CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Th11a

ADDENDUM II

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DATE: November 12, 2014

TO: Coastal Commissioners and Interested Persons

FROM: Commission Staff

RE: **Addendum II to Item Th11a**: Comprehensive Update to the University of California, Santa Barbara Long Range Development Plan (LRDP Amendment MAJ-1-11), scheduled for public hearing and Commission action on November 13, 2014.

The purpose of this addendum is to attach correspondence from the Goleta Water District.

GOLETA WATER DISTRICT

4699 HOLLISTER AVENUE

GOLETA, CALIFORNIA 93110-1999

PHONE 805-964-6761

November 10, 2014

John (Jack) Ainsworth
Senior Deputy Director
California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001

RE: UCSB Long Range Development Plan and Water Supply Issues

Dear Mr. Ainsworth:

This communication is a follow-up to the September 23, 2014 letter the Goleta Water District (District) provided to California Coastal Commission (Commission) staff regarding the UCSB Long Range Development Plan (LRDP) and how the District accounts for the projected demands of the LRDP and other needs into the future to ensure there are sufficient supplies available to serve the project. In our prior letter, the District sought to clarify its management and planning roles for water supplies in the region, and how UCSB and the LRDP are taken into account under those roles.

After reviewing information provided by the District, Commission staff has asked:

(1) Could the District confirm and explain how the cumulative analysis undertaken by the District (i.e., the Urban Water Management Plan) ensures that the District's long-term water supply is adequate to provide for cumulative anticipated water demand to 2030 within the District boundaries, including UCSB's updated LRDP build-out, the City of Goleta's General Plan build-out, and any other reasonably foreseeable water uses?

(2) Could the District provide explanatory details about the manner in which these cumulative analyses have been undertaken?

The District's most recent Urban Water Management Plan (UWMP) was created and adopted in full compliance with the Urban Water Management Planning Act (the UWMP Act) (section 10610 et seq. of the Water Code), and the statutory mandate that the District ensure the

appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple-dry water years.

In undertaking its cumulative analysis as part of the UWMP process, the District accepted input from the various local agencies in the area on projected growth demands into the future, including the City of Goleta, the County of Santa Barbara, and UCSB. The UWMP used two projection methods: 1) Estimating water demand growth consistent with population projections of the Santa Barbara County Association of Governments; and 2) Estimating water demand growth using anticipated land use development.

At the time of the 2010 UWMP, the most recent Regional Growth Forecast by the Santa Barbara County Association of Governments (SBCAG) was completed in 2007. SBCAG estimated the average annual population growth in the unincorporated portions of Santa Barbara County South Coast and in the City of Goleta would be 0.8 percent during the period 2000 to 2030. The 0.8 percent regional growth rate was applied to current residential, and commercial/institutional sectors. Little, if any, material increase in recreational (park and landscape irrigation) and agricultural uses was expected. However, for forecasting purposes, recreation, and agricultural water uses have been set at the highest historic use from 1995 to 2010 to ensure that current demands and obligations are conservatively estimated.

Potable water demand was forecasted using the per capita water target of 117 gallons per capita per day (gpcd) for the Central Coast established by the Guidebook Urban Water Management Plan, finalized in March 2011 by the California Department of Water Resources (DWR).[1] Multiplying the forecasted 2030 population of 93,821 by the per capita water demand of 114.50 gpcd produces a total potable water demand.

The other method the District used to estimate future water use demand involved gathering future water demand data related to land uses in the District service area. This method required analysis of a variety of plans overseen by the City of Goleta, the University of California, the Santa Barbara Airport, and Santa Barbara County (Isla Vista and other unincorporated areas).

The City of Goleta adopted its General Plan/Coastal Land Use Plan in October 2006. An Environmental Impact Report, considering impacts to water supply was prepared as part of the environmental process. In May 2008, the District prepared a Water Supply Assessment pursuant to Water Code Section 10910 for the amended Goleta General Plan. As part of that

[1] This per capita water target has been reduced by an additional increment to 114.50 gpcd, pursuant to the Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use published by DWR (DWR Technical Methodologies).

Water Supply Assessment, the City provided the District with the buildout data they wished to have considered. Since preparation of the Water Supply Assessment, the City of Goleta has approved further amendments (Track 3 Amendments in September 2009) to the General Plan and prepared a Supplemental Environmental Impact Report to evaluate potential impacts, including the impact to water supply. Review of the 2009 amendments and the associated Supplemental Environmental Impact Report indicated no anticipated change to water demands, and the District has since confirmed this to continue to be the case.

The District accounted for development projects proposed under the 2010 version of the LRDP, and in addition to these estimates, the District and UCSB estimated that there remain some approved, but not yet built, projects related to the 1990 LRDP. The District and UCSB estimate that these projects would result in 256 AF of additional potable water demand.[2] The total estimated new water use at the University of California associated with continued development of facilities and housing under the 2010 LRDP, combined with the 1990 LRDP is about 1,393 AF, as presented in Table C-6 of the UWMP. All water uses would be considered Commercial/Institutional, except water used at the Athletic/Recreation fields, which are anticipated to be served with recycled water.

The District's projected growth rates are discussed in greater detail in Section 2.4 of the UWMP. The degree of growth forecasted in each customer class was driven by underlying assumptions regarding growth trends and land use, which are all contained in Appendix C of the UWMP. For example, one scenario under the UWMP assumes water demand growth proceeds relatively evenly across customer classes. Comparatively, the District analyzed an alternate scenario which forecasted a greater degree of water demand growth in the Commercial/Institutional customer class, due to projects and policies outlined in local General Plans and the UCSB LRDP.

Ultimately, the District analyzed the total available supplies and water demands for its service area to assess the region's ability to satisfy demands during three scenarios required under the Act: a normal water year, single-dry year, and multiple-dry years. Under normal water year scenarios, the District projected that it will have adequate supplies to meet demands through 2035, inclusive of full buildout of anticipated projects and projected population growth within the District across customer classes.

If you have further questions regarding the District's long-term water supply planning process and how that process took into account future supply and demand with consideration to

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[2] GWD Comment Letter to University of California at Santa Barbara 2008 Long Range Development Plan Recirculated Draft Environmental Impact Report Sections 20 March 2009, and UCSB LRDP EIR Response to Comments dated July 2010

planned buildout throughout our service territory, our Water Supply and Conservation Manager Ryan Drake (805-879-4627) is happy to provide additional information.

Sincerely,

David Matson
Assistant General Manager

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ADDENDUM

DATE: November 12, 2014

TO: Coastal Commissioners and Interested Persons

FROM: Commission Staff

RE: **Addendum to Item Th11a**: Comprehensive Update to the University of California, Santa Barbara Long Range Development Plan (LRDP Amendment MAJ-1-11), scheduled for public hearing and Commission action on November 13, 2014.

The purpose of this addendum is to make the following changes to the staff report dated October 30, 2014 for Agenda Item Th11a (UC Santa Barbara LRDP Comprehensive Update, LRDP Amendment MAJ-1-11):

(1) Modify Policy PS-03 in Suggested Modification 10 to make a correction clarifying that Policy PS-03 applies to all proposed development requiring a water supply. This correction is accompanied by a related addition to the staff report findings on Page 121 pertaining to the applicability of Policy PS-03.

(2) Modify Policy PS-07 in Suggested Modification 10 to make one additional correction to ensure that the University's annual report to the Executive Director, concerning campus water supply and demand required by Policy PS-07 is also made publicly available by the University.

(3) Modify Policy TRANS-17 in Suggested Modification 13 to include additional requirements that could trigger changes to parking requirements if thresholds specified in the added text are met, through future NOID and/or LRDP Amendment processes.

(4) Modify Policy TRANS-03 in Suggested Modification 13 to append a revision to the policy to require that the University gather specified information pertaining to unmet alternative transportation needs and post reports of the results annually.

(5) Modify Policy TRANS-13 in Suggested Modification 13 to require that the University impose certain limits on issuance of parking permits within the campus community residing in campus housing.

(6) Modify Suggested Modification 16 to add two additional definitions ("reclaimed water" and "student").

(7) Modify Suggested Modification 17 to make minor corrections to the text of Table A.1 of the 2010 LRDP, on Page 30.

(8) Modify Policy LU-32 in Suggested Modification 19 to correct an error referencing Goleta Slough.

(9) Modify Policy WQ-03 in Suggested Modification 19 to add water quality monitoring requirements, and prioritize action to address discharges, for all surface water discharges from campus.

(10) Modify Suggested Modification 19 to add a new Land Use Policy to monitor and report campus enrollment statistics.

(11) Modify Policy PA-09 to add a requirement that coastal access signage be installed at entrances, key roadways, and parking areas to direct coastal visitors to the dedicated coastal access parking areas on campus.

(12) Make several changes to the findings of the staff report, at Section F,
   a) At Page 121, add additional findings to staff report Section F (New Development and Cumulative Impacts) Subsection 2, to support the clarification (item 1 above) that Policy PS-03, Water Supply, applies to all proposed development requiring a water supply – not just to proposed development that might require a *new connection* to the water supply.
   b) At Page 121, add a footnote explaining the derivation of the "5,000 – 7,000 AFY" notation pertaining to potential future volumes of groundwater extraction by Goleta Water District.
   c) At Page 117, add a new Subparagraph "GWD confirms adequacy of long-term water supply to meet cumulative demand."

(13) Add a new paragraph to the findings, on Page 54, to clarify the requirement that the 64-acre Ocean Meadows parcel be restored by 2030, explain why such restoration is required (to offset the cumulative effects of intensified campus development), and clarify that the site is not eligible to serve alternatively or additionally as a "mitigation bank" to offset the significant, adverse impacts that may be posed by individual development projects undertaken pursuant to buildout of the 2010 LRDP.

(14) At Page 157 make a minor clarification pertaining to roles under CEQA.

(15) At Page 95, correct an error regarding the cap for student enrollment.

(16) Attach Exhibit 11, *Ex Parte* Notices from Commissioner Zimmer.

(17) Attach Exhibit 10, correspondence received by November 10, 2014.

Note: Double ~~strikethrough~~ indicates text deleted from the October 30, 2014 staff report pursuant to this addendum and <u>double underline</u> indicates text added to the October 30, 2014 staff report pursuant to this addendum.

1. Modify Policy PS-03 in Suggested Modification 10, Water Supply Policies, on Page 19 of the staff report to make one additional correction as follows:

Policy PS-03:
For development that requires a ~~connection to the~~ water supply<u>, at the time of NOID submittal</u> the University shall ~~include in the proposed project description,~~ <u>provide</u> sufficient water conservation, efficiency, and supply management strategies to factually support a projection of adequate permanent future supplies for the life of the entire development. ~~Water supply strategies shall be prioritized and implemented according to~~<u>To minimize impacts to the long-term water supply, each new development shall offset the development's anticipated potable water use in accordance with</u> the following hierarchy<u>. Notwithstanding the availability of GWD water supplies, the following water conservation measures shall be implemented</u> to the maximum extent <u>feasible, except as required pursuant to Policy PS-07, prior to reliance on GWD's potable water supply</u> ~~practicable~~:

A. Maximum feasible incorporation into the proposed project plans of water conservation and efficiency measures, and reclaimed water use measures.
B. Increased campus water conservation and efficiency measures, and increased campus reclaimed water use to reduce campus potable consumption, such as for irrigation, use in toilets, and in industrial applications.

C. ~~Encourage or~~ Further development of enhanced reclaimed water systems on campus to utilize reclaimed water for industrial applications such as cooling towers to reduce potable consumption.

D. ~~Continue to pursue the use of~~ New uses of reclaimed water on campus ~~for non-traditional uses such as showers~~ as technology and systems become available.

~~E. Increased GWD potable water supply.~~

2. Modify Policy PS-07 in Suggested Modification 10, Water Supply Policies, on Page 21/22 of the staff report to make one additional correction as follows:

Policy PS-07:

A. The University shall annually prepare and submit to the Executive Director a report analyzing campus water supply and demand including but not limited to information required in these water supply and demand policies which shall reflect campus-wide demand information tabulated annually, expressed in acre-feet per year, and separated into potable and reclaimed water supply categories. The report shall include an estimate of the potable water necessary to serve the remaining buildout of the 2010 LRDP. The report shall also include the results of any short-term water use reductions implemented by the University during the previous year in response to water shortages affecting the Goleta Water District, and GWD's most recent projection of its water supply portfolio for the forthcoming year. The University shall make the report available to the public by posting the report on the University's website, and shall reference the report in any environmental review process for new development.

B. The policies of the 2010 LRDP notwithstanding, if the Executive Director of the Coastal Commission determines that an extraordinary water supply shortage to GWD's water supply exists based on:

1) the report provided by the University pursuant to Subparagraph A (above); or
2) a declaration, or similar official action, by the Governor, the State Water Resources Control Board, or the Goleta Water District;

then any NOID submitted to the Commission thereafter shall demonstrate that the development will not result in a net increase of potable water demand over existing use levels at the time the NOID is submitted.

3. Modify Policy TRANS-17 in Suggested Modification 13, Parking Space Tracking and Accounting, to add subsection "F" at the bottom of Page 25 as follows:

Policy TRANS-17 –
A. For the purposes of this policy, commuter parking shall mean the parking spaces that serve all vehicles arriving to campus except for residential parking spaces;

B. Commuter parking shall be maintained on campus in a sufficient quantity to accommodate all

UCSB-bound drivers. Commuter parking to serve faculty, staff, students, researchers, vendors, and visitors shall be dispersed at multiple locations on Main Campus to avoid over-crowding at any one location. The University shall continue to implement its Transportation Demand Management Program to reduce parking demand to the maximum extent feasible consistent with Policy TRANS-03. Parking demand that is not eliminated through TDM measures shall be accommodated on the campus;

C. The University shall maintain a running account of the commuter parking supply consistent with the following categories: (1) the permanently designated commuter parking locations and number of spaces reserved for particular users groups and (2) the non-reserved spaces available to all commuters, including visitor spaces. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that adds, removes, or relocates commuter/visitor parking spaces; and

D. The University shall evaluate commuter parking supply and demand for each new development that has an impact on commuter parking. Any development that reduces commuter parking supply shall demonstrate that adequate commuter parking capacity still exists, or will exist prior to occupancy of the development, for campus commuters in general, as part of the NOID submittal (as determined in subparagraph "D" below). Where the proposed development contributes to the use of commuter parking, commuter parking supply shall not be deemed adequate for the development if the parking surveys demonstrate 85% occupancy, or greater, for commuter parking within a 10-minute walk of the proposed development.

E. The University shall undertake periodic monitoring, a minimum of once per Fall, Winter, and Spring quarters, of the occupancy of commuter parking spaces for the entire campus during the peak use of parking of this nature (commuters). If parking surveys show average commuter parking occupancy reaches 85% (or greater) of total commuter parking spaces over a period of at least one school year (not including summer session when use is significantly lower), the University shall submit a NOID, and/or LRDP Amendment as applicable, to implement additional alternative transportation demand measures, or where alternatives are demonstrated to be insufficient to reduce parking demand to less than 85% occupancy, the University shall propose and construct additional parking. The new parking shall be fully implemented as soon as feasible and no later than when the average campus commuter occupancy (not including summer session) reaches 90% of available spaces.

F. The University shall not construct new commuter parking spaces unless the parking surveys required pursuant to subdivisions D and/or E demonstrate that commuter parking occupancy reaches 85% or greater, with the exception of construction of large parking structures designated primarily for residential parking that accommodate a shared use secondary to residential use. This requirement shall not apply to retention, reconfiguration, or redevelopment of existing parking spaces.

4. Modify Suggested Modification 13, Parking Space Tracking and Accounting, on Page 25 of the staff report to append a revision to Policy TRANS-03 as follows:

Policy TRANS-03 - The University shall continue its transportation alternatives program with the goal of diverting at least 10 percent of all single occupancy vehicle passenger trips to and from campus. The University shall conduct campus surveys to help determine alternative transportation system

adequacy and solicit comments on unmet alternative transportation needs and suggestions for alternative transportation facility and program improvements, and report annually to the community the results and conclusions of the survey process. The University shall inventory the number of daily single occupancy vehicle trips from all sources to and from campus during the regular academic and summer sessions over the course of the year and prepare the University's Annual Transportation Report. Within ninety (90) days after completion of the Annual Transportation Report, the University shall prepare and submit a Notice of Impending Development for any new development, if any, associated with Transportation Alternatives Program intended to reduce single occupancy vehicle trips.

5. Modify Suggested Modification 13, Parking Space Tracking and Accounting, on Page 25 of the staff report to append a revision to Policy TRANS-13 as follows:

Policy TRANS-13 - Visitors shall be entitled to use the parking facilities (all "C" or metered spaces) on campus after payment of the appropriate parking fee and in accordance with campus parking regulations. Subject to Campus Consultation[3], the University will limit issuance of quarterly and annual day time (commuter) parking permits to faculty, staff, and students that reside in UCSB housing (excluding the West Campus Faculty Housing and North Campus Faculty Housing developments), unless the need for such permit is demonstrated by virtue of temporary or permanent physical disability, or other extraordinary circumstance, as determined on a case-by-case basis.

[3]Campus Consultation is defined in Appendix B to the UCSB-SUN Agreement

6. Modify Suggested Modification 16, Definitions, on Page 25 of the staff report to add the following definitions:

Reclaimed water (aka recycled water). Former wastewater sent from a home or business through a pipeline system to a treatment facility, where it is treated to remove solids and impurities to a level consistent with its intended use, typically for irrigation and other non-potable uses.

Student. A person in a UCSB degree program that is enrolled to attend one or more classes at the UCSB campus, regardless of full-time or part-time status.

7. Modify Suggested Modification 17, Minor Corrections to Text, on Page 30 of the staff report to append the following revision to Table A.1 of the 2010 LRDP:

Table A.1: Summary

	Current	2010-2025	Total
Parking Spaces	6,700 spaces (non-housing) 3,880 constructed or planned (housing) 10,580 total spaces	5,100 spaces replaced ~~3,650~~ 3,000 net additional spaces constructed[1]	~~14,230~~ 13,580* total spaces *The University will also strive to reduce to 12,580 total parking

			spaces if an IV parking program is adopted, or 13,230 spaces if not.

[1] The 650 space reduction in net additional spaces constructed shall be to non-housing spaces only (i.e. commuter parking).

8. Modify Policy LU-32 in Suggested Modification 19, Minor Corrections and Clarifications to Policies, on Page 39 of the staff report to correct an error as follows:

Policy LU-32 –

…

B. Development at the West Campus Mesa Recreation site shall be located within the 5.4-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

1. Recreation facilities shall be for one active recreational field and passive recreation only such as picnic benches, nature trails, etc. Indoor or other enclosed sports facilities shall be prohibited. As allowed in Policy OS-2, minor adjustments may be made to the adjacent Open Space boundary as necessary to accommodate a regulation size recreation field provided a 300-foot setback is maintained from ~~Goleta~~ Devereux Slough.

2. Outdoor sports lighting shall be prohibited on this site consistent with Policy ESH-15.

3. Recreation facilities on this site shall be for day use only and shall not be lighted except the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15. Lighting for sports is prohibited.

4. The one isolated patch of California Brome on the site may be removed and reestablished on campus within the nearby open space at a mitigation ratio of 3:1 (area to be reestablished in relation to area removed) with the express purpose of restoring and establishing the grassland habitat as ESHA.

5. Parking is not required to be provided to serve the recreational use unless monitoring indicates that the designated coastal access parking spaces are overcrowded as a result of recreational use of the West Campus Mesa Recreation site.

6. Development on this site shall not include buildings and therefore the site is not assigned a height limit on Figure D.4.

7. Landscaping shall include plant species beneficial to monarch butterflies.

8. Turf may be allowed if served by reclaimed water.

~~8~~9. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.

~~9~~10. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.

11~~0~~. Development shall be planned to ensure that the proposed development would not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.

…

9. Append to Suggested Modification 19, Minor Corrections and Clarifications to Policies, on Page 39 of the staff report, after Policy LU-32, a new land use policy as follows:

Policy LU-[*Number To Be Determined*]. UCSB shall by July 1st each year provide to the Executive Director and post to the UCSB website a report on its enrollment numbers for on-campus/three-quarter average student population. In this report the Campus will track the growth of the campus from July 2015 to the current reporting year including the percentage change in population over the prior year. If the student population reaches 24,500 (as defined above) prior to November 2025, the campus will include in the report, the measures that the University will take to conform enrollment to the 25,000 student target in November 2025.

10. Modify Policy WQ-03 in Suggested Modification 19, Minor Corrections and Clarifications to Policies, on Page 41 of the staff report immediately above Policy WQ-06 as follows:

Policy WQ-03 - Stormwater and dry weather runoff management shall be addressed early in site design planning and alternatives analyses, taking into account existing site characteristics that affect runoff, (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in designing strategies that minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants. The University shall, within a reasonable amount of time, develop a comprehensive surface water quality monitoring program for all discharges from campus. Properties and/or discharges with the highest levels of water pollution will be evaluated and water quality problems addressed, beginning with discharges deemed unhealthful or unsafe for human contact.

11. Append to Suggested Modification 19, Minor Corrections and Clarifications to Policies, on Page 41 of the staff report, and modify Policy PA-09 as follows:

Policy PA-09 - The University shall conspicuously post coastal access signage that identifies and directs visitors to all publicly available coastal access parking, beach access points, trails, and stairways. Within six months of certification of the 2010 LRDP, the University shall install coastal access signage at the entrances to campus and along key roadways on campus to direct coastal visitors to the designated coastal access parking on Main and West Campuses. At the same time, the University shall install signage within the parking lot(s), as necessary, to identify the dedicated coastal access spaces and specify the parking rules that apply to those spaces. At such time any future parking areas are built or assigned to accommodate dedicated coastal access parking spaces, the coastal access signage shall be installed concurrently with the provision of the spaces.

12. Proposed calculations shall be modified throughout the report, including Table 1 on Page 49 of the staff report as follows:

Proposed 2010 LRDP Academic and Support ~~227~~ 203 acres
1990 LRDP Coal Oil Point Reserve (COPR) ~~174~~ 172 acres

13. The following shall be added on Page 54 of the staff report after the first full paragraph:

A concern was raised regarding the potential of the 64-acre Ocean Meadows Open Space parcel to be utilized to mitigate individual project impacts. The Ocean Meadows parcel was acquired by means of a grassroots community effort, and all development rights were extinguished through a Commission-approved CDP which required that the parcel be maintained as open space in perpetuity. The intent was to preserve the parcel and restore its habitats and provide passive recreation, coastal wetland and wildlife habitat conservation and restoration and associated research and environmental activities. The parcel is located between campus lands and was subsequently donated to the University with some stipulations regarding whether restoration could be counted toward mitigation credits for development elsewhere on campus. Commission staff would note that the acquisition of the parcel and dedication as permanent open space was accomplished prior to the donation of the parcel to the University and cannot be applied as a credit for mitigation in any circumstances. In addition, staff would note that there are stipulations that prohibit a site from being used as a mitigation bank to offset impacts from future development projects. The 2010 LRDP, however, proposes restoration of the entire Ocean Meadows lands as part of the overarching Open Space Plan to offset the cumulative effects of intensified campus development. The staff report, in some cases, uses the word "mitigation" to underscore the LRDP requirement for the University to restore the entire parcel by 2030. However, this is not intended to imply that the Ocean Meadows open space may be used in the future to offset the impacts of any specific campus development in the future. For instance, at the time of redevelopment of the Facilities Management site, the potential impacts to environmentally sensitive habitat that may result due to a reduced buffer cannot be applied to the Ocean Meadows. The mitigation at the time of redevelopment would be required at another appropriate site. In sum, the site will be restored in conjunction with the LRDP but will not serve in any way as a "banking" system in the future.

