Course. Regardless of this historic manipulation, portions of the area have proved suitable for the establishment of purple needle grass grassland. Within these patches, the cover of purple needlegrass varies from around 20% to at least 90%. In my opinion, all the mapped patches of purple needlegrass, including those where the grass is mixed with coyote bush, meet the definition of ESHA under the Coastal Act.

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Exhibit 10.b.
Grassland Memo

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M E M O R A N D U M

FROM: John Dixon, Ph.D.
Ecologist / Wetland Coordinator

TO: Melissa Hetrick

SUBJECT: Status of creeping ryegrass plant communities

DATE: October 4, 2006

In my August 31, 2006 memorandum to you regarding native grasslands in the Goleta area, I did not mention creeping ryegrass (*Leymus triticoides*). Native grassland dominated by creeping ryegrass is designated as a rare community type by the California Department of Fish and Game in their List of California Terrestrial Natural Communities Recognized by the California Natural Diversity Database (CNDDB). This community type, as described by Keeler-Wolf and Sawyer in A Manual of California Vegetation, is a permanently saturated wetland habitat. The CNDDB also recognizes coyote bush scrub with a creeping ryegrass herbaceous layer as a rare community type. The creeping ryegrass habitat on the UCSB North Parcel is upland and is co-dominated by non-native grasses and forbs. It is surrounded by areas of coyote brush scrub, but within the *L. triticoides* stands coyote bush was not a dominant within the sample plots. Therefore, although I did not include the analysis in my memorandum, I determined that it did not meet the definition of either of the rare community types listed in the CNDDB and did not qualify for protection under the Coastal Act as an Environmentally Sensitive Habitat Area (ESHA).

Recently, at the suggestion of Brian Trautwein of the Environmental Defense Center, I discussed the status of creeping ryegrass communities with Dr. Todd Keeler-Wolf, a Senior Vegetation Ecologist with the California Department of Fish and Game. Dr. Keeler-Wolf informed me that much has been learned about these grassland communities since 1995 when he and Dr. Sawyer published the Manual of California Vegetation. It is now realized that *Leymus triticoides* occurs in a variety of wetland and upland settings. It is Dr. Keeler-Wolf's opinion that the various creeping ryegrass plant associations in southern California generally fall within the range G2S2 to G3S3 (6 - 100 viable occurrences occupying 2,000-50,000 acres in California and the world) and qualify for listing as rare in the CDDB. He identifies associations that occupy more than half an acre and that have greater than 50% relative cover of *Leymus triticoides* as being of high quality, but suggests that smaller sites with lower cover are also worthy of protection in areas where creeping ryegrass plant associations are not common. Based on this new information, the delineated creeping ryegrass habitat at the UCSB North Parcel is rare and meets the definition of ESHA under the Coastal Act. This habitat occupies about 0.2 acre, within which the cover of creeping ryegrass varies from about 25% to 85%.

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Exhibit 10.c.
Creeping Ryegrass Memo