14. The first paragraph on Page 63 of the staff report shall be modified to correct errors as follows:

Furthermore, a windrow of Eucalyptus trees, adjacent to Devereux Slough ~~and~~ which runs between the slough and both knolls, ~~have~~ has been used for roosting and nesting by raptors, egrets and herons. Additionally, a row of trees adjacent to the South Knoll is a fall aggregation site for Monarch butterflies. These groups of trees are ecologically important due to the ~~proximately~~ proximity of
the large areas of foraging habitat and therefore these trees have be designated ESHA for their ~~importance~~ important functions of providing roosting and nesting habitat for several species of raptors, herons and egrets, and fall aggregation habitat for Monarch butterflies. The 2010 LRDP includes policies to protect the Devereux slough wetlands from adjacent development projects. These policies require development adjacent to an ESHA to be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. Specifically, a minimum buffer from coastal salt-marsh shall be 300-feet from the upland edge of the salt marsh and a minimum of 300-feet from eucalyptus raptor tree ESHA from the outer edge of the canopy, with

some exceptions as allowed pursuant to Policy ESH-31.

15. The following heading on Page 64 of the staff report shall be deleted:

~~d. Coal Oil Point Reserve Field Station~~

16. The footnote on Page 95 of the staff report shall be modified to correct an error as follows:

At buildout of the 2010 LRDP, the University expects for example an additional 5,000 ~~undergraduate~~ students (undergraduate and graduate combined) for a total of 25,000 students ~~undergraduates~~, as well as thousands of additional faculty, staff, and ~~graduate students and~~ family members.

17. The following shall be added to the staff report Section F (New Development and Cumulative Impacts) Subsection 2. Public Services, as noted below:

Page 117 after second paragraph with bold header reading: ***GWD confirms reliability of the 945 AFY allocation for 2010 LRDP buildout****, insert new paragraph as follows:*

GWD confirms adequacy of long-term water supply to meet cumulative demand
The Goleta Water District's 2010 Urban Water Management Plan (UWMP) Update (Kennedy Jenks, Nov 2011) includes population growth estimates in the Goleta Water District Service area and projects moderate (15,329 AFY -not including legislatively required long-term conservation measures) and high water demand (16,936 AFY -not including legislatively required long-term conservation measures) estimates to 2035 . The UWMP further estimates water availability at 16,622 AFY (9,322 Lake Cachuma, 3,800 State Water, 2,350 Groundwater, 1,150 recycled water) which would accommodate the 16,089 AFY high estimate of water demand in 2035 which reflects the mandated water conservation. Total water demand for Water Year 2012-2013 was 13,770 AF and early estimates anticipated Water Year 2013-2014 to reach approximately 14,335 AF. Therefore GWD's analysis indicates that it can accommodate approximately 15% additional growth (2,287 AFY) into the future. Notably, the UWMP states on page 2-9 that the District's higher end estimates for future water demand considers local General Plans and the UC Santa Barbara LRDP.

The State requires the District to update the UWMP every five years to give water managers and the public a broad perspective on water supply and demand issues. The UWMP therefore represents the District's most current assessment of the long-term, cumulative water supply demands of the District's planning area, and the District's ability to meet the projected demand. As such, the UWMP is the most reliable data available to the Commission. However, given that the growth, demand, and supplies may be influenced by many factors on many levels, the cumulative effects to water supply are necessarily speculative to some extent. Therefore the LRDP is designed with some safety nets built-in that are intended to ensure that should unknown circumstances jeopardize GWD's supplies, the University would be required to halt new water consuming development, thus immediately discontinuing further contribution to water supply impacts.

The estimate of total water use upon full buildout of the 2010 LRDP is 970 AFY. Current use is 616 AFY. Therefore the University's buildout would require up to 354 AFY of additional water supply

above present levels of potable water consumption. The LRDP policies, if revised as Suggested, require that the University must halt further water-consuming development or use off-setting measures to ensure that there is no net increase in the use of potable water if the long-term water supplies are jeopardized in any way or the planning thresholds are reached. In addition Policy PS-07 would require systematic annual reporting to maintain an on-going record of the University's water use in comparison to GWD's water supply projections. Policy PS-07 provides a means for the Executive Director to require that future UCSB developments have no net increase in potable water demand when there are extraordinary circumstances with regard to water supply shortages (e.g., significant drought conditions) affecting GWD's water supply portfolio.

Page 119, second full paragraph (set forth below) – add a new footnote to the end of the last sentence:

"…Goleta Water District has explained that groundwater is a substantial part of the District's water supply portfolio, and that therefore groundwater would be used to serve the LRDP projects. (Exhibit 8, GWD Letter to CCC Staff.) The letter states that the District manages its groundwater supplies drawn from the Goleta Groundwater Basin to preserve the aquifer as a sustainable resource for future generations. The letter also notes that the District manages the Basin pursuant to its Groundwater Management Plan.

The Goleta Water District letter provided in Exhibit 8 references the SAFE Ordinance restrictions. The SAFE Ordinance provides a framework and guides GWD actions in the event of emergency water shortage conditions, including the requirement of the Drought Buffer and the prohibition on new water connections during declared drought conditions. UC Santa Barbara and the GWD interpret the SAFE Ordinance requirement that no new connections be established, *does not* apply to UC Santa Barbara because the connections are already in place to provide GWD's contractual water supply obligations to the campus. Coastal Act Section 30231 requires that development prevent depletion of ground water supplies and substantial interference with surface waterflow. The Wright Judgment adjudicating the groundwater basin to 1972 levels and the SAFE Ordinance requirement to bank and store water supply reserves, work in tandem to ensure that the groundwater basin is not over-drafted.

Page 121, add the following at the end of first full paragraph:

Policy PS-03 is further corrected to clarify that Public Services Policy PS-03 applies to all development that requires a water supply. Without the correction, Policy PS-03 could (erroneously) be interpreted as applicable only to development that requires a *new service connection*, whereas Policy PS-03 is meant to apply broadly to all proposed campus projects that would consume water. This correction is particularly important because UC Santa Barbara and the Goleta Water District have stated that virtually all future campus development subject to the proposed 2010 LRDP would depend on existing District connections/allocations.

Page 121, last paragraph: add the following footnote where indicated, as well as the following content for the subject footnote:

"… But with a normal water sales year running around 14,000 AFY, and groundwater pumping limited to 5,000-7,000 AFY ***[add new footnote here]***

Content of new footnote:

The 5,000 – 7,000 AFY is stated as an upper estimate of the amount of groundwater that Goleta Water District could feasibly produce during a drought, under circumstances where the District experiences curtailed delivery of water from Lake Cachuma and/or the State Water Project. (Goleta Water District presently expects that Water Year 2014-2015 will include only 45% of normal water deliveries from Lake Cachuma and 5% of normal State Water Project deliveries.) Given this, the "5,000-7,000 AFY" was estimated as the uppermost bounds of water supply that could be produced from groundwater extraction to offset the shortfall of surface water supplies, based on the following information from the Goleta Water District's public website.

Goleta Water District's website states that the District's six water wells can currently pump approximately 4,000 AFY and that two of the wells are being reworked now to increase District pumping capacity by 40% (an increase of 1,600 AFY). Thus, the District's capacity to pump groundwater would be increased this year to about 5,600 AFY. The District is limited not only by its physical limitations (such as the number and capacity of its pumps), but also by various legal limitations. The "Wright settlement" entitles the District to pump 2,350 AFY, as its annual entitlement to groundwater. The District also has a "drought buffer" in the groundwater basin that is the amount stored during years of excess supply. Currently, GWD reports that it has at least 50,000 AF stored in this reserve.

Obviously, the District's pumping capacity physically limits the amount that can actually be pumped from the groundwater basin all other considerations notwithstanding. Even if the District wanted to extract all 50,000 AF from the drought buffer in a single year, for example, the District's pumps could presently only pump about 4,000 AFY. With improvements noted above to two pumps, the District will be able to pump about 5,600 AF (40% more than 4,000 AFY). This amount represents, therefore, the lower end of the "5,000-7000 AFY" range provided above.

Presumably, if the current drought continues, the District may undertake additional improvements that would enable a higher amount of pumping than 5,600 AFY. A further improvement in pumping capacity of 40% would boost the pumping ability of the District to over 7,000 AFY. This amount represents, therefore, the higher end of the "5,000-7,000 AFY" range provided above.

The total supply in the drought buffer (the 50,000 AF of stored groundwater from previous years of excess supply) is a further limitation as there is little point developing pumping capacity that exceeds supply. The drought buffer is designed to supply the District's customers as a last resort, when other supplies are unavailable, and by definition would be made to last as long as possible. Therefore, the District might not choose to pump as much as 7,000 AFY even if that amount of pumping capacity became available.

Thus the District's likely levels of groundwater pumping would be within the 5,000 to 7,000 AFY range, maximum. These are round numbers, based on Goleta Water District's information, to help provide a better understanding of the District's outlook with regard to potential water supply during significant drought conditions.

18. The last sentence of the first paragraph on Page 133 shall be modified as follows:

Moreover, Section ~~30211~~ 30221 ensures protection of oceanfront land for recreational use and development.

19. The paragraph on Page 135 shall be modified as follows:

Section 30211 of the Coastal Act states that development shall not interfere with the public's right of access to the sea. Further, Section 30252 of the Coastal Act provides that new development should

provide substitute means of serving the development with public transportation and ~~assume~~ assure the potential for public transit for high intensity uses.

20. The last paragraph on Page 150 of the staff report shall be modified as follows:

Internal errors and inconsistencies within the LRDP have the potential to obscure the implementation of the LRDP. **Suggested Modifications 17, 18, and 19** include minor modifications and clarifications to LRDP text, figures, and policies. This includes spelling and grammar, cross-references, linguistics, minor errors, duplicative language, policy omissions, and minor clarifications that further the intent and implementation of the policy. The first clarification in Suggested Modification 17 deletes a statement regarding the University's qualification as an essential public service under Coastal Act Section 30254. Staff would note that the University agrees that this sentence is unnecessary and the removal of the sentence does not make a substantive determination on the applicability of Coastal Act Section 30254 in the future. In addition **Suggested Modification 20** deletes five ESHA policies with provisions that are duplicative to other LRDP policies. The Commission finds that **Suggested Modifications 17, 18, 19, and 20** are essential to correct minor errors and omissions where the lack of information may cause inadequate interpretation and implementation of the LRDP.

21. The first paragraph under Section N, CEQA on Page 157 of the staff report shall be modified as follows:

Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is ~~the lead agency~~ responsible for reviewing Long Range Development Plans and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of CEQA. The University of California Board of Regents is the Lead Agency for the 2010 LRDP and certified the EIR on September 14, 2010. The Coastal Commission is a responsible agency with discretionary authority to carry out or approve the project.

22. Replace Exhibit 9 in the October 30, 2014 with the attached Exhibits 9a, 9b, 9c representing the proposed modifications to the land use designations.

23. Attach to Exhibit 11 the *Ex Parte* Notices received from Commissioner Zimmer.

24. Attach to Exhibit 10 correspondence received by November 10, 2014:

    a. The Sustainable University Now (SUN) Coalition provided a memo with ten recommendations to policies and text intended to more fully integrate the provisions of the SUN-UCSB Agreement. They also provided correspondence regarding SUN's background and involvement in the LRDP process as well as the signed SUN-UCSB Agreement itself (see Exhibit 10). *Working in partnership with the University and SUN Coalition, this addendum incorporates*

and reflects the SUN Coalition's recommendations with some minor changes and clarifications.

b. There is one request from a member of the public to postpone the item to the next available hearing due to insufficient time to review this large project.

c. There is one request from a member of the public to modify the bird safe building requirements in the Implementation Section of the LRDP to eliminate angled glass as one of the potential ways to modify the façade of a building to minimize bird hazards. *There are differing views as to the effectiveness of angled glass as a feature of bird-friendly building design. The use of angled glass in building design is intended to mute the reflection of the surrounding landscaping and environment by projecting reflected images downward. Bird safe building guidelines, including past Commission actions, include this technique amongst the potential façade treatments. Given the fairly significant angle that is required (20 to 40 degrees), the use of this technique is likely to be very limited. However, there may be some merit to its use if properly implemented, and therefore staff is not recommending a change to the bird safe building provisions.*

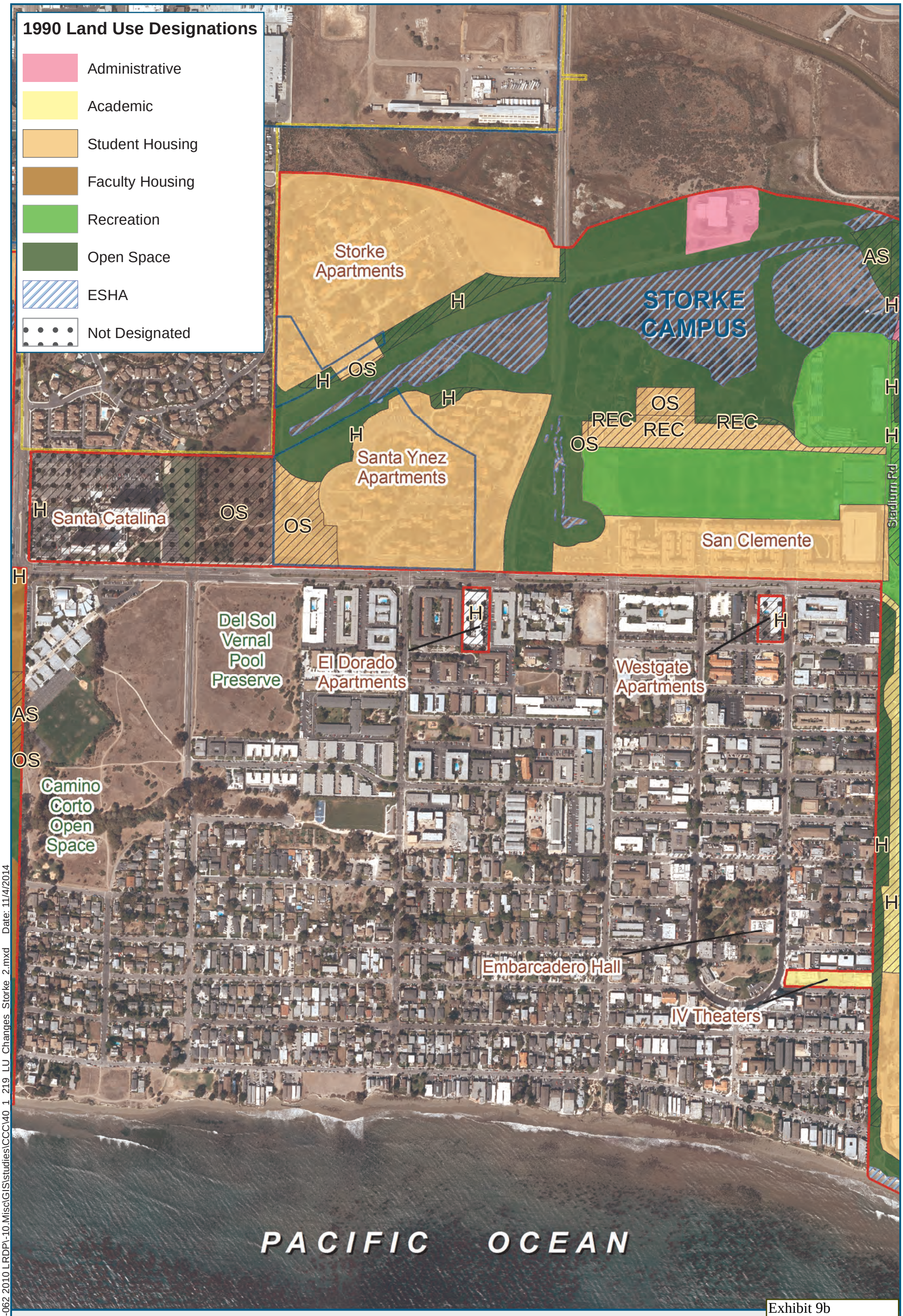
d. Two letters were received regarding public coastal access on campus, requesting additional dedicated coastal access parking in Lot 6 and Devereux South Knoll. In addition, the letters request better signage regarding coastal access parking spaces. *Staff does not recommend a reconfiguration of the dedicated coastal access spaces to provide more spaces in Parking Lot 6 at this time, based on campus records which indicate that the current coastal access spaces in Lot 6 are under-utilized. Additionally, although 25 of the parking spaces in Lot 6 are marked "Faculty only at all times," the remainder of the parking spaces (more than 100) are available after hours and weekends to the general public, and the 20 dedicated coastal access spaces in Parking Lot 6 are always available to coastal visitors. The University has indicated that they will provide additional signage at the entrances to campus and along campus roadways to guide coastal visitors to the assigned coastal access parking spaces. A modification to Policy PA-09 has been included above reflecting the University's commitment to install such signage within six months of certification of the 2010 LRDP.*

e. There were two letters in opposition to the proposed 2010 LRDP build-out due to density and cumulative impacts to water supply and other public services, traffic, parking, pollution, and habitats. In addition, there were eight letters in opposition to the density of the residential units and associated accessory development on the San Joaquin development site (see Exhibit 10 attached to the October 30, 2014 staff report). The letters cite issues including construction, traffic, noise, parking, and property values. *The San Joaquin site is identified as a potential development area on Figure D.3 of the 2010 LRDP. In addition, Policy LU-23 outlines the build-out parameters of this site including 1,003 student bed spaces and 8 faculty or staff units. The 2010 LRDP build-out is designed to maximize the amount of open space by infilling and redeveloping existing developed areas of campus. As described in the staff report, the 2010 LRDP is consistent with Section 30250 to site new development in and adjacent to areas able to accommodate it. The San Joaquin site is an existing developed site and has been identified as a site able to accommodate an increase in density without adverse impacts to coastal resources.*

f. The City of Goleta provided a letter in support of the 2010 LRDP (see Exhibit 10 attached to the October 30, 2014 staff report).

g. The County of Santa Barbara provided a letter in general support of the 2010 LRDP with a concern regarding height increases (see Exhibit 10 attached to the October 30, 2014 staff report). *The issue of proposed development heights is addressed in detail on Page 140 of the October 30, 2014 staff report, concluding that there are no adverse impacts to public views or community character.*


Existing Landuse Designation (1990)
Administrative
Student Housing
Open Space
C-ESHA
Academic
Faculty Housing
ESHA
Not Designated
Ocean Walk Faculty Housing
City of Goleta Boundary
Storke Rd
County Residential
Ocean Meadows
Sierra Madre
West Campus Apartments
NORTH CAMPUS
WEST CAMPUS
COAL OIL POINT RESERVE
Ellwood Mesa
Devereux Slough
Slough Rd
Ellwood Beach
Sands Beach
West Campus Point Faculty Housing
West Campus Bluffs
PACIFIC OCEAN
Coal Oil Point
OS
H
REC
AS
UCSB Boundaries
Coastal Zone Boundary
Goleta Boundary
COPR Boundary
COPR Addition
LU
Proposed Change
0
250
500
Feet
Exhibit 9c
UCSB LRDPA 1-11
Land Use Changes
UC Santa Barbara
Long Range Development Plan
Campus Planning & Design
WEST / NORTH CAMPUS LAND USE CHANGES
2014
Date: 11/4/2014
Path: G:\Planning\PJs\06-062 2010 LRDP\-10.Misc\GIS\studies\CCC\40_1_219_LU_Changes_WN_2.mxd


1990 Land Use Designations
Administrative
Academic
Student Housing
Faculty Housing
Recreation
Open Space
ESHA
Not Designated
Storke Apartments
STORKE CAMPUS
AS
H
OS
REC
Santa Ynez Apartments
Santa Catalina
San Clemente
Stadium Rd
Del Sol Vernal Pool Preserve
El Dorado Apartments
Westgate Apartments
Camino Corto Open Space
Embarcadero Hall
IV Theaters
PACIFIC OCEAN
0 250 500 Feet
UCSB Boundaries
Coastal Zone Boundary
Goleta Boundary
LU
Proposed Change
Exhibit 9b
UCSB LRDPA 1-11
Land Use Changes
UC Santa Barbara
Long Range Development Plan
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Campus Planning & Design
STORKE CAMPUS LAND USE CHANGES
2014


1990 Land Use Designations
Administrative
Academic
Student Housing
Recreation
Open Space
ESHA
Not Designated
Goleta Slough
North Bluff
Facilities Management
Stadium Rd
Ocean Rd
Mesa Rd
OS
AS
H
East Gate
Davidson Library
MAIN CAMPUS
Storke Tower
Lagoon Rd
Ucen Rd
East Side Res. Halls
Manzanita Village
Channel Islands Rd
Lagoon
East Bluffs
PACIFIC OCEAN
Depressions Beach
Campus Point
0 100 200 400 Feet
UCSB Boundaries
LU
Proposed Change
Exhibit 9a
UCSB LRDPA 1-11
Land Use Changes
UC Santa Barbara
Long Range Development Plan
Path: G:\Planning\PJs\06-062 2010 LRDP\-10.Misc\GIS\studies\CCC\40_1_219_LU_Changes_main_2.mxd Date: 11/4/2014
Campus Planning & Design
MAIN CAMPUS LAND USE CHANGES
2014

Exhibit 10
Correspondence

University of California, Santa Barbara
LRDP Amendment No. 1-11

MEMORANDUM

TO: UCSB STAFF; COASTAL COMMISSION STAFF

FROM: SUSTAINABLE UNIVERSITY NOW (SUN)

SUBJECT: UCSB LRDP – SUN REQUESTED MODIFICATIONS

DATE: NOVEMBER 7, 2014

SUN requested modifications indicated in ~~strikethrough~~ and underline.

1) **Modification of Table A-1 (LRDP p. A-4) to reflect reduction in total commuter parking spaces effectuated by SUN-UCSB agreement**

Table A.1: Summary

	Current	2010-2025	Total
Parking Spaces	6,700 spaces (non-housing) 3,880 constructed or planned (housing) 10,580 total spaces	5,100 spaces replaced ~~3,650~~ 3,000 net additional spaces constructed[1]	~~14,230~~ 13,580* total spaces *The University will also strive to reduce to 12,580 total parking spaces if an IV parking program is adopted, or 13,230 spaces if not.

[1] The 650 space reduction in net additional spaces constructed shall be to non-housing spaces only (i.e. commuter parking).

2) **Modification of Policy TRANS-17 (LRDP p. E-16 and CCC Staff Report p. 25) to include requirement of demonstrated need for construction of new commuter parking spaces**

F. The University shall not construct new commuter parking spaces unless the parking surveys required pursuant to subdivisions D and/or E demonstrate that commuter parking occupancy reaches 85% or greater, with the exception of construction of large parking structures designated primarily for residential parking that accommodate a shared use secondary to residential use.

3) **Modification of Policy TRANS-03 (LRDP p. E-13) to require campus surveys regarding alternative transportation system adequacy and needed improvements**

The University shall continue its transportation alternatives program with the goal of diverting at

least 10 percent of all single occupancy vehicle passenger trips to and from campus. The University shall conduct campus surveys to help determine alternative transportation system adequacy and solicit comments on unmet alternative transportation needs and suggestions for alternative transportation facility and program improvements, and report annually to the community the results and conclusions of the survey process. The University shall inventory the number of daily single occupancy vehicle trips from all sources to and from campus during the regular academic and summer sessions over the course of the year and prepare the University's Annual Transportation Report. Within ninety (90) days after completion of the Annual Transportation Report, the University shall prepare and submit a Notice of Impending Development for any new development, if any, associated with Transportation Alternatives Program intended to reduce single occupancy vehicle trips.

4) Modification of Policy TRANS-13 (LRDP p. E-15) to limit parking permit eligibility for Campus residents

Visitors shall be entitled to use the parking facilities (all "C" or metered spaces) on campus after payment of the appropriate parking fee and in accordance with campus parking regulations. The University shall not issue quarterly or annual day time parking permits to faculty, staff, and students that reside on Campus (excluding the West Campus Faculty Housing and North Campus Faculty Housing developments), unless the need for such permit is demonstrated by virtue of temporary or permanent physical disability, or other extraordinary circumstance, as determined on a case-by-case basis.

5) Modification of Policy PS-07 (A) (CCC Staff Report pp. 21-22) to ensure that the University's annual water supply and demand report is publically available and referred to in environmental analysis of new development projects

A. The University shall annually prepare and submit to the Executive Director a report analyzing campus water supply and demand including but not limited to information required in these water supply and demand policies which shall reflect campus-wide demand information tabulated annually, expressed in acre-feet per year, and separated into potable and reclaimed water supply categories. The report shall include an estimate of the potable water necessary to serve the remaining buildout of the 2010 LRDP. The report shall also include the results of any short-term water use reductions implemented by the University during the previous year in response to water shortages affecting the Goleta Water District, and GWD's most recent projection of its water supply portfolio for the forthcoming year. The University shall make the report available to the public by posting the report on the University's website, and shall reference the report in any environmental review process for new development.

6) Add definition of "reclaimed water" (LRDP Appendix 1: LRDP Definitions)

Reclaimed water (aka recycled water). Former wastewater sent from a home or business through a pipeline system to a treatment facility, where it is treated to remove solids and impurities to a level consistent with its intended use, typically for irrigation and other non-potable uses.

7) Modification of Policy WQ-03 (LRDP p. F-35) to require comprehensive water

quality monitoring

Policy WQ-03 - Stormwater and dry weather runoff management shall be addressed early in site design planning and alternatives analyses, taking into account existing site characteristics that affect runoff, (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in designing strategies that minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants. The University shall, within a reasonable amount of time, develop a comprehensive surface water quality monitoring program for all discharges from campus. Properties and/or discharges with the highest levels of water pollution will be evaluated and water quality problems addressed, beginning with discharges deemed unhealthful or unsafe for human contact.

8) Correct error in enrollment numbers (CCC Staff Report p. 95, fn. 10)

At buildout of the 2010 LRDP, the University expects for example an additional 5,000 ~~undergraduate~~ students (undergraduate and graduate combined) for a total of 25,000 students ~~undergraduates~~, as well as thousands of additional faculty, staff, and ~~graduate students and~~ family members.

9) Add definition of "Student"

Student. A person in a UCSB degree program that is enrolled to attend one or more classes at the UCSB campus, regardless of full-time or part-time status.

Note, SUN is open to the use of another definition of "Student" for enrollment tracking purposes if another one better conforms to UCSB's practices, but feels strongly that the term must be defined somehow in the LRDP given that the 25,000 student enrollment cap is fundamental to the LRDP and because numerous LRDP policies that use the term "student". We understand this is generally UCSB's current definition for reporting to the Regents.

10) Add language clarifying enforcement of enrollment cap and pacing mechanism

Narrative: The LRDP and CCC Staff Report are unclear about the enforcement mechanism to ensure that UCSB does not exceed the 25,000 student enrollment cap, and that student enrollment growth is managed so that it does not consistently exceed 1% per year without actions to reduce this growth in the following years and the 1% growth trajectory is achieved over time. A modification to the LRDP is necessary to ensure that these fundamental provisions are enforceable and not merely non-binding commitments.

Policy XXX: UCSB shall by August 1 (*or some appropriate date*) each year provide to the Commission and post to the Campus website a report on its enrollment numbers in each academic quarter of the preceding years (starting at the date of LRDP Certification), and demonstrate general conformity to the 1% annual growth rate and projected compliance with the cap of 25,000 students at the date 15 years from the Commission's certification of the LRDP. In the event UCSB exceeds interim annual enrollment targets or is projected to exceed 25,000

students on the date 15 years from LRDP certification, the report shall include measures and actions UCSB will take to conform enrollment to the interim and end targets.

Gray, Shana@Coastal

From: Mark Holmgren <maholmgren@yahoo.com>
Sent: Thursday, November 06, 2014 1:35 PM
To: Gray, Shana@Coastal
Subject: Request continuation of the UCSB LRDP Hearing to allow 30 day document review

Dear Ms. Gray,
CCC Staff have offered only 14 days to review a large and complex document -- the Staff's comments on the UCSB LRDP. I am requesting that staff allow sufficient time for the public to study, review, and comment on Staff's comments prior to its presentation to the Commission. This document has large-scale and lasting implications for the south coast of Santa Barbara County community. It certainly merits careful attention. Please continue the hearing until the next available date on the Commission's agenda.
Thank you,

Mark Holmgren
Santa Barbara

~~ ~~

SUBJECT: Proposed Major Amendment No. 1-11 to the University of California Santa
Barbara Certified Long Range Development Plan (LRDP) for the Comprehensive LRDP Update, for Public Hearing and Commission Action at the
November 13, 2014 Commission Meeting in Half Moon Bay.

Gray, Shana@Coastal

From: Helaina Takeda <lainietakeda@yahoo.com>
Sent: Thursday, October 30, 2014 8:51 PM
To: Gray, Shana@Coastal
Subject: UCSB and Campus Point parking

Dear Shana,

I wish to request that you strongly consider adding more parking and better signage to UCSB's beach lot that's used for public access to the beaches at their campus.

The beach there, called Campus Point, is one of a handful of places where children can learn to surf and play in the water more safely than some of our other beaches in Santa Barbara. It is a beloved beach for students and families alike. But there is a very big problem there with parking. There is a very limited amount of parking spaces there designated as beach parking. Also, the spaces that are there, are often marked with confusing signage, and they end up confusing day users who have responsibly paid for a parking pass and believe they are parked in the correct spot, only to return to a parking ticket.

Coal Oil Point is another beach where families could benefit greatly from more and better parking. Please look into these two areas and consider adding more parking there.

The areas for parking near these two locations (Lot 6 and at South Devereux) are often overly full and confusing as to where to legally park. These are the only parking areas reasonable for families to park in order to bring small children and/or beach and surf gear. The other designated coastal access spaces are in lots that are too far from beach access and recreational areas and largely unknown (e.g., in lots 22 and 23).

The lack of clear and adequate parking, kiosks and signage is a regular "parking lot" conversation among visitors who are jockeying for a legal parking place, trying to keep their kids safe amongst traffic, and figuring out how to carry beach gear.

UCSB's coastal access needs to be close to the coast and with enough spots to accommodate visitors.

I urge the Coast Commission to change the UCSB Long Range Development Plan to locate all designated coastal access parking spaces as near to beach access as possible.

Thank you.

Sincerely,
Helaina Takeda

Gray, Shana@Coastal

From: Darlene Chirman <darlene.chirman@gmail.com>
Sent: Thursday, November 06, 2014 3:13 PM
To: Gray, Shana@Coastal
Cc: Steve Ferry; Virginia Gardner; shani kleinhaus
Subject: Bird-Safe Buildings

November 6, 2014

MEMO: RE Bird-Safe Buildings
TO: Shana Gray, Coastal Commission staff
FROM: Santa Barbara Audubon Society

Shana—

Santa Barbara would like to comment on the Bird-Safe Buildings section in the revised UCSB LRDP. We are very pleased to see this new addition to the LRDP. We don't have the expertise to evaluate the guidelines presented, so contacted Shani Kleinhaus, Ph.D. of Santa Clara Valley Audubon Society. She commented that mirrored glass is the worst, and angled glass doesn't work—see below.

Here are the recommendations I received when Dr. Kleishaus review the guidelines in the CCC Staff Report:

1. Angled glass does not work, and I would recommend removing it from the option menu.

2. We generally recommend:

&#8226 *At least 90% of the exposed façade material from ground level to 40 feet should employ the mitigations that are proposed in the first bullet of "glazing treatments."*

&#8226 *At least 60% of the exposed façade material above 40 feet should employ the mitigations that are proposed in the first bullet of "glazing options"*

&#8226 *Avoid transparent passageways, skyways, walkways, free-standing walls or building corners*

&#8226 *Reduce glass at top of building, especially when incorporating a green roof into the design.*

All glass adjacent to open space, creek corridors or wetlands, gardens, atria or courtyards containing water features, plants and other materials attractive to birds will meet the mitigations that are proposed in the first bullet of "glazing options."

In additions:

&#8226 *When designing campus configuration, avoid the funneling of flight paths along buildings or trees towards a building façade*

&#8226 *Design landscaping to keep birds away from the building façade unless bird-friendly glass is used*

This is based on the work of Christine Sheppard, Bird Collisions Campaign Manager *at American Bird Conservancy. If you need scientific reference, or have any questions, please contact Dr Kleishaus.*

Shani Kleinhaus, Ph.D.
Environmental Advocate
Santa Clara Valley Audubon Society
(650) 868 2114

Darlene Chirman

shani@scvas.org

Darlene Chirman
Co-Conservation Chair SBAS

VENTURA

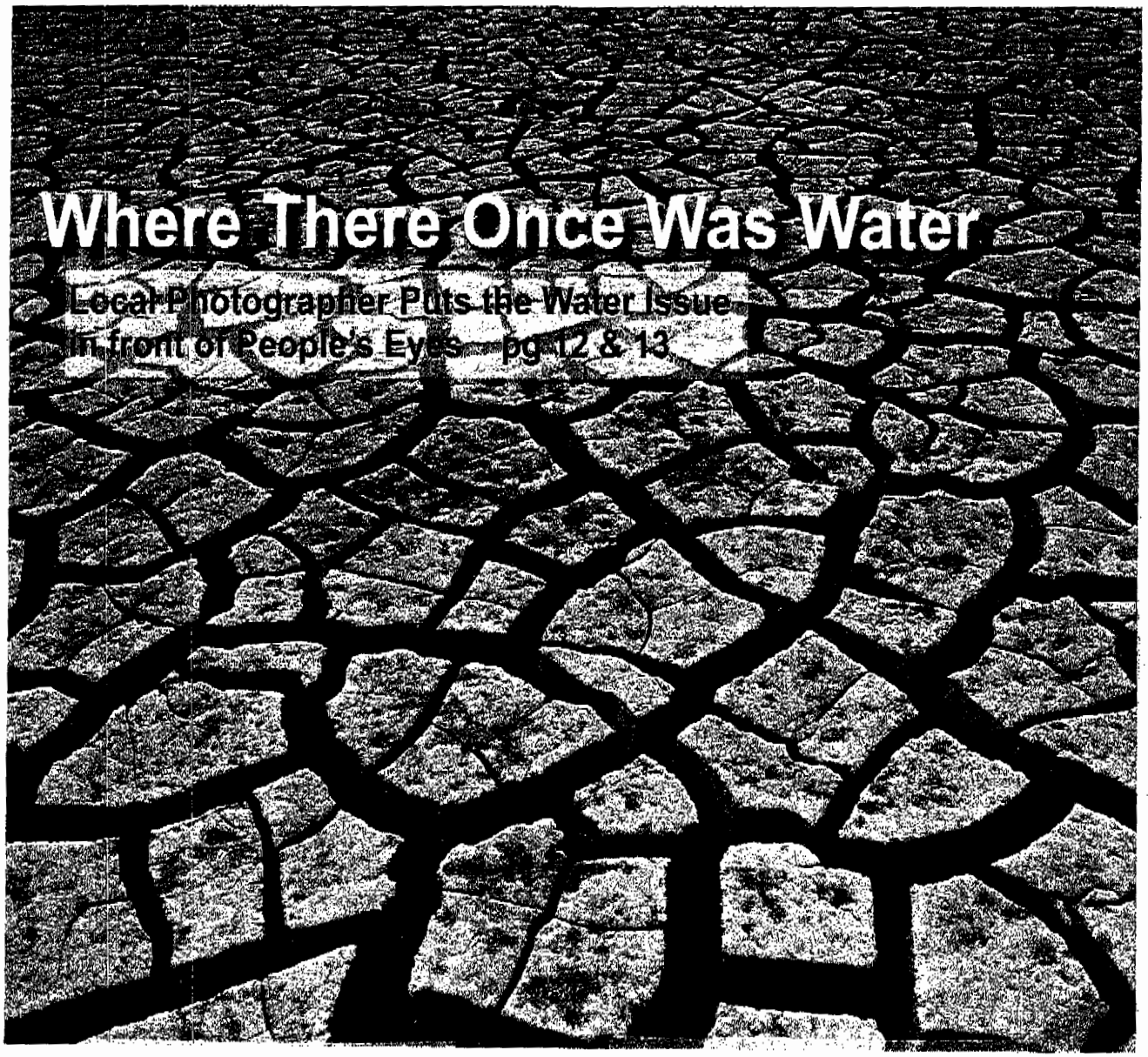
FOR CALIFORNIA COASTAL COMMISSION STAFF.

THE UCSB LONG RANGE DEVELOPMENT PLAN
THERE IS NO WATER FOR THE UCSB LONG RANGE OVER DEVELOPMENT PLAN FOR 5,000 MORE STUDENTS
TRASH, TRANSPORTAION, SEWAGE,CARBON FOOTPRINT,THE LOSS,OF 1,000 TREES IS THE LOSS OF OXYGEN
AND THE INCREASE OF ULTRA VIOLET RAYS.

VOTE NO ON THEUCSB LRDP.
CAROLINE AND MATTHEW HUBBARD, ISLA VISTA CALIFORNIA
hubbardcaroline73@yahoo.com

INFORMATION PRESS

Volume 24 Issue 2 Est. 1991 September 2014



Where There Once Was Water

Local Photographer Puts the Water Issue in front of People's Eyes pg 12 & 13

Lake San Antonio, Jan 2014

WHERE THERE ONCE WAS WATER

ascadero Lake, Jan 2014

Local Photographer Puts the Water Issue in front of People's Eyes

By **HEATHER YOUNG**

Local photographer Brittany Anzel App is putting the water issue -- the lack of water, really -- right in front of people's eyes with her newest water project: Where There Once Was Water.

She said she's doing it so people see with their own eyes that water has and is disappearing from local bodies of water. She started at the beginning of the year photographing dry lake beds. This summer -- after taking a break to get married to Steven Anzel -- she got the opportunity to see and photograph most of the lakes in the county.

Her passion for raising awareness about water issues starting in 2008 when she spent a Semester at Sea as the staff photographer. The ship circumnavigated the globe stopping at places such as Africa, India and Brazil.

"I remember seeing a woman in India -- older than my mom -- in a muddy puddle in the middle of the street, because that was the only water available," App said, adding that it was a sight she saw over and over. "When I got back from my four months at sea, I know absolutely there had to be something I could do."

So she ran a half-marathon in spring 2009 and raised $2,500.

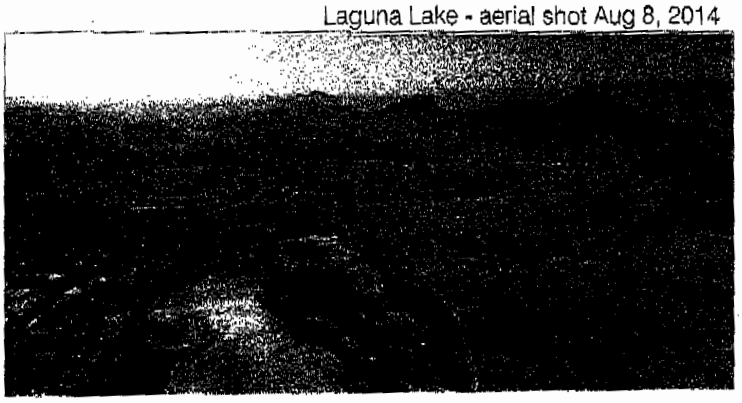
"In the scheme of things I didn't do all that much -- I ran 13 miles, some people do that every day," App said.

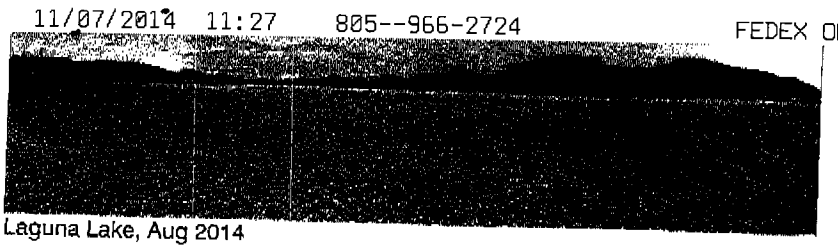
So she figured if she did something really crazy she could raise a lot more money. While talking to a friend, she said, "I bet I could raise a lot of money cycling across the country." Even though she just pulled it out of the air as something crazy, she said she knew the moment the words were out of her mouth that she'd do it. Even though she didn't cycle and didn't even own a bicycle, she set her mind to it and started a Facebook page for it to see how it would be received.

Right away she got a message from George Griffin, a teacher in San Luis

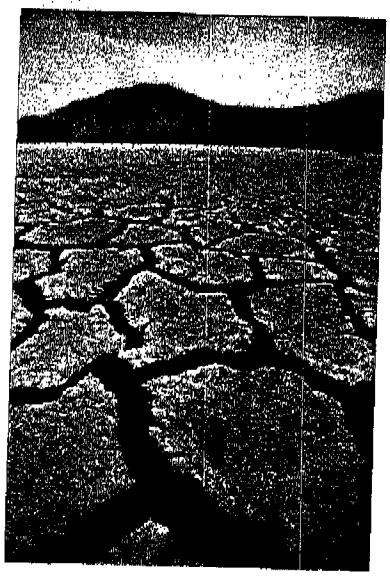
achuma Lake, Aug 8, 2014

Laguna Lake - aerial shot Aug 8, 2014





Laguna Lake, Aug 2014



Laguna Lake, Aug 2014

Obispo that App did not know. He offered her a free touring bike, she just needed to get it tuned up -- which led her to meeting the man she would later marry. The project just kept growing and growing. She spent three months at the end of 2010 cycling from San Diego to St. Augustine, Fla.

"We ended up raising $15,000 for WaterAid International," App said.

App was joined by friend Garrett Russell, a videographer, who made a 16-part series after their ride, which App said took him a year and a half to edit. The series is available for free viewing at http://cyclingforwater.com/watertension.

"Meanwhile, the water situation here in California kept getting worse and worse," App said, which led her to do something in regards to serious water issue in California. "I chose water because no matter who you are ... no matter what, none of us can survive without water. It's a basic human need. ... Without water we're done for."

She said she's not intending to preach, she's just sharing what she sees.

"I want people to think [about it]," App said. "If we don't see it, maybe it's not really real. I was that way until I did a Semester at Sea. ... Once I saw it, it was so real. I couldn't not do anything about it."

So far she has photographed the dry lake beds of San Antonio, Laguna and Atascadero lakes from the ground, and Lopez, Santa Margarita, Atascadero, Nacimiento, San Antonio and Laguna Lakes and Whale Rock Reservoir from the air.

"They're all so sad from anyway you look at it," App said.

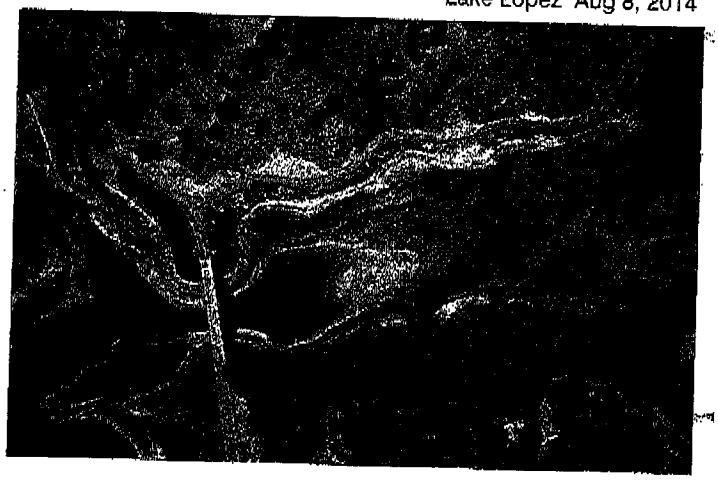
While she's currently focusing on local bodies of water, she said that it's not just a local issue, but it makes sense for her to start locally and then expand throughout the state.

"Seeing the drought so intensely manifested on a local level is terrifying," App said. "It made sense to start here and let the project manifest itself. ... The visuals are equal parts beautiful and terrifying."

While App shot a lot of lakes from the air, she is slowly releasing them on her Facebook page, Where There Once Was Water, to give each photograph the attention it deserves.

Lake San Antonio Wildflower Festival, May 5, 2014

Lake Lopez Aug 8, 2014



Lake Lopez Feb 2014

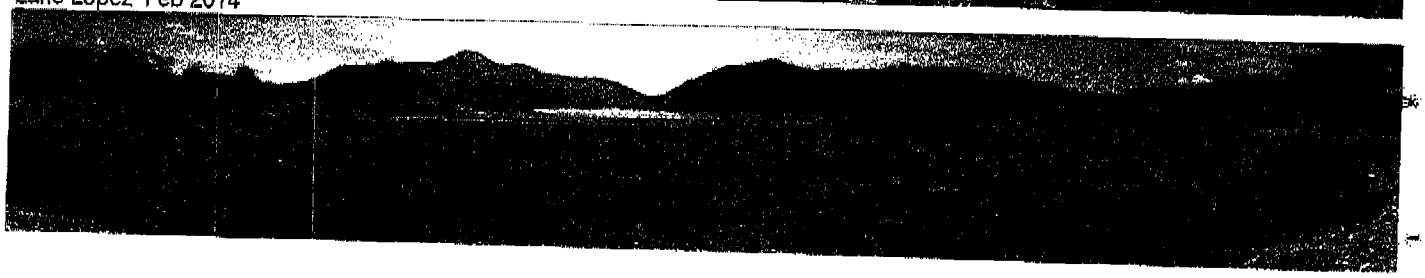


Exhibit 11
Ex Parte Communications

University of California, Santa Barbara
LRDP Amendment No. 1-11

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project: UCSB LRDP *and* San Joaquin Housing project
UCSB Long Range Development Amendment No. UCSB-LRDP-MAJ-1-11 (Comprehensive LRDP Update).

Date and time of receipt of communication: November 4, 2014 12:00 pm -1:10 pm

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Marc Fisher, Vice Chancellor, Alissa Hummer, UCSB Planning

Marc Fisher: they have reviewed the staff report.

On the San Joaquin housing project, it is exactly as the conversations have gone with staff. No great surprises. Complemented staff on their collegiality; staff was very thorough, but did listen. Bike lane went through a setback area, and tradeoff was to restore more square footage. Very rigorous in the lighting. Couldn't be more happy, very honest discussion of where staff didn't agree, they have been true to their word.

On the LRDP there is a language issue they are working on with staff; when they bought the golf course property the agencies providing the funding had restrictions, so they are working to make the language consistent. They are looking to achieve the same net result as staff was looking for.

The Management Plan for Open Space will look closely at the projects for restoration, they have three years to do it. We discussed that the only time frame for restoration is related to the Ocean Meadows restoration, to be done by 2030. Each of the NOIDs have had a restoration component. But there is nothing in the LRDP as recommended that ties each new project under the LRDP specifically to a restoration project.

We discussed whether the provisions restricting night lighting provide UCSB sufficient flexibility for public safety purposes. Specifically we spoke about the proposed restoration of the bikepath from the area around the playing fields, and the limitations on night lighting there. In light of the serious problem with sexual assault at UCSB we discussed concern that a student or staff person riding toward housing at night would be vulnerable. Mr. Fisher notes that the language on night lighting policies seems to be inconsistent. He stated that their interpretation of ESH -16 is that it is flexible enough, but the other language may not be sufficient for protection against assault, specifically the directive that the lighting not reach beyond the path into the bushes, where an assailant would likely hide.

With regard to the 19 Staff Modifications– the staff report is pretty close to what they had agreed. We discussed water supply at some length. They pointed out that Modification 10 keeps referring to 945 AF planning thresholds. They emphasized that have a separate 200AF on University Exchange property and 66 AF on Devereux. Their current use level is 616AF potable, and at full buildout it would be 850AF potable. This is different from the projection in the EIR of 2007 of about 1000AF. Now they have new conservation efforts, and they are projecting the 850AFY at buildout based on continuation of those

efforts. This does not include other conservation efforts, including using industrial water, and there is additional capacity in the reclaimed water system. It is only at about ½ capacity.

We discussed the GWD letter: they believe they have the water necessary. When they talk about restricting permits and meters, that does not include the University. None of the development is considered a new connection under the GWD's interpretation of the applicability of the SAFE ordinance.

They acknowledged that they are the largest customer of the Water District, but they use only 7% of the District's water. They do not foresee any scenario where the District would cut their allocation. They have obligated themselves to meet with GWD any time they change a drought level. They stated that the rest of the community is only now asked to make 25% cuts, but UCSB has already made 25% cuts with their past efforts. That is why the University is being treated differently now.

We discussed whether there is a scenario so dire that all development in the GWD service area (like the development proposed in the City of Goleta Local Coastal Plan), would be curtailed but the University would go forward with the individual NOIDs. The GWD has offered to come to the hearing. The GWD had objected to language that staff had previously proposed that they asserted cannot be imbedded in the LRDP because it would effectively be dictating how the GWD should manage the water supply. They stated that the District was alarmed by an earlier version, which would require the University to offset all future use. This would affect the District in their business as a seller of water.

We discussed that the City of Goleta and the County as well as SUN had made agreements with the University, and Goleta and County have submitted letters of support. The County now has expressed concerns that as they have increased setbacks from wetlands some buildings have increased heights. They explained that these are existing buildings on the core campus that are higher, it is an imperceptible tiering of form. They have given up a lot of development at Deveraux based on visits by statements of concern about intensified development of that area, which is more sensitive. They agree that the core campus is where the development should occur.

The other issue they think SUN will argue is that less parking should be built to protect more resources. They feel they have hit the right balance on this. They are doing a lot, paying for a new bus line to Camino Real Marketplace, and additional service to downtown. They are the first entity in the County to pay for a new transit line, and the bus will not be exclusive to students. They expressed concern that Commission staff is assigning parking spaces to specific buildings, and that lots will appear to be full by assignment, even if half full of cars.

Jana Zimmer 11/4/14

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

[Commissioner Zimmer]

Name or description of project:UCSB LRDP *and* San Joaquin Housing project

Date and time of receipt of communication: November 5, 2014, 4-5:00 pm

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): meeting

Person(s) initiating communication: Supervisor Doreen Farr, 3d District Supervisor County of Santa Barbara, Chris Henson, staff

We first discussed questions regarding the Notice and process for the two projects. Supervisor Farr was unclear because the County received two notices, whether the San Joaquin housing was to be reviewed as an amendment under the 1990 LRDP, or as a project under the 2010 LRDP. She indicated that at the time the County approved its agreement with UCSB, the San Joaquin housing was to be located within the main campus. The impacts to the community are different and greater with this housing located at the Francisco Torres site. She also asked whether the units that were originally counted toward the total housing units under the 2010 LRDP would now be 'backfilled' in the core campus. They were concerned whether the Kavli housing which was pulled out by the University to be approved by the Commission under the 1990 LRDP is counted toward the total number of housing units under the 2010 LRDP. They have a similar question about the San Joaquin units.

She elaborated on the County's concerns with visual impacts described in their letter to the Commission of October 21. The project that was the subject of the County's agreement in 2010 has been changed. Due to Commission staff concerns with setbacks from wetlands, etc., the University has increased buffers but has increased the heights of various buildings. She pointed out that in the area of Francisco Torres, it is not just the San Joaquin project height that may be of concern, but that she believed that sites along Storke/Colegio Road were also being densified, as well as sites along Los Carneros Road. She questioned how much the heights have gone up, and where. She believes that previously the heights were described as from 35-45 feet and now up to 65 feet. She has received e mails from area residents very concerned with these heights, and the potential appearance of a dense urban canyon along both Storke Road and Los Carneros road.

On the issue of water supply, she indicated that the County Board of Supervisors has held recent hearings on the drought. She provided a letter from the Goleta Water District dated 9/23/2014 which was submitted to the County Drought Task Force. (Copy submitted by e mail attached). There were questions regarding the amount of groundwater that is able to be pumped consistent with the Judgment in Wright v City of Goleta. We discussed the impact of pumping by

the District to serve those considered existing customers on potential new growth, not only at the University, but cumulatively, in the region, including the City of Goleta's estimates under its proposed LCP, and the County's potential growth under the Eastern Goleta Valley Community Plan That area is also served by the GWD, and that plan is in environmental review at the County. Farr has been interested in the water issues for decades. The County is interested in knowing, if GWD needs to pump more to serve existing customers, what additional infrastructure is needed, and when it is going to be in place. We discussed briefly that GWD and UCSB appear to believe that all the water called for in their Water Services Agreement will be available/exempt from any otherwise applicable drought ordinance, such as SAFE, and what effect that might have on other public and private development in the service area over the planning horizon for the LRDP.

GOLETA WATER DISTRICT

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September 23, 2014

Ryan Rockabrand, Chair
County of Santa Barbara Drought Task Force
4408 Cathedral Oaks Road
Santa Barbara 93105

Re: Goleta Water District Drought Status

Dear Mr. Rockabrand:

As the Chair of the Santa Barbara County Drought Task Force, you are well aware that local water agencies are facing historic drought conditions. As a partner working collaboratively with the County on various water-related items, the Goleta Water District (District) appreciates the opportunity to provide the Drought Task Force with an update on the District's diverse water supply portfolio, demand management, and water shortage responses. The District hopes this letter will serve to inform the Board of Supervisors' discussion of water issues facing the County, ahead of the October 14, 2014 meeting, so that all concerned parties are aware of how the District is well positioned to provide its customers with adequate water supply now and into the future.

Brief Background on the District

The District is a County Water District operating pursuant to the provisions of the California Water Code. The District was formed in 1944 to provide water to the Goleta Valley, and initially relied solely on local groundwater until the Federal Cachuma Project began making deliveries in 1955. Since that time, the District has invested in a diverse supply portfolio to serve approximately 87,000 residents in the Goleta Valley. The District service area encompasses 29,000 acres, and includes the City of Goleta, University of California, and Santa Barbara Airport; the remainder is located in unincorporated Santa Barbara County. La Cumbre Mutual Water Company, El Capitan Mutual Water Company, and several other small private water purveyors are located within the District service area, but these entities have their own water supply, distribution facilities and customers.

Determining the Level of Supply Augmentation and Demand Management Required During a Drought

As you may know, determining the strength of any given water purveyor with respect to its ability to navigate through drought periods is accomplished by dividing the respective agency's complete supply portfolio by its total demand. Such an equation, utilizing inputs for multiple months and years, can identify the extent of future supply deficiencies. An agency can then develop a feasible and necessary plan to balance the equation and correct for any deficiencies through a combination of supply augmentation activities and demand management actions. Of course, every water purveyor's inputs to the equation are different based on decades of governance. Specifically, some agencies have invested heavily in their supply portfolios both in terms of the number of supply sources and amount of related entitlement, whereas others have not. Similarly, great diversity exists between purveyors as to their efforts to promote and effectuate demand management. To wit, an agency's past decisions with respect to supply and demand determines the extent by which it must augment

its respective supply portfolio and increase demand management to successfully navigate forward through periods of drought.

In the case of the District, as summarized in this communication, a diverse and robust supply portfolio has been amassed over the last several years and extensive demand management is a way of life for Goleta residents. Further, the District continues to take pro-active steps to meet the unique challenges presented by the drought, consistent with its adopted Drought Preparedness and Water Shortage Contingency Plan. Thus, the District is confident that through the ongoing responsible management of its varied and unique water supply portfolio, as well as continued water conservation and outreach efforts, it will continue to offer a safe and stable water supply to its customers.

District Water Supplies

The District has one of the most extensive and diverse water supply portfolios of the South Coast water agencies. Current District water supplies include: (1) water delivered from Lake Cachuma; (2) groundwater pumped from the Goleta North-Central Groundwater Basin; (3) State Water Project (SWP) water; and (4) recycled water. The District carefully prioritizes the use of water from its supply portfolio according to its adopted Water Supply Management Plan, which has allowed the District to maximize each source over multi-year periods. Each source of supply has its own nuances, which inevitably impacts management of other sources of supply.

Cachuma Project Entitlements

District entitlement to the Cachuma Project yield is 9,322 acre feet per year (AFY). The amount of Cachuma Project water delivered to member units varies from year to year depending on winter runoff, stored lake supplies, water demand, downstream releases for fish, and other water supply sources.

The District has 100 percent, or 9,322 AF, of its Cachuma entitlement available in the current Water Year (WY) (October 1, 2013-September 30, 2014) plus 216 AF of carryover entitlement from WY 2012-13. Based upon the District's increased use of State Water and groundwater supplies in WY 2013-14, the District expects to have approximately 3,128 AF of Cachuma carryover water available for use WY 2014-15. However, Lake Cachuma modeling predicts that the lack of inflow, coupled with dropping lake levels, could result in the Cachuma Project yielding only 45 percent of the annual Cachuma entitlement for the Member Units in WY 2014-15. Based on this Cachuma Operations and Maintenance Board (COMB) forecast, inclusive of unused District allocations of Cachuma water carried forward from the previous year, the District will have 7,323 AF of Cachuma entitlements in WY 2014-15.

Currently, COMB officials have predicted the lake will fall to 20,000 AF of supply by August 2015, at which time a dead pool is created. The dead pool is the effective lake level under which Cachuma Member Units can no longer take any portion of their entitlement without eliminating the ability to use the lake for conveyance of imported water. Accordingly, under this worst-case scenario, there would be no Cachuma supplies available in WY 2015-16.

Additional regulatory actions pending from the Federal government have the potential to greatly impact the District's supplies. Since 1993 the five Cachuma Member Agencies, including the District, have assisted the Federal government and other Santa Ynez River stakeholders in the development and ongoing implementation

of the National Marine Fisheries Service (NMFS) 2000 Biological Opinion, which has enhanced Steelhead populations and habitat in the River. The United States Bureau of Reclamation (USBR) is currently engaged with NMFS in a Biological Opinion Re-consultation on the Project. As this process moves forward, there are growing concerns among stakeholders that a new Biological Opinion may require substantial additional water releases for fish protection from Lake Cachuma, further reducing water availability for domestic and other uses along the South Coast and potentially increasing water costs for District customers. As part of the District's ongoing efforts to protect water supplies and minimize impacts to ratepayers, the District continues to encourage the Federal government to utilize an ongoing collaborative approach that safeguards both fish and water supplies for the District. However, it is important to point out that the Federal government maintains sole discretion over this process and will ultimately decide how much water local purveyors will have available to fulfill future customer demands.

Groundwater Basin Supplies

Groundwater is a critical source of supply for the District—even more so in times of uncertainty related to Cachuma deliveries. In 1989, The Wright Judgment adjudicated the Goleta North-Central Groundwater Basin (Basin), and gave the District an appropriative right to extract 2,000 AFY from the Basin. Subsequent transfers from other entities overlying the Basin have increased the District annual allowable base extraction to 2,350 AFY, which constitutes approximately 14 percent of the District supply portfolio. This excludes water the District has stored in the Basin, as well as a mandated "drought buffer" available to the District when the Basin is above 1972 levels or when there are reduced deliveries of Cachuma water. Unexercised groundwater rights at the end of a year revert to a stored water right in the Basin. The District also injects spilling lake water into the Basin during wet periods for later extraction during dry periods. As of the 2013 Annual Report prepared by the District for the Basin, the District has approximately 50,000 AF of groundwater stored in the Basin.

The District is currently pumping groundwater at full capacity and expects to deliver approximately 3,000 AF by the end of September 2014, representing approximately 20% of the total District production for the 2013-14 WY (October 1, 2013 – September 30, 2014), excluding recycled water. If statewide drought conditions persist, groundwater will continue to be vital to ensuring delivery of supplies to meet the health and safety needs of District customers. Accordingly, the District is undertaking several well rehabilitation and capacity improvement projects over the next several months in order to enhance its ability to extract stored groundwater from the basin; pumping capacity is projected to yield approximately 5,000 AF in the next WY. With the potential addition of two new wells in the northern and eastern-central portions of the Basin, rehabilitation of four existing wells, and all other existing wells operating at capacity, total maximum groundwater pumping capacity could increase to 8,000 AF in Fiscal Year 2015-16, if needed to cover shortfalls in other supply sources.

State Water Project Supplies

In 1991, voters within the District service area chose to purchase an allocation of State Water, and in 1994, voted to increase the amount of State Water purchased to maximize reliability of this supply source. In a normal year, the District plans for the delivery of 3,800 AF of State Water pursuant to the voter-approved SAFE Ordinance, which is approximately 23 percent of its supply portfolio. However, the District has a total State Water allocation of 7,000 AFY and additional drought buffer allocation of 450 AFY. The District only purchased 4,500 AF of capacity in the Coastal Branch of the California Aqueduct. Recognizing that State Water deliveries are rarely 100%, the 7,000 AFY allocation serves to improve State Water supply reliability and increase the

amount of carryover State Water stored and available for use in dry years. This has placed the District in a relatively strong position during the current drought when compared to other State Water Project participants.

The District's allotment of State water is 3,800 acre-feet per year (AFY) to use for planning purposes per the SAFE Ordinance. For the current 2013-14 WY, the District has received 3,460 AF of State Water, or 91% of its 3,800 AF planned delivery. Entering the current WY, the District had 4,033 AF of State Water carryover supplies stored in the San Luis Reservoir. Given the potential limitations on carryover availability, the District arranged with the Central Coast Water Authority (CCWA) to take early delivery of its carryover supplies. Thus, the District's decision to transfer the water out of storage has ensured that it will not be stranded in Northern California reservoirs.

The District's conservative planning approach anticipates that State Water Project allocation will continue to be greatly reduced until there is significant precipitation in the Sierras. Thus, for supply modeling purposes, the District is anticipating receiving only a 5% allocation of State Water for the 2014-15 WY.

Recycled Water

Since 1995, the District has provided recycled water for irrigation and restroom facilities through a partnership with the Goleta Sanitary District. Recycled water is generally considered a "drought-proof" supply for the District and is critical to conserving potable water supplies. In a normal year recycled water makes up approximately 7 percent of the District water supply portfolio, or about 1,150 AF. The District currently provides approximately 1,000 AF of recycled water a year, primarily for irrigation.

The recycled water production capacity of the Reclamation Plant is approximately 3,000 AFY, but the ability to fully utilize recycled water is limited by condensed use patterns, as irrigation with recycled water must occur during nighttime hours to comply with State public health requirements. Furthermore, storage is available to address daily fluctuations but not seasonal variability. Notwithstanding, the District's Board of Directors will be considering implementing a pilot program to haul any surplus recycled water from the Goleta Sanitary District to parcels located off of the District's recycled water pipeline. The program is designed to off-set potable use with excess recycled water available to the District.

District Demand Management Planning and Activities

The District and its customers have been leaders in water conservation for many years, as demonstrated by a typical residential per capita water use of 68 gallons per day. In fact, the District has engaged in and promoted numerous conservation practices and is a longstanding member of the California Urban Water Conservation Council, which requires full compliance with extensive foundational (i.e., utility operational programs and education programs) and programmatic Best Management Practices. Examples of such actions include:

- Instituting and Promoting Residential Plumbing Retrofit Programs;
- Implementation of a Residential Ultra Low Flow Toilet Replacement Program;
- Creating and Offering Various Rebate Programs;
- Performing System Water Audits, Leak Detection and Repairs;
- Metering with Commodity Rates/Conservation Pricing;
- Developing and Conducting Extensive Public Information and School Education Programs;

- Creation and Maintenance of a Demonstration Garden;
- Limited Main Flushing; and
- Enforcement of Water Waste Prohibitions.

This long standing history of water conservation by customers has played a large role in the District's ability to carefully balance demand with available supply in the current drought. Even with the exceptional historical conservation, however, in March 2014 the District Board of Directors recognized a 15 percent deficiency in overall supply over the next two years and, as required by the District's Drought Preparedness and Water Shortage Contingency Plan, declared a Stage I Water Shortage, requesting a 20 percent voluntary reduction in customer water use. Since that time, customers have reduced overall use by 10 percent. This percentage is derived from comparing existing demand to projected demand for the current water year; it's important to recognize that this is a conservative methodology that some agencies do not adhere to. Specifically, some water purveyors compare existing demand to the prior year usage, which is not an actual reflection of short term behavioral changes by water users since other factors, particularly weather, have a much more significant impact on yearly comparisons. For instance, if the District were to compare its current use to last year's, it would be reporting a 15-20 percent reduction since March instead of the more realistic 10% reduction that was published and used in future projections. As evident, the District's goal is to be both conservative and realistic about results from recent additional conservation programs so that future reduction projections have the highest level of accuracy.

It is also important to recognize that the District's existing water-conscious customer base poses a significant challenge for further demand reductions (e.g., much if not all of the "low-hanging" conservation "fruit" has been "picked"). As discussed below, in order to further lower demand and address supply shortfalls, the District is implementing a series of planning recommendations and demand management activities that go far beyond the conservation program success already achieved.

Forward-Focused Planning

The District completed a comprehensive update to its Drought Preparedness and Water Shortage Contingency Plan (Contingency Plan) in July of 2014. The Contingency Plan describes, in a single resource, the conditions which constitute a water shortage emergency, defines and discusses the various stages of action to be taken by the District in response to supply shortfalls, and provides guidance and procedures to undertake during a declared water shortage. The Contingency Plan is consistent with the California Department of Water Resources guidance, and complies with California Water Code §§ 350 – 359, Government Code §§ 8550-8551, and the Urban Water Management Plan Act. Broadly, the Plan allows the District to identify and quickly respond to shortage in a manner that provides for public health and safety while minimizing the impacts to customers.

This Contingency Plan is part of a larger framework used by the District to responsibly manage water resources and ensure the highest level of reliable service for its customers. On a regular basis, the District performs an extensive evaluation of its various supplies, supply reliability, drought scenarios, and anticipated demand. Water resource management and reporting tools include the District Urban Water Management Plan (updated every five years, most recently in November 2011), the District Water Supply Management Plan (April 2011), Groundwater Management Plan for the Goleta Groundwater Basin (May 2010), Annual Goleta Water District Budget and Comprehensive Annual Financial Report, monthly public water supply statistics provided to the California Department of Public Health, and biennial water conservation reports submitted to the California

Urban Water Conservation Council. Tracking supply and demand takes on more significance in a drought, and the District has developed a sophisticated water supply and demand model to track a variety of information and indicators within the District's system thereby producing supply availability percentage projections for 12, 24 and 36-month periods. This allows the District to determine whether a water supply shortage is anticipated in any given year, and the severity of a shortage based on the availability of the different sources of supply and trends in demand. The model is updated periodically with actual customer demand data, any changes in the delivery timing or quantity of water supplies, including projected and actual groundwater production data.

The District has responded in accordance with its Contingency Plan when the drought triggers have been met. On March 11, 2014, based on updated supply projections, the District declared a Stage I Water Shortage consistent with the criteria contained in the District's 2010 Urban Water Management Plan (UWMP) and the Contingency Plan. As part of Stage I, the District requested its customers to voluntarily reduce water use system-wide by 20 percent, consistent with Governor Brown's requested statewide reduction, in response to a projected 10 to 15 percent supply deficiency for the next twelve months. As discussed above, since March 2014, District customers have reduced demand approximately 10 percent with voluntary measures alone.

The District Contingency Plan calls for a Stage II Water Shortage declaration if District water supply is 75 to 85 percent of normal for the next twelve months, or if supply is insufficient to provide 75 percent of normal deliveries for the next twenty four months. Due to proactive planning by the District, the total supply available to the District in WY 2013-14 was approximately 112 percent of normal (13,653 AF), delaying the need for a Stage II declaration.

District modeling presently indicates that water supply for the successive 12 months will be approximately 84 percent of normal beginning in September 2014, and although such level does not pose an immediate threat to public health and safety, this projection triggers a Stage II Water Shortage pursuant to the Contingency Plan. The available supplies for the 2014-15 WY are projected to be 12,983 AF (84 percent of normal), including:

- 7,323 AF of Lake Cachuma water, inclusive of a 45% allocation for the WY plus unused District allocations of Cachuma water carried forward from the previous year ("carryover water").
- Groundwater supplies based on projected annual well production capacity of 5,163 AF.
- 497 AF of State Water; for conservative planning purposes, the District is currently forecasting only a 5% allocation of State Water in WY 2014-15.

On September 9, 2014, the District declared a Stage II Water Shortage Emergency, and adopted mandatory water use restrictions with a target of achieving a 25% district-wide reduction in water usage. The mandatory water use restrictions primarily target outdoor use, including limitations on specific watering times for manual and fixed irrigation, prohibitions on washing buildings and sidewalks, and additional water saving measures.

To maximize conservation efforts and the effectiveness of the water use restrictions, the District has adopted an outreach plan for Stage II, focusing on educating customers and the broader general public about current drought conditions, water use restrictions, and water use efficiency; providing useful information and examples that encourage customers to conserve water at their homes and businesses; and reaching out to specific customer groups with specialized messaging to achieve the greatest level of conservation within each customer class. The District is also working directly with its largest customers to optimize irrigation practices and conserve as much water as possible.

Finally, as part of its overall drought response plan, the District is also adopting individual drought-related programs to further conserve water and preserve District supplies. These include the following programs being rolled out within the next two months:

- Smart Landscape Rebate Program;
- Rebates for High Efficiency Appliances;
- Incentives for commercial, agriculture, and multifamily upgrades;
- Large landscape water surveys and water budgets for irrigation accounts; and
- A recycled water hauling program to truck treated wastewater received from Goleta Sanitary District to sites that do not currently have recycled water pipelines necessary to serve those properties. The District intends to also obtain the necessary permits to expand this program outside of its District to other water agencies within the County.

When combined with the District's existing conservation successes, mandatory water use restrictions and public outreach campaign, these programs are designed to support the achievement of the District's current Stage II overall 25 percent conservation target.

SAFE Water Supplies Ordinance and New Water Allocations

The District operates under the guidance of a unique water planning ordinance. The voter-approved SAFE Water Supplies Ordinance (SAFE Ordinance) prohibits allocating water to new or additional potable water service connections to properties not previously served by the District unless certain circumstances are met. Specifically, new water allocations may be made only when the following conditions are satisfied:

- The District receives 100 percent of its annual Cachuma Project allocation; and
- The District has met all of its Wright Judgment obligations; and
- There is no water rationing; and
- The District has met its obligation to make its annual storage contribution to the drought buffer.

Pursuant to the language of SAFE and the District procedures implementing it, the District adopts a resolution setting forth the new water allocation for the subsequent year (1 percent of the total potable District supply if the above conditions are met).

On September 9, 2014, the District Board of Directors adopted a resolution finding that the conditions for new allocations for the next WY will not be satisfied, and directing the denial of applications for new and additional service connections for potable water, commencing October 1, 2014. From that point, District staff will deny applications for new water service allocations that do not fall within limited exemption categories included in the resolution for projects with pre-existing water use, historical credits, and pre-existing water entitlement agreements.

How many AFY pursued for projects not yet Built?

Conclusion

Thank you for the opportunity to provide the Drought Task Force with an update on the District's diverse water supply portfolio, demand management, and water shortage responses. Again, the District hopes this letter will serve to inform the Board of Supervisors' discussion of water issues facing the County, ahead of the October 14, 2014 meeting, so that all concerned parties are aware of how the District is well positioned to provide its customers with adequate water supply now and into the future.

Sincerely,

John McInnes
General Manager

cc: Mona Miyasato, County Executive Officer
Scott McGolpin, Director of County Public Works
Tom Fayram, Deputy Director of County Public Works
Michelle Greene, Interim City Manager, City of Goleta

From: Jana Zimmer [mailto:janazimmer@cox.net]
Sent: Friday, November 07, 2014 10:12 AM
To: Staben, Jeff@Coastal; Miller, Vanessa@Coastal
Cc: Ainsworth, John@Coastal; zimmerccc@gmail.com
Subject: ex parte UCSB LRDP SUN

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project:UCSB LRDP *and* San Joaquin Housing project

Date and time of receipt of communication: November 7, 2014 9:00 a.m.

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Marc Chytilo, SUN, (Sustainable University Now) Anna Citrin, Jesse Swanhuyser, attorneys for SUN
Dick Flacks, George Relles, Darlene Chirman members of SUN

SUN was formed after the LRDP was initiated, to advance the University's sustainability on all fronts. After the LRDP EIR was certified by the Regents, they negotiated with the administration to achieve their goals without filing litigation, they entered into a settlement agreement, which was provided to coastal staff. There was a three year process with coastal staff, resulting in a pretty different LRDP than what was approved.

They generally support the modifications; staff generally did a good job of integrating the SUN agreement, and are pleased for the most part it was integrated.

Three key issues:

1. Parking and alternative transportation: SUN sought to expand effectiveness in promoting integrated alternative transport into commuter, faculty, staff and students and visitors. They have come up with innovative strategies to continue to push the envelope.

2. Water and reliance on the Goleta Water District and complications there

3. Enrollment: issues came up in the last few days. How we define a student, how do we enforce the caps.

They have provided language for proposed changes to the modifications. They spoke with Shana on Wednesday. She was generally supportive, one issue she felt she could not support. She promised to share the proposals with the University.

1. Modification of Table 1. UCSB is committed to eliminating at least one of the four proposed parking garages. The Commission's goals for access have been used as a foil . There are 154 spaces for access, mostly not close enough to coast, the rest are largely unused. There has not been pressure to use the coastal access spaces. The goals of coastal access can be met with reduction of commuter spaces. The University is overparked. The University agreed to reduce. Staff agreed this was a typo.

The asterix indicates the University will strive to reduce another 1000. IV Parking is the elephant in the room, but the County has not yet achieved that. The vehicle to do this would be the through IV Master Plan revision. They have worked with Surfrider and they would support a nighttime only residential permit program. Footnote is added to specify that the reduction shall be to non housing spaces.

2. Policy TRANS 17- SUN called for a straight reduction in parking and expansion in alternative programs. Coastal staff proposed a different approach, involving monitoring the capacity and utilization of existing parking lots. When the existing lots hit an 85% trigger, the University would be required to enhance the ATM program, and if not effective, then they are required to begin construction of new parking facilities. The LRDP proposes 3 new large parking structures. Staff concern was adequate parking for student residential and faculty use. The 85% metric is the vehicle for monitoring and insuring there would be additional capacity. They are proposing to cover the flip side: the University is prohibited from building a new garage until they do hit 85%. They believe coastal staff is supportive of this change.

Prof Flacks noted: the current usage stated by UCSB is about 65%, so there is a belief that they won't need the new parking. This formula is helpful in avoiding that. Ordinarily they would plan to build parking every time they build something new.

3. TRANS 13- The way the LRDP is now constructed, they are required to do parking and bike surveys. Under the SUN agreement, they had committed to do a comprehensive survey to determine adequacy of ATM. This was apparently overlooked and they ask it to be included.

4. TRANS 13- SUN agreement had provided to not allow parking permits for those who live on campus (primarily the dorms). They propose a limit for day time parking. Again, this is a tighter iteration of the SUN agreement. They are trying to reduce parking to be available to commuters.

5. PS-07 Water: The SUN agreement is slightly different than what coastal staff did. In general the coastal staff modifications are more effective than what was in the SUN agreement. SUN had alleged the EIR analysis was inadequate as to water. They had negotiated that the University would do more environmental review on the first major project. They had wanted a water supply demonstration as well as the NOID. With the proposed modification they would update and integrate the report into any environmental review for the subsequent project.

6. They noted that SUN had in its agreement that desal could only be used unless new technologies were developed and the project would use most environmentally sensitive

technologies for energy use and marine resources. The LRDP is silent on desal, and staff indicated that they would need to amend the LRDP to allow it.

However, there is also an allowance of additional reclaimed water system. So they are asking for a definition of reclaimed water so that it is clear that it does not include desal as a way of 'reclaiming' ocean water.

7. Water quality: the provision for a comprehensive water quality monitoring program was inadvertently omitted.

8. Enrollment numbers referencing undergraduate and graduate combined was a typo.

9. The expectation was for a total number of increase of 5000, including both graduate and graduate. They need to define "student", they have proposed a definition consistent with the Regents' definition.

10. How do they monitor the enrollment cap? They are asking for language clarifying reporting responsibility to the Commission and the mechanism for enforcement of enrollment cap. This came up very late in terms of the latest definition that they got. They are asking the Commission to implement a system of tracking, and enforcement. They have exceeded the cap in the last four years. Is this cap enforced by the Commission, and if so, how do they enforce it?

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Th11a

DATE: October 30, 2014

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Senior Deputy Director
Steve Hudson, District Manager
Shana Gray, Planning and Regulation Supervisor
Melanie Faust, Coastal Program Analyst
Denise Venegas, Coastal Program Analyst

SUBJECT: **Proposed Major Amendment No. 1-11 to the University of California Santa Barbara** Certified Long Range Development Plan (LRDP) for the Comprehensive LRDP Update, for Public Hearing and Commission Action at the November 13, 2014 Commission Meeting in Half Moon Bay.

DESCRIPTION OF THE SUBMITTAL

The University of California at Santa Barbara (UCSB or University) is proposing a comprehensive amendment to its certified 1990 Long Range Development Plan (LRDP) to replace the existing certified LRDP with a revised and reformatted version that defines the types, locations, density and intensity of campus development through a 2025 planning horizon. The Amendment includes the addition of 118 acres of new lands into the LRDP and the associated modification of the LRDP's geographic boundary, revisions to the land use designations, identification of sixteen potential development areas, and new and revised policies and implementation measures intended to allow campus growth consistent with the Coastal Act. On September 18, 2014, the University submitted a revised 2010 LRDP, dated October 2014, and on October 2, 2014, the application was determined to be a complete application for an amendment to its Long Range Development Plan (LRDP).

The University's proposed LRDP (referred to as the 2010 LRDP), includes site plans, policies, standards, and other implementation measures to address new development on campus. In order to resolve any conflicts in interpretation, staff has worked closely with the University over the past few years to address Coastal Act consistency issues. As a result of this collaborative process, revisions have been made to the proposed LRDP that: (1) incorporate a program for construction and post-construction water quality protection measures consistent with the latest guidance; (2) incorporate climate change and shoreline policies, (3) outline a program to allow tree trimming, tree removal, and landscaping activities to be exempt when carried out using prescribed protocols; (4) define potential development envelopes consistent with setbacks from ESHA and wetlands; and (5) specify parameters of development for each potential development envelope through site-specific policies.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, approve Long Range Development Plan (LRDP) Amendment No. 1-11 to the certified Long Range Development

Plan, with 20 suggested modifications. The Chapter 3 policies of the Coastal Act are the standard of review for the proposed Amendment. The proposed LRDP amendment, as modified by the suggested modifications in this report, is in conformity with the Chapter policies of the Coastal Act. The motions begin on **Page 10** of this report.

The Executive Summary begins on **Page 4** of this report.

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EXECUTIVE SUMMARY

The University of California at Santa Barbara is proposing a comprehensive amendment to its certified 1990 Long Range Development Plan (LRDP) that will replace the existing certified LRDP with a wholly new revised and reformatted version that defines the types, locations, density and intensity of campus development through a 2025 planning horizon. An LRDP is a comprehensive plan for the physical development of a university campus that includes conceptual campus facility and infrastructure plans, development standards, policies and programs to guide development on the university campus within a specified planning horizon. Within the parameters established by the certified LRDP, individual projects identified in the LRDP are reviewed by the Commission on a case-by-case basis through a Notice of Impending Development (NOID) within a short time frame. The intent of an LRDP is to create a more efficient and streamlined permitting process for University development projects.

2010 LRDP Proposal and Planning Approach

Through the "2010" LRDP update the University proposes to accommodate an academic, research and support population of a total of approximately 35,681 students, faculty, and staff by 2025, including 25,000 undergraduate students, 4,250 graduate students, 1,400 faculty and 5,031 staff. The development proposed in the 2010 LRDP includes an additional 1.8 million assignable square feet (3.6 million gross square feet) for instruction, research, and support space; 5,000 additional student spaces, 200 units of family housing (students, faculty, and staff), 1,874 additional faculty and staff housing units, 5-acres of addition recreational fields, and construction of 3,650 new parking spaces. The amendment includes addition of four new areas into the LRDP: including: (1) the Santa Catalina/San Joaquin property (previously known as Francisco Torres) into the Storke Campus; (2) the previous Devereux School site is proposed to be incorporated into the West Campus boundary; (3) the previous Ocean Meadows Golf Course is proposed to be incorporated into the North Campus boundary; and (4) West Gate and El Dorado Apartments located in Isla Vista are proposed to be incorporated into the Main Campus boundary.

The development of the LRDP update was accomplished through a long and extensive collaborative planning process with Commission staff, local government agencies, environmental groups and the public. The overarching approach to campus planning under the 2010 LRDP was to infill development on Main Campus and redevelop existing developed areas on Main, Storke, and West Campuses, with one exception at West Campus Mesa, where the LRDP proposes development of a vacant area, which was previously designated in the existing certified LRDP for housing. The LRDP identifies16 potential development locations (as shown on 2010 LRDP Figure D.3): nine potential housing locations, six potential academic and support locations, and three recreation areas. This in-fill approach allows for the permanent protection of significant open space; provides key habitat linkages to surrounding regional open space areas; clusters development to provide natural buffers from wetlands and ESHA; reduces impacts from new development; and reduces vehicle miles traveled by locating housing, services and campus facilities in easily accessible locations by alternative transportation.

One of the primary goals of the plan was to protect, preserve and enhance the environmentally sensitive ecologically interconnected wetlands and environmentally sensitive upland habitats

surrounding the Devereux Slough, Stroke wetlands and Goleta Slough. In order to provide the necessary buffers to protect these sensitive resource areas and yet achieve the goal of providing sustainable on-campus housing several redevelopment sites were targeted for increased density and structure heights to concentrate development in areas better able to accommodate such development. For example, The Santa Catalina/San Joaquin student housing complex, Facilities Management Housing site and areas on the Main UCSB Campus are redevelopment areas that can accommodate increased density and structure heights without adverse impacts to coastal resources. The development footprints on the West Campus Mesa Housing site and the Deveruex North and South Knoll redevelopment sites were in turn reduced in order to accommodate substantial buffers from Deveruex Slough, environmentally sensitive butterfly and nesting trees and raptor foraging habitat.

Commission staff worked with UCSB staff to include the addition of the 64 acre "Ocean Meadows" golf course site into the LRDP. This site was recently donated to the University by the Trust for Public Lands. The 2010 LRDP requires commits the University to the restoration of the Ocean Meadows site to offset impacts resulting from more intense development authorized in the LRDP. The LRDP also includes a provision requiring the University to submit a comprehensive Open Space Management Plan within three years of certification of the plan that outlines strategies to manage these opens space areas; identifying areas targeted for restoration; and monitoring, reporting and adaptive management strategies.

In order to avoid impacts to Deveruex slough associated with intensification of development on the West Campus Mesa area and North and South Knoll development sites the south as well as enhance public access the LRDP includes a requirement to convert Slough Road into a pedestrian and bicycle path. A new road connection is proposed in location well outside of the recommended 300 foot buffer from the slough to provide access to the West Campus Mesa site, Deveruex North and South Knolls and Coal Oil Point.

Conflict Resolution

To accommodate the development area on the West Campus Mesa site two small patches (.11acre) of a native Brome Grass, considered to be an environmentally sensitive habitat area (ESHA), must be removed. In addition, several redevelopment sites proposed LRDP require some reductions to the applicable 100 ft., 200 ft., and 300 ft. ESHA/wetland buffers in order to accommodate a more concentrated and clustered development footprint. These development sites are the appropriate locations for limited new development and redevelopment on the campus because they minimize impacts to resources and they do not displace the impacts of campus growth to other locations thereby minimizing cumulative impacts to air quality, energy consumption, and public access. Therefore, denial of the LRDP amendment based on some inconsistencies with the habitat protection and water quality provisions of the Coastal Act would result in adverse effects to coastal resources that are inconsistent with other policies of the Coastal Act related to concentration of development and minimization of energy consumption. This policy conflict must be resolved in a manner that "on balance" is most protective of significant coastal resources. Approval of the LRDP, as modified, provides many coastal resource benefits which far outweigh the removal of small patches of native grassland and some modest reductions of some wetland and ESHA buffers. Therefore, due to the conflicts identified and the resource impacts that would result from denial of the proposal it is more protective of coastal resources to approve the LRDP amendment as modified. This conclusion is supported by the language of Section 30007.5 of the Coastal Act, in which the legislature recognized that a

plan to concentrate development in areas better able to accommodate such development would be more protective of coastal resources overall.

Scenic and Visual Resources

The proposed LRDP includes visual and scenic resource policies that require new development to be sited and designed to protect public views, scenic resources, and community character consistent with Coastal Act Section 30251. In addition, the LRDP Figure F.4 identifies public viewing points, scenic routes, and trails that provide high value coastal, open space and mountain views. Figure F.4 shows primary and secondary campus view corridors that are important to internal campus aesthetics and are intended to provide long-term through-views in and among the developed campus. Furthermore, several policies address the siting of new development in a manner that protects visual resources, including: clustering of development, providing setbacks on bluff tops to protect coastal views, avoiding the removal of scenic trees, where feasible, avoiding development along Lagoon Road, minimizing alteration of natural land forms on North and West Campuses, including topography and vegetation, to the extent feasible, and the protection of view corridors on 2010 LRDP Figure F.4. To ensure adequate clarity and implementation of 2010 LRDP Figure F.4, Suggested Modification 19 proposes to add language to Policy SCEN-03 to underscore that the overarching purpose of Figure F.4 is to site and design new development to minimize adverse impacts to scenic resources, including public views to and along trails, beaches, parks, etc.

In order to provide adequate housing and cluster development on each parcel in a manner intended to maximize protection of ESHA and ESHA buffers, the proposed 2010 LRDP does allow for units at higher densities and in higher height zones in some areas. Although this can mean a more intensive urban feel in some locations, the clustering of development and increases in allowable density on a campus-wide context actually ensures that the visual and scenic qualities of ESHA and open space are preserved on the campus as a whole and maximizes scenic views to and along the beach, bluffs, coastal trails, and public view points. Redevelopment sites with increased density and structure heights do not appreciably change views or community character because the proposed development is within or adjacent to existing developed areas, ESHA/wetland buffers will be maintained and enhanced, and public viewing areas, trails, and scenic routes are preserved under the proposed 2010 LRDP.

Water Supply

Due to the significant on-going adverse impacts of the prolonged drought in California the future water supply for the University is a critical component of the LRDP. The University has been proactive regarding water conservation on the campus and has worked in close cooperation with the Goleta Water District to reduce water consumption on campus through a variety of measures such as retrofitting campus buildings with low flow plumbing fixtures/appliances and use of reclaimed water for landscaping. The University has prepared a Water Action Plan in cooperation with the Goleta Water District. The Action Plan includes a suite of measures the University will implement to achieve goals for potable water conservation that may be necessary to respond to water supply shortages. Staff is recommending Suggested Modification 10 that includes measures to strengthen the water supply conservation and mitigation requirements of Public Services policies set forth in the 2010 LRDP, including Policies PS-02, PS-03, PS-04, PS-05, and PS-06. New Policy PS-07 provides the Executive Director of the Coastal Commission to determine when circumstances exist that constitute an extraordinary water supply shortage to Goleta's water supply exists, and under those circumstances, require that any NOID submitted to

the Commission thereafter shall demonstrate that the development will not result in a net increase of potable water demand over existing use levels at the time the NOID is submitted. The 2010 LRDP as modified by Suggested Modification 10 includes measures to limit the increased water demands of new campus development on the water supply portfolio of Goleta Water District during times of extraordinary water shortages. As UCSB is the District's largest customer, the savings could be beneficial to groundwater resource protection, especially when considered on a cumulative basis. Therefore the 2010 LRDP as modified by Suggested Modification 10 is consistent with the groundwater protections of Coastal Act Section 30231.

Protection of Water Quality

The LRDP also includes comprehensive set of water quality policies that were developed in cooperation with the Commission's water quality staff. The LRDP policies address water quality protection measures during the siting and design phase, the construction phase, and the post-development phase. The policies emphasize siting and design measures, particularly Low Impact Development (LID) planning practices to allow land development while maintaining the natural hydrologic character of the site or region.

Sea Level Rise

Given the campus is located along long 2.5 miles of shoreline and borders Devereux and Goleta sloughs the campus is subject to the effects of future sea level rise. The LRDP includes a set of policies that outline measures to further research and respond to sea level rise, such as continuing to gather information on the effects of sea level rise on the shoreline, including identifying the most vulnerable areas, structures, facilities, and resources. Policy SH-01 calls for the University to prepare a Comprehensive Sea Level Rise Assessment within five years of certification of the Plan that includes a campus-wide vulnerability analysis that uses best available science and multiple scenarios including best available scientific estimates of expected sea level rise. The Assessment will identify specific adaptation strategies that will be processed via an LRDP Amendment in order to be effectuated. Suggested Modification 19 clarifies that the Assessment must be reviewed pursuant to a LRDP Amendment rather than a Notice of Impending Development because the proposed 2010 LRDP does not include a standard by which to review the future document

Tree Trimming and Maintenance Program

The UC Santa Barbara campus and environs support rare, threatened and endangered avian fauna, both resident and migratory. The University undertakes tree management practices such as trimming and removal of trees from time-to-time as a matter of public safety. To ensure tree trimming and tree removal practices to not result adverse impacts to sensitive bird species the proposed LRDP includes a detailed programmatic tree trimming and removal plan. The tree trimming plan includes specific provisions and parameters related to the tree trimming and removal so that special consideration and care is given to the removal or trimming of any significant native or non-native tree in order to protect nesting, roosting, or foraging habitat for raptors and sensitive bird species.

Bird Safe Building Practices

Bird populations, which have declined from loss of habitat, are seriously threatened by the growing presence of man-made structures within their transit and migratory flight space. The UCSB campus is characterized by several of the factors that contribute to buildings being collision hazards for birds. The campus encompasses significant habitat for birds such as the

Campus Lagoon, Devereux Slough, and Storke wetlands and is also adjacent to the Pacific Ocean and Goleta Slough which support numerous bird species. In addition, the campus is located within the Pacific Flyway, which is a primary migratory route for birds, and is prone to fog during summers. In recognition of these factors, the proposed LRDP includes a bird safe building policy that requires specific bird safe building and window treatments and elements that must be incorporated into new building designs.

Protection of Dark Skies

The proposed LRDP also includes dark sky provisions and development standards to require any new lighting and conversion of existing non-compliant lights on campus to state of the art dark sky compliant lighting designs and fixtures. In addition, the LRDP policies specifically prohibits night lighting in buffer areas designed to protect sensitive habitat except where necessary for public safety, and then using only the minimum lighting necessary and with plantings or other measures to screen the adjacent habitat from the effects of light pollution.

Public Access and Transit

The University includes 2 ½ miles of publicly accessible beaches and coastline. The campus is developed with an extensive bicycle and pedestrian path network which is available for public use. The bicycle and pedestrian paths on campus connects to a regional bicycle/pedestrian network which provides access to Goleta County Beach, Goleta, and the City of Santa Barbara. There are also multiple beach access points on campus including a bluff stairway on the eastern side of Main Campus and several smaller trails which provide pedestrian access to the sandy beach on Main Campus and Coal Oil Point. The parking facilities on campus constitute the majority of publicly-available beach parking in the Goleta area. Nearly 3,000 parking spaces on campus may be used by the general public for a nominal charge and 154 parking spaces will be dedicated for public coastal access parking only, pursuant to the proposed 2010 LRDP. Moreover, Campus parking facilities provide overflow parking for the County of Santa Barbara operated Goleta Beach Park located adjacent to the campus. The LRDP includes several LRDP policies to ensure the protection of existing and provision of new public trails, bike paths, beach access points and public parking areas to access these access amenities. The policies also provide for the provision of disabled access to these types of access amenities.

One of the goals of the LRDP is to provide on-campus student faculty and staff housing with a pedestrian and bike path network that provide safes and convenient bike and pedestrian access to the campus academic and services facilities which will reduce energy consumption and vehicle miles traveled. The LRDP also includes polices requiring the University to work with the local governments in the area as well as with the Santa Barbara Metropolitan Transportation District to develop a Transit Plan incorporating alternative transportation methods to offset the demand for public transit that will result from the build-out of the LRDP, including subsidies for public transportation, free passes, additional transit services, transit vehicles and facilities, and car loan pools such as Zip-Car. In addition, the LRDP provides that the University shall continue its transportation alternatives program with the goal of diverting at least 10 percent of all single occupancy vehicle trips to and from campus. Further, the LRDP includes a provision that requires the University to work proactively with the Santa Barbara Metropolitan Transportation District to maintain, and expand as feasible, regular bus and shuttle service between Main Campus and all University housing, campus neighborhoods, regional shopping centers, and the train station.

Staff Recommendation
Staff is recommending denial of the proposed LRDP amendment as submitted and approval of the LRDP amendment subject to twenty suggested modifications. The modifications include additions and revisions to a number of Figures and Maps in the LRDP; modifications to the text of thirteen LRDP policies; inclusion of four new LRDP policies; inclusion of five introductory policies that were inadvertently left out the LRDP; several new definitions; and minor clarifications and corrections to the text of a number of policies; and deletion of several duplicative policies. The proposed LRDP amendment as modified by the suggested modifications in this report is in conformity with the Chapter policies of the Coastal Act. The University is in agreement with the suggested modifications.

I. PROCEDURAL REQUIREMENTS

A. STANDARD OF REVIEW

LRDP Amendment:
The standard of review for the proposed amendment to the certified LRDP, pursuant to Sections 30605, 30512(c), and 30514(b) of the Coastal Act and section 13540 of the Commission's regulations, is that the proposed amendment meets the requirements of and is in conformity with the Chapter 3 policies of the Coastal Act.

Pursuant to Section 13551(b) of the Commission's regulations, the University resolution for submittal must indicate whether the LRDP amendment will require formal adoption by the Board of Regents after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Coastal Act Sections 30512, 30513 and 30519. The Board of Regents submittal did not specify whether or not this amendment shall take effect automatically after Commission action. Nevertheless, in this case, because this approval is subject to suggested modifications by the Commission, the University must act to accept the adopted suggested modifications and the requirements of Section 13547, which provides for the Executive Director's determination that the University's action is legally adequate, within six months from the date of Commission action on this application before the LRDPA becomes effective.

B. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held public hearings and received written comments regarding the projects from public agencies, organizations and individuals. The hearings were duly noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations which require that notice of availability of the draft LRDP amendment (LRDPA) be made available six (6) weeks prior to the Regents approval of the LRDP amendment and Final EIR. Notice of the subject amendment has been distributed to all known interested parties. In addition, the University made the draft 2010 LRDP documents available to the public on their website. Notice of the Coastal Commission hearing for the LRDP has been distributed to all known interested parties and published in local newspapers.

II. STAFF RECOMMENDATION: MOTIONS AND RESOLUTIONS

A. LRDP AMENDMENT 1-11: DENIAL AS SUBMITTED

Motion I:

> *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 1-11 as submitted.*

Staff recommends a **NO** vote. Failure of this motion will result in denial of the Long Range Development Plan Amendment 1-11 and the adoption of the following resolution and findings. The motion to certify passes only by affirmative vote of a majority of the Commissioners present.

Resolution I:

> *The Commission hereby denies certification of the University of California at Santa Barbara Long Range Development Plan Amendment 1-11 and adopts the findings stated below on the grounds that the amendment is inconsistent with Chapter 3 of the Coastal Act. Certification of the amendment would not comply with the California Environmental Quality Act because there are feasible mitigation measures and/or alternatives that would substantially lessen any significant adverse effects that the approval of the amendment would have on the environment.*

B. LRDP AMENDMENT 1-11: CERTIFICATION WITH SUGGESTED MODIFICATIONS

Motion II:

> *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 1-11 if modified as recommended by staff.*

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Long Range Development Plan Amendment 1-11 as modified. The motion to certify passes only by an affirmative vote of a majority of the appointed Commissioners.

Resolution II:

The Commission hereby certifies the University of California at Santa Barbara Long Range Development Plan Amendment 1-11 as modified and adopts the findings stated below on the grounds that the amendment, if modified as suggested, will be inconsistent with Chapter 3 of the Coastal Act. Certification of the amendment if modified as suggested, complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects the amendment on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amendment on the environment.

III. SUGGESTED MODIFICATIONS TO LONG RANGE DEVELOPMENT PLAN AMENDMENT NO. 1-11

The staff recommends that the Commission certify the following, with 20 modifications as shown below. Language presently proposed by the University is shown in straight type. Language recommended by Commission staff to be deleted is shown in ~~strikeout~~. Language proposed by Commission staff to be inserted is shown underlined. Other instructional suggested modifications to revise maps or figures are shown in *italics*.

1.Open Space Additions

Figure D.1, Land Uses, shall be modified to re-designate 5.7 acres of the proposed Storke Apartments site from "Housing" to "Open Space" as shown in Exhibit 5 of this staff report. Figure F.1, Open Space Areas), shall be modified to show those same 5.7 acres as "Open Space." Figure D.4, Height Limits, shall be modified to identify these same 5.7 acres as not having an assigned height zone.

Figure D.1, Land Uses, shall be modified to re-designate 6.3 acres of the proposed West Campus Mesa Recreation site from "Recreation" to "Open Space" as shown in Exhibit 5 of this staff report. Figure F.1, Open Space Areas , shall be modified to show those same 6.3 acres as "Open Space." Figure D.4, Height Limits, shall be modified to identify these same 6.3 acres as not having an assigned height zone.

Figure D.1, Land Uses, shall be modified to designate the eucalyptus woodland raptor ESHA on Devereux North and South Knolls as Open Space. The revised Open Space boundary shall be contiguous with the ESHA Overlay boundary for this area as shown on Figure D.1 and as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas, shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as not having an assigned height zone.

Figure D.1, Land Uses, shall be modified to designate a portion of the southwestern edge of the Ocean Walk Housing site as Open Space. The revised Open Space boundary shall be contiguous with the northernmost edge of the ESHA and ESHA buffer boundary in the western portion of this site as shown on Figure F.5, ESHA Buffers and as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas , shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as not having an assigned height zone.

Figure D.1, Land Uses, shall be modified to designate a corridor through the Sierra Madre Housing site as Open Space. The revised Open Space boundary shall be contiguous with the ESHA and ESHA Buffer boundary for this area as shown on Figure F.5, ESHA Buffers and as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas, shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as not having an assigned height zone.

Figure D.1, Land Uses, shall be modified to designate a portion of the western edge of the KITP/San Clemente Housing site as Open Space. The revised Open Space boundary shall be contiguous with the ESHA and ESHA Buffer boundary for this area as shown on Figure F.5, ESHA Buffers and as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas , shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as not having an assigned height zone.

Figure D.1, Land Uses, shall be modified to designate a portion of the western edge of the Central Stores site as Open Space. The revised Open Space boundary shall be contiguous with the ESHA and ESHA Buffer boundary for this area as shown on Figure F.5, ESHA Buffers and as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas , shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as not having an assigned height zone.

Figure D.1, Land Uses, shall be modified to designate an area immediately west of Harder Stadium as Open Space. The revised Open Space boundary shall be contiguous with the stadium footprint as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas, shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as not having an assigned height zone. Figure F.5, ESHA Buffers, shall be modified to identify this same area west of Harder Stadium to be within the raptor ESHA buffer.

Figure D.1, Land Uses, shall be modified to designate the wetland and buffer on the Facilities Management site as Open Space. The revised Open Space boundary shall be contiguous with the ESHA Buffer boundary for this area as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas, shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as having no assigned height zone.

Figure D.1, Land Uses, shall be modified to designate a portion of the eastern edge of the Manzanita Village site as Open Space. The revised Open Space boundary shall be contiguous with the ESHA and ESHA Buffer boundary for this area as shown on Figure F.5, ESHA Buffers and as approximately illustrated in Exhibit 5 of this staff report. Figure F.1, Open Space Areas, shall be modified to show this same area as "Open Space." Figure D.4, Height Limits, shall be modified to identify this same area as not having an assigned height zone.

2.ESHA Mapping

Figure D.1, Land Uses and Figure D.2, Land Use Overlays shall be modified to reflect all "Mitigation Restoration" in Figure F.3, Project Restoration Areas, as part of the ESHA Overlay.

Figure F.2, Historic and Current Biological Resources, shall be modified to reflect the snowy plover nests as shown in Figure 8 of Exhibit 4, Dr. Dixon Memorandum dated 9-19-14.

Except for the bio-swale lining the north, the resources near Parking Lot 38 as shown in Exhibit 6, shall be shown on Figure F.2, Historic and Current Biological Resources. In addition, the

wetlands shall be delineated as ESHA on Figure D.1, Land Uses and Figure D.2, Land Use Overlays.

Figure F.5,ESHA Buffers, shall be modified to reflect a 40-foot to 70-foot wetland buffer on a portion of the southern boundary of the Facilities Management wetland in order to accommodate an existing road where there is no potential for its relocation, as approximately delineated on Exhibit 5.

3.Outdoor Lighting

Appendix 4, Main Campus Recreation Outdoor Lighting Map, shall be modified as follows:

1. The boundary between the Facilities Management Site and Main Campus Core Recreation Area shall be realigned to ensure that no portion of the "Limits of Outdoor Sports Lighting" intrudes within the ESHA and/or ESHA Buffer shown on Figure F.5, ESHA Buffers.

2. The boundary along the western edge of Harder Stadium shall be modified to ensure that no portion of the "Limits of Outdoor Sports Lighting" is allowed to extend further west than the existing developed stadium footprint. Specifically, the limits of sports lighting shall not include the storage areas or laboratory to the west.

3. The northeastern boundary along Mesa Road shall be realigned to ensure that no portion of the "Limits of Outdoor Sports Lighting" intrudes within the ESHA and/or ESHA Buffer shown on Figure F.5, ESHA Buffers.

4.Public Access and Circulation on West Campus

Policy TRANS-12, beginning on Page E-14, in the Circulation section of the LRDP shall be modified as shown below:

Policy TRANS-12 - In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following roadway and circulation measures shall apply on West Campus:
A. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads. The Campus shall coordinate and contribute to the installation of traffic control devices and other improvements at that intersection;
B. Slough Road shall be converted exclusively to use by pedestrians, bicyclists, and essential emergency vehicles and shall not be expanded beyond its existing footprint. All West Campus development shall utilize West Campus Point Lane for vehicular access. Vehicular access to Coal Oil Point Reserve (the Reserve) and the ADA coastal access parking spaces at Coal Oil Point shall utilize West Campus Point Lane, but shall be allowed to merge onto Slough Road through the Devereux ~~Sough~~ South Knoll site in order to reach the applicable destination;
~~C. Development over 10,000 GSF on the Academic & Support or Housing sites on West Campus Mesa will require the connection between West Campus Point Lane and the North Devereux Knoll site to be improved and opend to vehicles.~~
~~D. Development on the Devereux North or South sites shall require the~~. The conversion of Slough Road shall be completed prior to occupancy of the first redevelopment project or other significant construction of 10,000 GSF or greater on West Campus at either the West Campus Mesa or North Knoll site.

C. The existing West Campus Point Lane crossing of the North Finger of Devereux Slough, from West Campus Mesa to North Knoll, ~~to~~shall be replaced with a bridge, or alternative crossing that retains a natural open connection, to maximize wetland connectivity and avoid fill of wetlands. The construction of the new bridge or crossing shall be completed no later than prior to occupancy of the new residential construction on the North ~~or South Knolls~~Knoll of the Devereux property. However, the bridge, or crossing, shall be installed earlier if significant structural changes or roadway modifications are necessary to accommodate traffic in the area of the Slough crossing prior to North Knoll development. ~~Once West Campus Point Lane is widened and improved per subsection D, Slough Road will be converted exclusively to use by pedestrians, bicyclists, and essential memergency vehicles;~~
~~E.~~
D. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads; and
~~F.~~
E. Where deemed to be biologically beneficial, the University will replace the wetland crossings on Slough Road with crossings that are designed to: restore the connection between the North and South Fingers to Devereux Slough and to avoid fill of existing and historic boundaries of the wetland to the maximum extent feasible. The replacement will occur as funding is available. The University will pursue potential University and non-University funding options to implement this project.

5.Open Space Tree Protection

Policy OS-09, beginning on Page F-12, in the Open Space section of the LRDP shall be modified as shown below:

Policy OS-09: Within three years after certification of the 2010 LRDP Update, the University shall prepare and submit an LRDP Open Space Management Plan for certification as an LRDP amendment.

A. The Open Space Management Plan shall, at a minimum, include the following components:

1. The primary purpose of the Plan shall be to achieve the permanent preservation, restoration, enhancement, expansion, and ecological connectivity of a mosaic of sensitive coastal habitats, including wetlands, grasslands, and habitat for rare plant and wildlife species within all campus lands designated Open Space. The Plan shall articulate a comprehensive vision for all campus open space and its transition, and connection, to adjacent non-University open space lands. The vision shall be represented by detailed site plans that implement a comprehensive program of habitat restoration and carefully designed and managed public access within Open Space. In addition, the Plan shall include project-level habitat restoration and coastal access plans for the North Campus Open Space – Ocean Meadows site with measurable milestones to implement the full restoration of that site by 2030. In addition to implementing the Open Spaces policies of the LRDP, the Plan shall reflect, and be consistent with, all other relevant policies and provisions of the LRDP.

2. The Plan shall include a Baseline Assessment of the types of habitat, habitat linkages and wildlife corridors within Open Space designated lands. The Plan shall identify and map ESHA on the North Campus Open Space – Ocean Meadows Site. The Plan shall include the evaluation

of the existing level of disturbance or degradation of resources and the success of previous or on-going restoration projects within Open Space designated lands. The Plan shall incorporate the plans and provisions of previously approved restoration and public access projects NOIDs/CDPs within OS-designated lands, including details such as planting palettes and locations, timing, success criteria, etc. The Baseline Assessment shall include a description of any existing vegetation management practices for fire reduction/fuel modification or habitat restoration purposes.

3. The Plan shall identify Restoration Goals and Opportunities for restoration and enhancement of the open space habitats, including but not limited to, the location of habitat types targeted for restoration and the level and types of restoration/enhancement such as eradication of invasive species, planting or re-establishment of native species, sediment removal, and measures to ensure long-term conservation of raptor habitat and to provide for the specific habitat conservation measures necessary to protect sensitive wildlife species such as the white-tailed kite and the western snowy plover. The Plan shall describe the criteria of success for the restoration goals and objectives. The Plan shall prioritize restoration projects and provide an anticipated/target time-line to incrementally implement the habitat restoration. The Restoration Goals and Opportunities shall evaluate the need and effectiveness of existing and proposed vegetation management practices for fire reduction/fuel modification or habitat restoration purposes.

4. The Plan shall require the full restoration of North Campus Open Space – Ocean Meadows pursuant to Policy OS-04 and shall identify other restoration opportunities within the Open Space that may be achieved through future NOIDs. The Plan shall include measurable milestones to implement the North Campus Open Space – Ocean Meadows restoration by 2030. The restoration projects identified for Ocean Meadows lands shall be ranked in accordance with the degree of ecological benefits provided by each project. The restoration identified within the approved Plan for other OS lands shall be similarly ranked. However, the restoration of Ocean Meadows lands shall be required as mitigation for the overall increase in density and intensity approved in the LRDP Update. Other restoration projects on OS lands may be undertaken as other funding sources become available but shall not substitute for the required restoration of Ocean Meadows by the University.

5. The Plan shall ensure that the tree masses serving as raptor habitat and/or monarch butterfly aggregations (e.g., near Storke Wetlands, West Campus, and the Ellwood Marine Terminal site) have a phased restoration that ensures there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence~~.~~ or for any reason, including habitat management objectives, must be removed. Tree species adequate to replace the function of the existing trees ~~that are native to other coastal California areas (such as Monterey cypress)~~ shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. ~~Locally native tree species such as the coastal live oak that offer suitable nesting habitat upon maturation may also be planted in appropriate locations.~~ Locally native tree species such as the coastal live oak and sycamore that offer suitable nesting habitat upon maturation shall be preferentially planted in appropriate locations, in an effort to gradually convert the non-native woodlands to native woodlands, using acorns and cuttings collected within twenty miles of UCSB. However, other tree species that are native to other coastal California areas (such as Monterey cypress) may also be planted. Consideration shall also be given to including within the planting palette understory layers of locally native species, such as elderberry and willow and herbaceous species known to support

native pollinators and other wildlife. Where existing trees are significantly pruned or removed within Open Space areas of campus, appropriate native tree species and understory plantings shall be immediately planted. Volunteer seedlings of non-native tree species may be removed to support the gradual conversion of existing woodlands to predominantly locally native tree species. Open space foraging areas located adjacent to or near nesting trees are of particular importance for the conservation of white-tailed kites, and shall be considered ESHA, and shall not be converted to other habitat types if the net area of similarly located white-tailed kite foraging habitat would be reduced.

6. The Plan shall include a full-sized map, prepared to scale, of all campus Open Space designated lands titled the Campus Habitat Restoration Map showing all restoration and/or enhancement project locations, including both voluntary and required as mitigation for impacts from approved projects. The map shall also show the location and limits of existing authorized development including transportation features and utilities, in relation to all habitat restoration or enhancement projects, including mitigation measures such as tree plantings previously required by the Commission or other regulatory agency. This map shall be updated after the approval of any NOID affecting OS-designated lands as described below.

7. Where existing habitat management plans or approved mitigation measures or implementation of special conditions imposed by the Commission have required or resulted in particular habitat establishment or conservation measures within OS-designated lands, these shall be reflected in the LRDP Open Space Management Plan and appended to the Plan for reference.

8. The Plan shall include the location and layout of essential bike paths and pedestrian trails.

9. The Plan shall include measures to restore and enhance disturbed areas used for unauthorized trails, roads and paths or other development within OS-designated lands that have not received past approval by the Commission.

10. The Plan shall include monitoring and adaptive management provisions sufficient to ensure that the restoration goals and success criteria are ultimately achieved. Individual restoration projects shall be monitored for a minimum of five consecutive years and until the restoration has been demonstrated to be a success.

11. To the extent feasible within the resources of the University, the development of the Plan shall be advised by university and invited scientists with expertise in the range of habitats and sensitive plant and wildlife species that occur within the campus Open Space lands, and the staff of the UCSB Cheadle Center for Biodiversity & Ecological Restoration (CCBER).

B. …

6.Bird-Safe Building

Section 1.10, Design Guidelines, of the Implementation Chapter shall be modified as shown below:

1.10.1 Bird-Safe Buildings

Bird-Safe Building Design Standards. All new buildings, and major renovations of existing buildings~~, adjacent to Open Space areas~~ shall be required to provide bird-safe building treatments for the façade, landscaping, and lighting consistent with the guidelines provided below:

Glazing Treatments:

- Fritting, permanent stencils, frosted, non-reflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35 %) of the building façade.
- Where applicable vertical elements within the treatment pattern should be at least one-quarter inch (1/4") wide at a maximum of spacing of four inches (4") and horizontal elements should be at least one-eighth inch (1/8") wide at a maximum spacing of two inches (2").
- No glazing shall have a "Reflectivity Out" coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
- Equivalent treatments recommended by a qualified biologist may be used if approved by ~~the City and/or~~ the Coastal Commission.

7.Non-Conforming Structures

Section 1.9, Non-Conforming Structures, of the Implementation Chapter shall be modified as shown below:

1.9 Non-Conforming Structures

A. "Non-conforming structure" and "non-conforming use" means an existing structure or use that: (1) was lawfully authorized by all other regulations applicable at the time of its original development; and (2) does not conform to the policies and implementation measures of this LRDP or any amendments thereto.

B. No existing structure devoted to a nonconforming use shall be enlarged, extended, moved, reconstructed, or structurally altered unless the use is changed to a use allowed in the zone in which it is located.

C. Normal repair and maintenance of a non-conforming structure may occur provided ~~no~~ that the repair and maintenance ~~structural alterations enlargements are made.~~ does not result in enlargement or expansion of the structure or increase the size or degree of nonconformity with the provisions of the LRDP. Demolition and/or reconstruction that results in a cumulative replacement of more than 50 percent of a non-conforming structure shall not be permitted unless such structures are brought into conformance with the LRDP. Conforming additions that increase the square footage of existing legal non-conforming structures by 50 percent or more are not permitted unless such structures are brought into conformance with the policies and standards of the LRDP. ~~Enlargement of a structure shall not be considered repair and maintenance.~~

D. Additions and/or improvements to non-conforming structures may be authorized, provided that the additions and/or improvements themselves comply with the LRDP.

E. If a non-conforming use or structure is damaged or destroyed by disaster, replacement shall be subject to Section 1.7.2.4 of this LRDP.

F. If any non-conforming use and/or structure is abandoned for a continuous period of at least twelve months, any subsequent use of such land and/or structure in and/or on which the use was located shall be in conformity with the LRDP.

8.Shoreline Fill

Policy FIL-3, on Page F-39, in the Diking and Filling section of the LRDP shall be modified as shown below:

Policy FIL-3 - If no other alternative exists, fill may be used to address potential 100-year flooding impacts, consistent with federal law, with the exception of areas that are within or adjacent to tidally influenced areas and/or potentially subject to inundation due to sea level rise unless approved through an LRDP Amendment that allows this measure as adaptation strategy based on the Comprehensive Sea Level Rise Hazards Assessment in Policy SH-01.

9.Greenhouse in South Finger of the Slough

The following ESHA policy shall be added to the ESHA Section of the LRDP, and subsequent ESHA policies shall be renumbered and cross-references updated as necessary:

Policy ESH-*[Number To Be Determined]*

A. The greenhouse on West Campus located between the Devereux North Knoll and Devereux South Knoll may remain in place for up to 10 years from the date of certification of the 2010 LRDP Update. At the end of ten years, the structure shall be removed and the area restored. The University shall submit a complete Notice of Impending Development for the removal and restoration of the greenhouse not less than 120 days prior to the expiration of this term.

B. In the interim, the greenhouse may remain in the current as-built configuration, and these structures may be maintained (but not expanded) as necessary to ensure the safety of the existing structures. New greenhouse facilities, substantial repairs (resulting in the cumulative demolition and reconstruction of 50% or more of any structure), additions, or improvements to the existing facilities shall be prohibited.

10. Water Supply Policies

The following policies in the Water Supply and Demand section of the LRDP shall be modified as shown below.

Policy PS-02: Future development provided for in the LRDP land use plan will only be ~~permitted~~ authorized after the University demonstrates at the time of NOID submittal that adequate water supplies, water mains, reclaimed water distribution systems, water treatment facilities, sewer services, utility lines, parking lots and structures, roadways and bicycle/pedestrian corridors, fire suppression facilities, and other essential infrastructure services will be available to supply the existing and proposed development.

Policy PS-03:
For development that requires a connection to the water supply, at the time of NOID submittal the University shall ~~include in the proposed project description,~~ provide sufficient water conservation, efficiency, and supply management strategies to factually support a projection of adequate permanent future supplies for the life of the entire development. ~~Water supply strategies shall be prioritized and implemented according to~~To minimize impacts to the long-term water supply, each new development shall offset the development's anticipated potable water use in accordance with the following hierarchy. Notwithstanding the availability of GWD water supplies, the following water conservation measures shall be implemented to the maximum extent feasible, except as required pursuant to Policy PS-07, prior to reliance on GWD's potable water supply ~~practicable~~:

A. Maximum feasible incorporation into the proposed project plans of water conservation and efficiency measures, and reclaimed water use measures.
B. Increased campus water conservation and efficiency measures, and increased campus reclaimed water use to reduce campus potable consumption, such as for irrigation, use in toilets, and in industrial applications.
C. ~~Encourage or~~ Further development of enhanced reclaimed water systems on campus to utilize reclaimed water for industrial applications such as cooling towers to reduce potable consumption.
D. ~~Continue to pursue the use of~~ New uses of reclaimed water on campus ~~for non-traditional uses such as showers~~ as technology and systems become available.
~~E. Increased GWD potable water supply.~~

PS-04: A project-specific water availability analysis shall be provided for each proposed development that requires water input and shall be submitted with the Notice of Impending Development. At the time a new campus building is proposed, and before environmental review is complete, the University shall meet with GWD and ascertain that permanent potable water supplies of the quantity needed to serve the proposed development are available from the District as part of the water availability analysis. The water availability analysis shall include but not be limited to the following information:

(1) a description of cumulative campus development (existing and approved);
(2) cumulative water use (for existing and approved development), including use by University-owned facilities occupied or operated by third parties (such as food service or other vendors, affiliated or independent research programs and institutes, summer programs and campus using University-owned facilities, etc.) and outdoor recreational facilities, landscaping, habitat restoration sites (such as Ocean Meadows), open space and habitat management, and the Coal Oil Point Reserve;
(3) an estimate of the remaining quantity of water supply available to the University within the University's 945 AFY planning threshold (which, depending on development location, would be served by a portion of one of the University's three existing allotments from Goleta Water District, including the 945 AFY available

campus wide, the 200 AFY available at North Campus, and the 66 AFY available at Devereux School) establishing the maximum amount of potable water needed to fully serve the 2010 LRDP buildout; ~~by campus area, as applicable~~;

(4) the estimated quantity of potable water necessary to serve the proposed development;

~~(5) a description of any new water supplies made available since the adoption of the LRDP and contractually dedicated to permanent use for UCSB campus development;~~ and

~~(6)~~ (5) an analysis of year-to-year compliance with campus conservation goals articulated in the 2013 Campus Water Action Plan approved by the Regents of the University of California, and as updated by the Regents from time to time;

UCSB shall install additional water meters at existing development where feasible and necessary to generate sufficient data to prepare the annual report and to document compliance with conservation goals. All new development shall include water meters and sub-meters where practicable.

Policy PS-05:

~~The University prepared a Water Action Plan in consultation with Goleta Water District in 2013. The Action Plan includes a suite of measures that the University will implement to achieve goals for potable water conservation that may be necessary to respond to water supply shortages within the Goleta Water District boundaries and/or other affected campus water service areas. The Plan relies on the four-stage water shortage response system (Stages I-IV) in existence as of June 2014.~~

~~The updated Water Action Plan was designed in consultation with Goleta Water District to direct water conservation and efficiency efforts, with the overall purpose of assisting the University in meeting Goleta Water District's emergency water conservation goals. The Water Action Plan is a shelf-ready plan that can be implemented immediately if the GWD Board declares that any of the Stage I-IV water shortage conditions exist. Once implemented, the pertinent short-term water use reductions shall be maintained until the GWD reduces or lifts the pertinent water shortage declaration.~~

The University shall participate in water use reductions during declared water supply shortages within Goleta Water District (GWD) boundaries and/or other affected campus water service areas to the maximum extent feasible. ~~A.~~ For each formally declared water shortage Stage I-V, the campus will meet with the GWD and establish specific emergency water conservation benchmarks expressed as a percentage of the University's regular potable water use~~discuss conservation targets~~; based on that ~~conversation~~assessment, the campus will further reduce potable water consumption to the maximum extent feasible. Once implemented, the pertinent short-term water use reductions shall be maintained to the maximum extent feasible until the GWD reduces or lifts the pertinent water shortage declaration.

~~B. Each NOID submittal shall include evidence that the ordinary potable water use of the proposed development could be temporarily curtailed in accordance with the GWD Stage I-IV water shortage response system if necessary. NOID submittals shall include project plans showing the potable water metering system proposed for the subject development. The subject metering system shall be designed to provide tamper-proof daily recordation of water use of the~~

~~development, and digital store and/or transmittal of water use data for the purpose of ensuring compliance with required reductions set forth in the Water Action Plan.~~

~~C. The University shall be responsible for implementing and enforcing the water use reduction requirements set forth in the Water Action Plan.~~

Policy PS-06:

If ~~sufficient permanent new~~ the long-term water supplies relied on by the University in planning the 2010 LRDP (i.e, the 945 AFY planning threshold) buildout are jeopardized and/or cannot be acquired and delivered from Goleta Water District (GWD), ~~the State Water Project or other authorized entity for the development envisioned under the 2010 LRDP,~~ the University shall halt further water-consuming development under the LRDP unless the ~~in the affected campus water service area unless and until sufficient additional permanent, long-term water supplies can be acquired.~~

~~The University shall work to identify and/or acquire additional water supplies beyond those currently available to GWD as necessary to serve the University's potable water demand. The~~ University secures the equivalent offsets ~~may achieve this goal~~ by underwriting measures to conserve existing potable water supplies within the customer base of GWD, or by underwriting new infrastructure construction to deliver reclaimed water to GWD customers presently irrigating with potable water.

For example, the University may, in cooperation with GWD, elect to meet a portion of, or all of, a proposed new campus building's ~~additional~~ otherwise unmet water requirements by:

1) underwriting the installation of additional reclaimed water infrastructure (such as treatment systems, pipelines and metering systems) to deliver reclaimed water to existing agricultural water users served by Goleta Water District, or
2) through the retrofitting of existing development within the Isla Vista/Goleta Water District service area by such measures as replacing appliances with certified low water and energy use appliances, and installing low flow showerheads and toilet fixtures.

At the time of NOID submittal, if the University has selected such an option to ensure adequate potable water supplies for the subject development, the University shall provide to the satisfaction of the Executive Director: a) evidence of the certification by GWD of the equivalent potable water conservation and b) evidence of a binding contract between the University and GWD to permanently secure and redirect the equivalent potable water supply for the University's benefit.

Policy PS-07:

A. The University shall annually prepare and submit to the Executive Director a report analyzing campus water supply and demand including but not limited to information required in these water supply and demand policies which shall reflect campus-wide demand information tabulated annually, expressed in acre-feet per year, and separated into potable and reclaimed water supply categories. The report shall include an estimate of the potable water necessary to serve the remaining buildout of the 2010 LRDP. The report shall also include the results of any

short-term water use reductions implemented by the University during the previous year in response to water shortages affecting the Goleta Water District, and GWD's most recent projection of its water supply portfolio for the forthcoming year.

B. The policies of the 2010 LRDP notwithstanding, if the Executive Director of the Coastal Commission determines that an extraordinary water supply shortage to GWD's water supply exists based on:

1) the report provided by the University pursuant to Subparagraph A (above); or
2) a declaration, or similar official action, by the Governor, the State Water Resources Control Board, or the Goleta Water District;

then any NOID submitted to the Commission thereafter shall demonstrate that the development will not result in a net increase of potable water demand over existing use levels at the time the NOID is submitted.

11. Coal Oil Point

The following shall be added as a new policy in the Public Access Section, and subsequent policies shall be renumbered and cross-references updated as necessary:

Policy PA-*[Number To Be Determined]*: Public access shall be maintained at Coal Oil Point consistent with the Coastal Access Program (Figure E.4). New development to facilitate public access opportunities shall include, at a minimum: establishment of three disabled public coastal access parking spaces, bike racks, picnic table(s), and ADA-compliant trail improvements to the bluff and overlook. The feasibility of a restroom and drinking fountain should also be considered. These public access features shall be included in the development proposed for the first Notice of Impending Development for a significant West Campus or Reserve development that is submitted subsequent to the date of effective certification of the 2010 LRDP. The public coastal access improvements approved by the Commission pursuant to the pertinent NOID shall be installed in conjunction with the other construction proposed in the NOID. The design and location of the parking shall facilitate an ADA-accessible connection to the trail corridor along the West Campus Bluffs and, if feasible, to a portion of the Slough Road trail/road corridor.

12. Storke Field Recreation Area / Parking Lot 38

Policy LU-28, on Page D-26, in the Land Use section of the LRDP shall be modified as shown below:

Policy LU-28 – The road between Parking Lot 38 and Los Carneros Road through the Open Space shall be restored and limited to use as a bicycle and pedestrian path within 18 months of the certification of the 2010 LRDP. The University shall discontinue vehicular use of the road within 18 months of certification of the 2010 LRDP and restore and re-engineer the portion of the path that connects the edge of Parking Lot 38 to Los Carneros Road. The restoration shall remove the road improvements and enhance and improve hydrologic connectivity by installing a bicycle/pedestrian bridge or other alternative crossing design that retains a natural open connection. The width of the bridge will be limited to the width necessary to support a Class I bike path and pedestrian path. At the time of restoration, ~~V~~vehicular use of the road connection

between Parking Lot 38 and Los Carneros Road through the Open Space shall be prohibited, except for ~~necessary~~ emergency vehicles responding to an ~~access~~ emergency. ~~and Harder Stadium event egress (a maximum of 15 times a year).~~. However, during the interim 18-month period between certification of the LRDP and the submittal of the NOID for road restoration, the road may be used for Harder Stadium event ingress and egress. The ~~connection~~ bicycle/pedestrian path ~~may be retained for bicycle and pedestrian use~~may include ~~with the minimum~~ lighting ~~necessary~~ for safety reasons provided lighting is the minimum necessary, designed with a minimal footprint and low-profile such as bollard designs, and consistent with Policy ESH-15. Concurrent with the restoration, ~~M~~measures shall be installed to ensure that vehicles ~~have restricted~~ are unable to access ~~to~~ this road. Such measures may be designed to allow necessary emergency vehicle access. ~~The road connection through the open space shall be re-engineered to enhance and improve hydrologic connectivity by installing a bridge or other or alternative crossing that retains a natural open connection.~~ The University shall mitigate the impacts of the road improvements at ratio of 4:1 specifically including: a bridge (or similar design allowed above) to restore natural connections between the wetland areas, restoration of wetland and/or wetland buffers north of the road, and installation of interpretive signage highlighting the importance of the surrounding open space, wetland, and nearby raptor habitat. The NOID may also include an alternative event access road consistent with Figure E.1. ~~Within 18 months of the certification of the 2010 LRDP, the campus will submit to the Coastal Commission a plan for Harder Stadium event egress that will not require the use of Lot 38 Road out to Los Carneros Road and non-emergency vehicle access will be prohibited at that time~~

Concurrent with the phasing out of vehicles on the road connecting Parking Lot 38 to Los Carneros Road as described above, the remaining dirt road immediately north of Parking Lot 38 shall also be limited to bicycle and pedestrian access thereby restricting vehicular use of that portion of the road. Vehicular access to the gardens and greenhouses shall be through Parking Lot 38 with vehicles exiting via the road apron in the northwestern portion of the parking lot. This access would necessarily require crossing the bicycle path to access the garden facilities.

Policy LU-29, on Page D-26, in the Land Use section of the LRDP shall be modified as shown below:

Policy LU-29 – Development at the Storke Field Recreation site shall be located within the approximately 19-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

a. Recreation facilities serving organized sports and recreational programs are allowed in the Storke Field Recreation Area.

b. Outdoor sports lighting shall be prohibited on Storke Field and allowed at the tennis courts within the boundaries of the "Limits of Outdoor Lighting Map" in Appendix 4 pursuant to Policy ESH-15.

c. Indoor or enclosed facilities shall be clustered with the existing developed housing area and along the eastern edge of Storke Campus. Outdoor lighting for these facilities shall be the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15.

d. Development, including recreation facilities and parking, shall not extend any further north or west of the existing Parking Lot 38 footprint. The dirt road and bicycle path north of Parking Lot

38 may be retained within its current developed footprint for the purpose of providing bicycle and pedestrian access. Vehicular use shall be prohibited.

e. Parking to serve recreational uses shall be available on the site in Parking Lot 38. However, recreational parking may be dispersed during peak events where allowed pursuant to Policy TRANS-19.

f. Development on this site primarily consists of surface fields and parking. The surface parking Lot 38 may be developed with a covered structure with rooftop solar provided that the structure is sited, designed, and sized to ensure that there will be no fuel modification/fire reduction activities, tree trimming or tree removal, or light spillover in the adjacent ESHA or Open Space. Lot 38 lighting shall be retrofitted concurrently with the installation of the cover, or sooner as consistent with Policy ESH-15. Recreation development on the east portion of the site shall not exceed 45 feet in height along Stadium Road and the covered parking with solar shall not exceed 20 feet in height as shown in Map D.4.

Figure E.1, Vehicular Circulation and Parking, shall be modified to add the approximate location of the alternative road configuration that will be developed as a separate ingress/egress for Storke Field. This location shall be shown as a new north-south road on the western side of Storke Field, connecting Parking Lot 38 to the KITP/San Clemente site.

13. Parking Space Tracking and Accounting

The following shall be added as a new policy in the Transportation Section, and the remaining policies renumbered and cross-references updated as necessary:

Policy TRANS-*[Number To Be Determined]*

A. The University shall track and maintain a detailed account of the number and location of the parking supply for each of the following:

- Commuter parking spaces, with a specific subcategory evaluating commuters for recreational events and a subcategory evaluating visitor spaces
- Residential parking spaces (residents and guests) for each housing development
- Dedicated Coastal Access Parking
- Other Reserved Spaces and Timed Parking

For the purposes of this policy, commuter parking shall mean the parking spaces that serve all vehicles arriving to campus except for residential parking spaces.

B. The University shall track and maintain records regarding: (1) the number of parking permits issued to students, faculty staff for residential purposes; (2) the number of parking permits issued in association with each residential development; and (3) the type(s) and number of commuter parking permits issued to students, faculty, and staff for commuter purposes each quarter.

C. The above information shall be integrated into all parking supply and demand evaluations required for development that impacts residential or commuter parking supply/demand as outlined in Policy TRANS-17 and Policy TRANS-18.

D. The parking information above shall be compiled and submitted annually to the Executive Director.

Policy TRANS-17, on Page E-16, in the Parking section of the LRDP shall be modified as shown below:

Policy TRANS-17 –

A. For the purposes of this policy, commuter parking shall mean the parking spaces that serve all vehicles arriving to campus except for residential parking spaces;

B. Commuter parking shall be maintained on campus in a sufficient quantity to accommodate all UCSB-bound drivers. Commuter parking to serve faculty, staff, students, researchers, vendors, and visitors shall be dispersed at multiple locations on Main Campus to avoid over-crowding at any one location. The University shall continue to implement its Transportation Demand Management Program to reduce parking demand to the maximum extent feasible consistent with Policy TRANS-03. Parking demand that is not eliminated through TDM measures shall be accommodated on the campus;

C. The University shall maintain a running account of the commuter parking supply consistent with the following categories: (1) the permanently designated commuter parking locations and number of spaces reserved for particular users groups and (2) the non-reserved spaces available to all commuters, including visitor spaces. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that adds, removes, or relocates commuter/visitor parking spaces; and

D. The University shall evaluate commuter parking supply and demand for each new development that has an impact on commuter parking. Any development that reduces commuter parking supply shall demonstrate that adequate commuter parking capacity still exists, or will exist prior to occupancy of the development, for campus commuters in general, as part of the NOID submittal (as determined in subparagraph “D” below). Where the proposed development contributes to the use of commuter parking, commuter parking supply shall not be deemed adequate for the development if the parking surveys demonstrate 85% occupancy, or greater, for commuter parking within a 10-minute walk of the proposed development.

E. The University shall undertake periodic monitoring, a minimum of once per Fall, Winter, and Spring quarters, of the occupancy of commuter parking spaces for the entire campus during the peak use of parking of this nature (commuters). If parking surveys show average commuter parking occupancy reaches 85% (or greater) of total commuter parking spaces over a period of at least one school year (not including summer session when use is significantly lower), the University shall submit a NOID, and/or LRDP Amendment as applicable, to implement additional alternative transportation demand measures, or where alternatives are demonstrated to be insufficient to reduce parking demand to less than 85% occupancy, the University shall propose and construct additional parking.. The new parking shall be fully implemented as soon as feasible and no later than when the average campus commuter occupancy (not including summer session) reaches 90% of available spaces.

14. Introductory Policies

Add the following introductory policies INTRO-01 through INTRO-05 on Page D-15 of the LRDP after the completion of the section entitled "LRDP Objectives."

Policy INTRO-01 - The policies of the Coastal Act (PRC Sections 30210 through 30263) are adopted herein as policies with full force and effect as part of the certified Long Range Development Plan.

Policy INTRO-02 - If conflicts occur between requirements of the LRDP, the policies most protective of coastal resources shall control. Protection of environmentally sensitive habitat areas (ESHA) and public access shall take priority over other provisions. Where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence.

Policy INTRO-03 - If there is a conflict between a provision of the LRDP and any other Campus Plan or Program that is not certified as part of the LRDP, and it is not possible for the development to comply with both the LRDP and such other plan, the LRDP shall take precedence and the development shall not be approved unless it complies with the LRDP provisions.

Policy INTRO-04 - Where the LRDP references applicable provisions of State law (e.g., the California Government Code or Public Resources Code) the reference shall be construed to be the applicable State law provisions effective on the date of the 2014 LRDP certification. Where provisions of the State law are amended in such a way that they are inconsistent with the LRDP, such changes require an LRDP amendment.

Policy INTRO-05 - MOUs, or other agreements with other entities, shall not replace or supersede any policy or provision of the certified LRDP, and may require future LRDP amendments to secure implementation.

15. Changes to Land Use Categories

The following shall be added to the list of allowed uses in the "Academic and Support," "Housing" and "Recreation" land use designations in Section D, Land Uses:

- Associated Student Recycling
- Green Waste Recycling

The following modification shall be made to the list of allowed uses in the Academic and Support land use designation in Section D, Land Uses:

- Performance and event facilities

The following modification shall be made to the list of allowed uses in the Open Space land use designation in Section D, Land Uses:

…

- Habitat restoration and enhancement activities, including vegetation management consistent with policy ~~OS-02~~ ESH-12

…

The following modification shall be made to the list of allowed uses in the Recreation land use designation in Section D, Land Uses:

…

- Academic and storage space for the Cheadle Center for Biodiversity and Ecological Restoration ~~located adjacent to Harder Stadium~~

…

The following modification shall be made to the list of allowed uses in the ESHA Overlay in Section D, Land Uses:

…

- Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy ~~OS-02~~ESH-12

…

The following modification shall be made to the list of allowed uses in the Coal Oil Point Reserve Overlay in Section D, Land Uses:

…

- Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy ~~0S-02~~ESH-12

…

The following shall be added to the list of legally authorized development within Open Space-designated lands on Page D-5 just prior to the heading "Land Use Overlays":

3. Academic and storage space for the Cheadle Center for Biodiversity and Ecological Restoration located adjacent to Harder Stadium.

16. Definitions

The following shall be added to Appendix 1, LRDP Implementation Definitions:

Fully shielded. A light fixture is fully shielded when it emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plane. A full-cutoff light (flat glass lens) fixture is a fully shielded light fixture of a specific design, usually with a box or oval shape and a flat bottom.

Light pollution. Any adverse effect of artificial night lighting including glare, light trespass, obtrusive light, sky glow, or other lighting impacts on the nocturnal environment.

Light fixture. Light fixture is the structure used to produce an artificial light source, including all of its necessary auxiliary components. Examples of a light structure include a lamp, pole, post, ballast, reflector, lens, diffuser, shielding, bulb, and related electrical wiring.

Light trespass. The falling of light where it is not wanted, such as light casting onto a habitat area, habitat buffer, or across a property line onto an adjoining lot or public right-of-way. The measurement of light trespass shall be determined by a photometer, taken at the subject property line or the outer extent of a habitat area or habitat area buffer.

Outdoor lighting. Lighting equipment or light fixtures used to provide illumination for outdoor areas, objects, or activities, including light fixtures attached to buildings or structures. Self-supporting structures to provide lighting for parking lots, walkways, building entrances, outdoor sales areas, recreational fields, or within landscaped areas shall all constitute outdoor lighting.

Sky glow. The brightening of the nighttime sky from outdoor light directed toward the sky or reflected into the sky. Sky glow is exacerbated by a high percentage of water vapor (inclement weather) and/or dust particles in the atmosphere.

17. Minor Corrections to Text

All references, within the LRDP, to the "~ 5 acres" of recreation fields on West Campus shall be modified to refer to "approximately 2.5 acres" of recreation area on West Campus.

The fourth paragraph on Page C-10 shall be modified as follows:
Where there are limited available public works (water, wastewater treatment, and others) in the Coastal Zone, the Coastal Act reserves land use for high-priority development that depends on a coastal location. The LRDP therefore specifies the incremental expansion of campus services and connections to existing services like water and sewer. ~~As a public institution for higher education, UC Santa Barbara qualifies as an essential public service vital to the economic health of the state and the region.~~

The fifth paragraph on Page D-10 shall be modified as follows:
…Parking would be provided at the target ratio of one space for every four beds for student housing and ~~1~~ 2 spaces for each family unit, including guest parking.

The sixth paragraph on Page D-10 shall be modified as follows:
…Parking would be provided at the target ratio of ~~one-and-a-half~~ two spaces per unit for faculty and staff including guest parking and one space per 4 beds for students…

The third paragraph on Page D-11 shall be modified as follows:
…A parking structure to serve ~~most of~~ the residences would be included in the new design…

The eighth paragraph on Page D-12 shall be modified as follows:
At Coal Oil Point, the Cliff House conference facility would be removed from the edge of the bluff. The Coal Oil Point Reserve boundary is proposed to be moved to more appropriately include the Coal Oil Point ~~Filed~~ Field Station, which includes the Reserve Manager's residence and Reserve facilities.

The fourth paragraph on Page E-6 shall be modified as follows:
… Parking at faculty, staff and student-family housing sites, including the Ocean Road Housing site and potentially part of the Facilities Management site on the Main Campus, is proposed at an

approximate rate of 1.5 parking space per unit with an additional 0.5-spaces per unit for visitors and guests.

The first full paragraph on Page E-7 shall be modified as follows:
…At the rate of 1 parking space per four individual bed spaces, 1.5 parking spaces per unit, and 0.5 parking spaces per family unit, parking demand for proposed housing on the Storke and West campuses would total nearly 2,000 spaces. Additional on-street parking would be provided for visitors and service vehicles. Housing projects and their parking locations are shown in Table E.5.

The subtitle on Page E-17 shall be deleted as follows:
~~North and West Campus~~

The title on Page F-1 shall be revised as follows:
F. ~~Open Space~~ Land and Marine Resources

The second paragraph on Page F-5 shall be modified as follows:
…Some locations of ESHA on campus lands (such as within the Ocean Meadows site) have not been fully delineated but would be subject to full ~~projection~~ protection and restoration under UC Santa Barbara's stewardship…

The Coastal Act section heading on Page F-31 shall be modified as follows:
§~~30230~~ 30230

The third full paragraph on Page F-31 shall be modified as follows:
…Through the policies below, UC Santa Barbara has and will continue to maintain, enhance and, where feasible, restore the biological productivity of these marine resources.

The third full paragraph on Page F-38 shall be modified as follows:
Coastal Act section 30233 protects waterways by limiting coastal waterway ~~alternations~~ alterations to a few, publicly beneficial uses such as placement of public utility lines, restoration activities, and nature study.

The title on Page G.1 shall be modified as follows:
G. Public Services, ~~&~~ Infrastructure, and Hazards

Section 1.6.3.B.2.d on Page H-10 shall be modified as follows:
d. On property not included in subsection (B)(1) above that is located between the sea and the first public road paralleling the sea ~~or between the sea and the first public road paralleling the sea~~ or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, ~~whichever is the greater distance,~~ or in significant scenic resource areas as designated by the commission an improvement that would result in (1) cumulative (when combined with other such improvements that occurred previously pursuant to Public Resources Code Section 30610(b)) increase of 10 percent or more of internal floor area of an existing structure or (2) a cumulative increase in height by more than 10 percent of an existing structure;

All cross-references to Policies ESH-28A-D within Appendix 2, Campus Tree Trimming and Removal Program, shall replace with cross-references to Policies ESH-28 and ESH-29. In addition, the policies in Section 2.2 of Appendix 2 shall be replaced with the final approved Policies ESH-28 and ESH-29.

18. Minor Corrections to Figures

Figure B.5, Local Vicinity and Campuses and Figure B.9, UCSB Campuses, shall be modified to: (1) incorporate former Ocean Meadows Golf Course into the North Campus boundary, (2) incorporate Devereux School into the West Campus boundary; (3) incorporate the Santa Catalina/San Joaquin site into the Storke Campus boundary, and (4) indicate that the two Isla Vista parcels are within the Main Campus boundary.

Figure B.7, Existing Built Environment and Figure B.8, Existing Natural and Managed Campus Open Spaces shall be modified to: (1) incorporate former Ocean Meadows Golf Course into the North Campus boundary, (2) incorporate Devereux School into the West Campus boundary; and (3) incorporate the Santa Catalina/San Joaquin site into the Storke Campus boundary.

Figure B.8, Existing Natural and Managed Campus Open Spaces, shall be modified to: (1) identify the former Ocean Meadows Golf Course property as Open Space; (2) identify the South Slough Finger as Open Space; and (3) identify the area east of the existing developed footprint at the San Joaquin site as Open Space. Additionally, modify the title as follows: Figure B.8, Existing Natural and Managed Campus Open Spaces (~~Illustrative Only~~2014)

Figure B.10, 2010 Existing Coastal Access shall be modified to revise the label at Parking Structure 10 to identify "40" Coastal Access Spaces rather than "60" Coastal Access Spaces.

Figure D.4, Height Map, shall be modified to remove the 35 foot height designation within the West Campus Mesa Recreation Site. No height shall be assigned as no structures are approved at this site.

Figure D.4, Height Map, shall be modified to add a footnote to the 20-ft height limit on Parking Lot 38 to indicate "The 20-foot height assigned to this site shall be for the sole purpose of accommodating the covered parking solar panels."

Figure E.1, Vehicular Circulation & Parking, shall be modified to illustrate existing campus parking lots and structures and associated parking lot/structure numbers.

The title of Figure F.1, Open Space Areas (Illustrative Only), shall be modified as follows: Figure F.1 Open Space Areas (~~Illustrative Only~~2014)

The title of Figure F.3, Project Restoration Areas (Illustrative Only), shall be modified as follows: Figure F.3 Project Restoration Areas (~~Illustrative Only~~2014)

The legend of Figure F.3, Project Restoration Areas, shall be modified as follows:

~~Mitigated~~ Required ESHA Restoration Projects

Voluntary Habitat Restoration Projects

The Note in Figure F.3, Project Restoration Areas , shall be modified as follows:

…~~Notice of Intent to Develop~~ Notice of Impending Development.

19. Minor Corrections and Clarifications to Policies

The following modifications shall be made to the ESHA policies:

Policy ESH-09 – Fencing and other types of ~~barriers installed~~barrier installations on campus shall be wildlife-safe and wildlife-permeable, except where such barriers are necessary to restrict unauthorized human entry, the restricted area has no habitat value, and the placement of the barrier does not have an adverse impact on wildlife. Development in or adjacent to environmentally sensitive habitat areas or open space shall be designed and constructed to ensure the safe movement by wildlife (such as through the clustering structures and the installation of bridged crossings of wetlands to replace culverts, etc.).

Policy ESH-12 – Vegetation management activities may occur within Open Space and/or ESHA buffer areas, including mowing of native and non-native grasslands, when necessary to eradicate and control the spread of non-native species pursuant to a Commission-approved Habitat Restoration Plan. Surveys shall be conducted to identify ESHA as well as isolated patches of native grassland and any other individual sensitive plant species that may be present in the managed area. The vegetation management program shall ensure that measures are taken to avoid intrusion into ESHA, isolated patches of native grassland, and any other individual sensitive plant species that may be present. Vegetation management activities shall be the least intrusive and minimum necessary for restoration. The management of trees for any purpose, including restoration purposes, shall be subject to Policies ESH-28 and~~28A through~~ ESH-~~28D~~ 29 and Appendix ~~3~~2, Tree Trimming and Removal Program.

Policy ESH-16 – Night lighting shall be prohibited in environmentally sensitive habitat areas (ESHA) buffer and wetland buffer areas, except as required for public safety where an approved Notice of Impending Development specifically authorizes development within buffer areas pursuant to Policy ESH-22~~21~~. In such cases the lighting shall be the minimum necessary to ensure public safety and shall be designed and implemented consistent with the lighting requirements of Policy ESH-15. Where lighting in a buffer area is proposed pursuant to this policy, the University shall submit a plan to screen nearby sensitive habitat from the effects of light pollution through landscaping with appropriate native plants or other measures.

Policy ESH-18 – Natural Open Space Areas and Environmentally Sensitive Habitat areas on campus shall be restored with native plant species of local genetic stock, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community.

Policy ESH-19 – Development adjacent to an ESHA shall be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. A native vegetation buffer shall be required between the development and the ESHA to serve as transitional habitat and provide distance and physical barriers to human intrusion. The buffer shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA. The

minimum buffer (setback) from an Environmentally Sensitive Habitat Area or freshwater wetland shall be 100 feet from the outermost edge of the ESHA or wetland, except as specifically authorized by the Commission in Policy ESH-33 and Policy ESH-31. The minimum buffer from brackish marsh shall be 200 feet from the upland edge of the brackish marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from coastal salt-marsh shall be 300 feet from the upland edge of the salt-marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from eucalyptus raptor tree ESHA shall be 300 feet from the outer edge of the canopy, except as specifically authorized in Policy ESH-31 ~~(Figure F.5)~~.

The required buffer areas shall be measured from the following points~~, and shall include historic locations of the subject habitat/species that are pertinent to the habitat under consideration~~:
• The upland edge of a wetland.
• The outer edge of the canopy of riparian vegetation, including additional area necessary to protect the root zones of trees.
• The outer edge of the plants that comprise a rare plant community ESHA. For annual species and perennial species that periodically lie dormant, the rare plant community ESHA shall be determined as the maximum convex polygon that connects the known current and historical locations of that species in order to capture the maximum habitat area, including dormant seed banks, bulbs, or rhizomes of rare plant species. The boundaries of rare plant communities shall include historic locations, within the past 20 years, of the subject habitat/species that are pertinent to the habitat under consideration.
• The outer edge of any habitat used by mobile or difficult to survey sensitive species (such as ground nesting habitat or rare insects, seasonal upland refuges of certain amphibians, etc.) within or adjacent to the lands under consideration based on the best available data.
• The top of bank for streams where riparian habitat is not present.
• The outer drip line of trees designated ESHA.

Policy ESH-21 – Biological resources surveys shall be performed for all new development that is proposed: where there ~~are~~is a potential for sensitive species, ESHA, or wetlands to be present; within or adjacent to ESHA (where the proposed development is within 200 feet of ESHA); within or adjacent (within 200 feet) to wetlands; within or adjacent (within 200 feet) to designated Open Space or other natural open space areas; or within 500 feet of trees suitable for nesting or roosting or significant foraging habitat is present. The results shall be presented in a biological report that shall include an analysis of the potential impacts of the proposed development on any identified habitat or species and recommendations for siting and design of the development to ensure protection of sensitive biological resources and habitat values.

Where established public agency "protocols" exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and credentialed by the pertinent agency to undertake the subject protocol survey when such training and credentialing is available.

Policy ESH-24 – All wetland, riparian, ESHA, and buffer areas shall be maintained by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining the campus areas, a successor entity responsible for such functions.
~~UCSB~~

The University shall maintain records of all biological surveys and studies for use by other biologists and the public. ~~UCSB~~The records shall ~~also oversee appropriate~~include survey data to determine potential dormant seed and bulb banks in order to plan for conservation of dormant seed and bulb banks ~~or later use elsewhere on campus~~ when ~~undeveloped~~ sites with potential seed/bulb banks are ~~being~~ developed.

Policy ESH-26 – Motor vehicles and dogs shall be prohibited in campus wetlands. Motor vehicles (except for service and emergency vehicles) and unleashed dogs shall be prohibited ~~in wetlands,~~ on campus beaches~~, in~~. Dogs shall be leashed and kept on designated trails where such trails are routed through open space ~~areas, and~~or environmentally sensitive habitat areas. ~~In addition, swimming~~ Swimming shall be prohibited in the Campus Lagoon and Devereux Slough. Signs restricting such access and activities shall be posted.

Policy ESH-28 –
A. The routine trimming and/or removal of trees on campus necessary to maintain campus landscaping or to address potential public safety concerns shall be exempt from the requirement to obtain a Notice of Impending Development (NOID), unless otherwise required pursuant to ~~ESH-28~~ subparagraph B, below, and provided that the trimming and/or removal activities are carried out consistent with all provisions and protocols of the certified Campus Tree Trimming and Removal Program in Appendix 2, except that the following shall require a NOID:

1. Trimming and/or removal of trees located within ESHA or on lands designated Open Space as covered in Policy ESH-~~28D~~29,

2. The removal of any tree associated with new development, re-development, or renovation shall be evaluated separately through the NOID process as detailed in ~~Policy ESH-28~~ subparagraph C, below;

3. The removal of tree windrows, and

4. Trimming and/or removal of egret, heron, or cormorant roosting trees proximate to the Lagoon.

…

Policy ESH-30 – New development shall avoid all special-status plant species, including Southern tarplant, to the greatest extent feasible. This policy applies to isolated individual plants that do not meet the definition of ESHA. Special-status species that are ESHA shall be afforded full protection under the ESHA provisions of the LRDP. Where the individual(s) do not meet the definition of ESHA and cannot be feasibly avoided, then it may be relocated provided that the impact to individual species shall be fully mitigated.

Policy ESH-31 –
A. In light of the significant benefits: of clustering LRDP development in specific locations on Main Campus, Storke Campus, and West Campus; of enhancing and restoring ESHA, ESHA buffers, and compensatory off-site ESHA/Wetland habitat restoration to provide valuable habitat connections in accordance with Policy OS-04; of minimizing vehicle miles traveled by locating

housing, services, and campus facilities in areas easily accessible via walking, biking, or bus service; of providing a permanent open space connection from Goleta Slough, Storke Wetlands, and Devereux Slough to ensure long-term protection of habitat values; of restoring the habitats on the approximately 64-acre North Campus Open Space – Ocean Meadows site while providing coastal access pursuant to Policies OS-04 and LU-19; and of providing adequate housing stock to accommodate all future student, faculty, and staff, the University may construct development with an ESHA buffer or Wetland buffer width less than required in Policy ESH-19 consistent with the following:

> **1.** In lieu of the 100-foot buffer from freshwater marsh and oak woodland ESHA, the Facilities Management project (see Policy LU-10) on Main Campus may be constructed with a minimum 50-foot buffer from the adjacent freshwater wetland and ESHA oak woodland habitat, and a 40-foot to 70-foot buffer on a portion of the southern boundary to accommodate an existing road where there is no potential for its relocation, as approximately delineated on Figure F.5.
> …
>
> 4. In lieu of the 300-foot buffer from coastal salt-marsh (Devereux Slough) and the 300 ft buffer from eucalyptus raptor ESHA, the coastal salt-marsh buffer and raptor ESHA buffer may be integrated to coincide with ~~the~~ a 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux North Knoll project (see Policy LU-31) on West Campus, as approximately delineated on Figure F.5.
>
> 5. In lieu of the 300-foot buffer from the Devereux Slough South Finger coastal salt-marsh and the 300 ft buffer from eucalyptus raptor ESHA, the coastal salt-marsh buffer and raptor ESHA buffer may be integrated to coincide with ~~the~~ a 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux South Knoll (see Policy LU-30) on West Campus, as approximately delineated on Figure F-5. The 300-foot buffer from the edge of Devereux Slough, to the west of the South Knoll site, shall not be reduced, as reflected in Figure F.5.
>
> 6. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, new development on West Campus Mesa may be constructed with a minimum 100-foot buffer from the from eucalyptus raptor tree ESHA, as approximately delineated on LRDP Figure F.5, provided that vehicular use of ;Slough Road is restricted as required in Policy TRANS-12 and the minimum 300-ft buffer from Devereux Slough is maintained.

…

The following modifications shall be made to the Open Space policies:

Policy OS-02: The campus lands designated "Open Space" (OS) on the Land Use Map (Figure D.1) shall be set aside and permanently preserved and protected from development and disturbance for the primary purpose of providing spatially and ecologically connected areas and corridors in perpetuity. OS lands shall be managed to enhance, restore, preserve and expand wetlands, grasslands, raptor habitat, rare species habitat, and other significant habitat areas.

Where supported by biological evaluation, minor adjustments may be feasible along the periphery of the Open Space-designated lands~~, as delineated and certified October 2014,~~ through a Commission-approved LRDP amendment. The intent of the edge adjustments shall be to refine the boundary of the 2010 LRDP land uses rather than accommodate additional land uses.

Policy OS-06: Development undertaken on lands near OS-designated lands shall be sited and designed to minimize disturbance of ~~sensitive~~ Open Space ~~habitat~~, including noise and light pollution as perceived by wildlife, to the maximum extent feasible consistent with the provision of public safety.

Policy OS-07: New outdoor lighting within Open Space shall be limited to the minimum necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. Where existing Class I bicycle paths are currently lit inconsistent with this requirement, such lighting may be maintained ~~(Figure E.2*)~~. Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.

The following modifications shall be made to the Land Use policies:

Policy LU-01 - A maximum of 3.6 million gross square feet (GSF) of additional academic and support uses may be developed on the UCSB campus where designated on Figure D.3, Potential Development Areas, and provided that it is consistent with all other policies and provisions of the LRDP. The University shall maintain a running account of the changes to Academic and Support (A&S) development on campus. The A&S build-out documentation shall summarize the total A&S build-out in gross square feet and account for new A&S structural area, additions to existing A&S structures, demolition of existing A&S structural area, and any other changes that affect the GSF of A&S development. The A&S build-out documentation shall include a running annual total and shall provide the current build-out in relation to the Academic and Support "baseline." The baseline shall be the total build-out of A&S campus-wide as of the date of certification of the 2010 LRDP. The A&S build-out documentation shall be submitted with each NOID or Exemption Request that adds or removes A&S build-out.

Any new structures on lands designated as Recreation or Open Space shall also count toward the A&S development cap. Solar energy systems, such as solar panels, on rooftops shall not be counted toward the A&S development cap.

Policy LU-07 – ~~New trailers~~ Trailers, storage units, and temporary manufactured structures shall be located or relocated pursuant to a Commission-approved NOID. Where the structure serves an A&S function, it shall be accounted for under the A&S development cap as described in Policy LU-01.

Policy LU-11 – Development at the East Side Academic and Support site (Parking Lot 5) shall be located within the approximately 1-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Academic and Support build-out on this site shall not exceed a maximum of 150,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 5 (comprised of 80 commuter parking spaces and 2 designated coastal access spaces) may be removed in its present configuration. The 2 designated coastal access parking spaces in Parking Lot 5 shall be retained on the site in a location that is accessible and convenient to serve its intended coastal access purpose or moved to Parking 6 ~~; and.~~ pursuant to an LRDP amendment as outlined in Policy TRANS-14.

c. Development shall not exceed 65 feet in height as shown in Figure D.4.

Policy LU-15 – Development at the Ocean Road Housing site shall be located within the approximately 16-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 540 faculty/staff/ family housing units;
- Up to 810,000 GSF development;
- Heights shall not exceed 65 feet on the northern portion of the site, 45 feet adjacent to Manzanita Village, and the average height of the portion of the project adjacent to Isla Vista shall be 55 feet as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 2,400

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Academic and Support build-out on this site shall not exceed 110,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

c. To the extent feasible, new housing on the Ocean Road site will physically and visually integrate and harmonize with the adjacent Isla Vista community, including the opening of roadway connections to Isla Vista streets.

d. Development of the site shall maintain the north-south bicycle and vehicular circulation.

e. The existing 14 metered coastal access parking spaces located on Ocean Road may be removed and shall be relocated as on-street parking on Ocean Road near the terminus of Ocean Road at Manzanita Village. Alternately, or if Ocean Road does not accommodate any on-street parking, the 14 metered coastal access spaces shall be relocated:

(1) as surface parking as close as feasible to the southern portion of the Ocean Road Housing site; or

(2) as first floor parking spaces within the new parking structure 23.

f. The 14 designated coastal access parking spaces in Parking Lot 23 shall remain within Lot 23 if Lot 23 is retained or redeveloped into a parking structure. If Parking Lot 23 is removed, these coastal access spaces shall be retained within the Ocean Road Housing site either (in order of

priority):

(1) as relocated on-street parking spaces on Ocean Road as close as feasible to the southern portion of the Ocean Road Housing site;

(2) as surface parking as close as feasible to the southern portion of the Ocean Road Housing site; or

(3) as first floor parking spaces within a new parking structure as close as feasible to the southern portion of the Ocean Road Housing site.

g. The 185 parking spaces required to serve the Faculty Club are currently assigned to Parking Lots 22 and 23. Upon redevelopment of Parking Lot 23, the University shall identify whether the 185 parking spaces continue to be accommodated all, or in part, in Parking Lots 22 or 23. A minimum of 34 spaces (1 spaces per unit) shall be assigned in Lots 22 and/or 23 for use of the Faculty Club overnight accommodations. The remaining parking spaces may be accommodated within the general visitor parking spaces ("C" spaces) in proximity to the Faculty Club.

hg. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided primarily on the site, including Lot 23, except that additional parking may be located within Parking Structure 22 where parking availability to serve permanent housing is affirmatively demonstrated.

ih. The eucalyptus windrow shall be replaced at a 3:1 ratio with Monterey Cyprus or similar trees suitable for raptor use, with 1:1 planted on-site in the form of a similar windrow with a north-south orientation and 2:1 planted off-site at a campus location(s) that is appropriate to support and create raptor habitat.

Policy LU-16 – Development at the East Side Residence Halls site shall be located within the 28.7-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 3,938 student bedspaces;
- Up to 906,000 GSF development;
- Heights shall not exceed 65 feet as shown in Figure D.4.;
  Site coverage up to 50 percent; and
- Maximum onsite student population of 4,000

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Academic and Support build-out on this site shall not exceed 66,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided in a combination of on- and off-site locations where

parking availability to serve permanent housing is affirmatively demonstrated within the following locations: Parking Lot 2, new Lot 3, Parking Structure 22, new Lot 23, and/or Lot 30.

d. Development shall not exceed 65 feet in height as shown on Figure D.4, except that San Nicolas residence hall may be rebuilt at its existing height of 72 feet and San Miguel residence hall may be rebuilt at its existing height of 75 feet, consistent with Figure D.4.

Policy LU-23 – Development at the San Joaquin Housing site shall be located within the approximately 10.8-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

a maximum of 190 housing units to accommodate 1,003 student bedspaces and 8 Faculty or Resident Assistants and Directors.
Up to 285,000 GSF development;
Heights shall not exceed 70 feet for the North and South Towers and 35 feet for the remainder of the site as shown in Figure D.4.;
Site coverage up to 50 percent; and
Maximum new onsite population of 1,050 (total population of 2,336).

a Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Ancillary commercial food service facilities shall not exceed a maximum of 35,000 GSF (e.g., dining commons and convenience store). Ancillary commercial food service facilities shall not be counted toward the ancillary development cap consistent with Policy LU-02

c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in a combination of off-site locations where parking availability to serve permanent housing is affirmatively demonstrated within the following potential locations: Parking Structure 50, Lot 38, Lot 30, and where feasible, a new Commission-approved lot at West Campus Apartments.

d. The existing Santa Catalina towers located on the same parcel stand at 111 feet in height. These towers may be rebuilt at their existing height consistent with Figure D.4.

e. A Class I bicycle path may be developed in the ESHA/wetland buffer on the east side of the San Joaquin Apartments site in the most environmentally protective manner accompanied with a Commission-approved buffer restoration plan. The bicycle/pedestrian path may include lighting for safety reasons provided lighting is the minimum necessary, designed with a minimal footprint and low-profile bollard designs, and consistent with Policy ESH-15.

Policy LU-32 –

…

B. Development at the West Campus Mesa Recreation site shall be located within the 5.4-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

1. Recreation facilities shall be for one active recreational field and passive recreation only such as picnic benches, nature trails, etc. Indoor or other enclosed sports facilities shall be prohibited. As allowed in Policy OS-2, minor adjustments may be made to the adjacent Open Space boundary as necessary to accommodate a regulation size recreation field provided a 300-foot setback is maintained form Goleta Slough.

2. Outdoor sports lighting shall be prohibited on this site consistent with Policy ESH-15.

3. Recreation facilities on this site shall be for day use only and shall not be lighted except the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15. Lighting for sports is prohibited.

4. The one isolated patch of California Brome on the site may be removed and reestablished on campus within the nearby open space at a mitigation ratio of 3:1 (area to be reestablished in relation to area removed) with the express purpose of restoring and establishing the grassland habitat as ESHA.

5. Parking is not required to be provided to serve the recreational use unless monitoring indicates that the designated coastal access parking spaces are overcrowded as a result of recreational use of the West Campus Mesa Recreation site.

6. Development on this site shall not include buildings and therefore the site is not assigned a height limit on Figure D.4.

7. Landscaping shall include plant species beneficial to monarch butterflies.

8. Turf may be allowed if served by reclaimed water.

~~8~~9. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.

~~9~~10. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.

11~~0~~. Development shall be planned to ensure that the proposed development would not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.

…

Policy LU-34 At the Coal Oil Point Reserve Field Station site the following standards shall apply:
a. No new structures shall be approved within the Reserve Field Station until the Coal Oil Point Reserve Coastal Management Plan is certified by the Coastal Commission pursuant to Policy LU-33.

b. Vehicular access to the site shall be from West Campus Point Lane after vehicular restrictions are placed on Slough Road consistent with Policy TRANS-12~~ and in conjunction with North Knoll build-out in Policy LU-31~~.

The following modifications shall be made to the Marine Resources policies:

Policy MAR-10 - 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~~than 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control.

The following modifications shall be made to the Sustainability and Recycling policies:

Policy SUST-02 - ~~Where feasible, the University shall minimize energy use and reduce pollution through methods including solar power, natural lighting, passive solar heating and cooling, and light colored buildings and roofing materials.~~
A. The University shall reduce greenhouse gas emissions and the use of non-renewable resources by complying with the campus-wide sustainability programs.

B. All Notice of Impending Development submittals shall be supported by an evaluation of the project's consistency with the campus-wide sustainability programs, including but not limited to measures pertaining to:
• Green Building;
• Clean Energy;
• Transportation;
• Climate Protection;
• Sustainable Operations;
• Waste Reduction and Recycling;
• Environmentally Preferable Purchasing
• Sustainable Foodservice;
• Water Conservation

The following modifications shall be made to the Climate Change and Shoreline policies:

Policy SH-01 - Within five years of certification of the 2010 LRDP, the University shall prepare a Comprehensive Sea Level Rise Hazards Assessment for submittal to the Coastal Commission as an amendment to the LRDP ~~Notice of Impending Development~~ that addresses the anticipated impacts of sea level rise on the Campus along the Goleta Slough and Pacific Ocean shoreline. The Plan shall be available prior to submitting a NOID for development or redevelopment that is located along the north boundary of~~n Main or~~the Storke ~~Campuses.~~Campus or at the Facilities Management site. The Plan shall:
…

The following modifications shall be made to the Visual Resources policies:

Policy SCEN-03 - New development shall be sited and designed to minimize adverse impacts to the greatest extent feasible on scenic resources, including places on, along, within, or visible from public viewing areas such as public parklands, public trails, beaches, and state waters that offer scenic vistas of mountains, coastline, beaches, and other unique natural features, as identified as view points, scenic routes, and trails on Figure F.4. The University shall seek to enhance primary and secondary view corridors where feasible, to the ocean and scenic coastal areas shown in Figure F.4, such as by ~~removing~~the removal of temporary buildings.

Policy SCEN-07 - For trees with significant scenic value, the first priority shall be to avoid tree removal where feasible. If tree removal cannot be avoided, the second priority shall be relocation of the tree. If the scenic tree cannot feasibly be retained in place, the tree removal shall be conducted and mitigated consistent with the Tree Trimming and Removal Program in Appendix 2. Where a scenic tree is located within ESHA or Open Space the tree trimming and removal shall be subject to Policy ESH-~~28A~~29.

The following modifications shall be made to the Water Quality policies:

Policy WQ-06 - The University shall design, construct and manage campus development to minimize the introduction of pollutants, including trash and sediment, into coastal ~~watersming, and duration.~~waters. Pollutants shall not be allowed to enter coastal waters through drainage systems. Low Impact Development (LID) strategies shall be used to emphasize an integrated system of decentralized, small-scale control measures that minimize alteration of the site's natural hydrologic conditions through infiltration, evapotranspiration, filtration, detention, and retention of runoff close to its source. Traps and filters for roadway contaminants shall be provided as part of all drainage structures.

20. Deletions

The following duplicative policies shall be deleted and subsequent policies renumbered as necessary:

~~Policy ESH-35 – Mowing of native Campus grassland habitat is prohibited, except for the minimum required by the Santa Barbara County Fire Department for fire protection and vegetation management necessary to eradicate and control non-native species pursuant to a Commission-approved Habitat Restoration plan. Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration.~~

~~Policy ESH-42 – New development shall be set back a minimum of 100 feet from the limits of the Storke Wetlands as shown in Figure F.5. 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.~~

~~Policy ESH-48 – The South Parcel shall remain open space available for habitat conservation and public access in perpetuity. The Habitat Restoration Plan (HRP) for South Parcel has been approved for the site to restore native riparian, wetland, and ESHA habitats and construct drainage improvements to enhance biological resources on site and reduce sediment loading to Devereux Creek and Slough. The HRP for South Parcel is being implemented by the University concurrent with the North Parcel Faculty Housing Project. The University shall be responsible for the enhancement, maintenance, and restoration of the South Parcel.~~

~~Policy ESH-49 – South Parcel shall be restored in accordance with the approved Habitat Restoration Plan (NOID1-06) and in association with mitigation for the construction of the North Parcel Faculty Housing (Ocean Walk). The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of North Parcel Faculty Housing. Restoration~~

~~includes, and is not limited to, the completion of a project on the South Parcel to control existing erosion and sediment transfer in to the Devereux Slough and the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, and trail improvements. Any remaining restoration and improvements shall be implemented as funding becomes available.~~

~~Policy ESH-53 – In order to protect the character and quality of the Coal Oil Point Reserve, new development on the West Campus Mesa shall be set back at least 300 feet from the east edge of Devereux Slough. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road 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 West Campus development and in consultation with the Reserve Director.~~

IV. FINDINGS FOR THE APPROVAL OF THE LONG RANGE DEVELOPMENT AMENDMENT

The following findings support the Commission's approval of the LRDP amendment if modified as suggested in Section III above. The Commission hereby finds and declares as follows:

A. BACKGROUND AND SETTING

The 1,117-acre UCSB campus, located in southern Santa Barbara County, is divided into four principal campuses: Main Campus (419-acres), Storke Campus (191-acres), West Campus (269-acres), and North Campus (238-acres). Academic and support uses are concentrated on the Main Campus, which is also developed with undergraduate student housing. The Storke and West campuses contain housing for students, faculty, and staff, as well as playfields, greenhouses and community gardens, open areas, and approximately 165 acres of sloughs, wetlands, and wooded slopes. The 33-acre Devereux site on West Campus includes buildings and facilities associated with a non-University residential program for persons with development disabilities. North Campus includes the 64-acre Ocean Meadows Golf Course, which was donated to the University in 2014, and includes student housing and faculty housing. The University also owns two apartment buildings in Isla Vista.

1. Environmental Setting

The UCSB campus consists of 1,117 acres located on a coastal terrace that is approximately 35 feet in elevation, with steep bluffs descending to beaches on the east and south sides of campus. The region is characterized by the Santa Ynez Mountains six miles to the north, which transition to foothills down to the coastal plain. The campus is located south of the City of Goleta, west of the City of Santa Barbara, and surrounds the community of Isla Vista on three sides. The City of Santa Barbara is the largest urban center in the region, and various forms of development are generally continuous from Santa Barbara to the City of Goleta and the UCSB campus. West of the campus, the land use pattern generally becomes more rural and open in character.

The 420-acre Main Campus is the most densely developed campus, providing the core area for academic buildings, research space, and dormitory housing (see Exhibit 2a). Existing buildings

on Main Campus generally range from 35 feet along the outer edge to 65 feet toward the interior. However, there are sixteen existing buildings that exceed 65 feet, with Storke Tower rising to the maximum height of 170 feet. The artificially enclosed seawater lagoon, known as the Campus Lagoon, has a surface area of about 31 acres and is one of the most recognizable features on the campus, providing a large expanse of open space at the southern end of campus.

The Santa Barbara airport and 400-acre Goleta Slough are located to the north and east of Main Campus. North-facing cliffs approximately 40 feet in height border the northern portion of the campus adjacent to Goleta Slough. The entire eastern boundary of Main Campus is defined by the shoreline, primarily shoreline bluffs running along approximately 1 mile of the coast. Additionally, the 29-acre Goleta Beach County Park is located immediately down coast of the University to the east. The southern border of Main Campus is defined by an approximately 1/2-mile stretch of shoreline, the entire seaward extent of which is designated as part of the Campus Point State Marine Conservation Area. The bluffs along the south perimeter are less dramatic than the East Bluffs, with two dips at each edge of the Campus Lagoon. Shoreline topography in this area is punctuated by the shoreline bluffs reaching Campus Point.

The west boundary of Main Campus is a linear boundary, approximately 1-mile in length, which aligns the community of Isla Vista along the southern half and Storke Campus along the northern half. Isla Vista, located immediately west of the Main Campus, is an unincorporated residential community consisting of a mix of dense apartment buildings and single family homes., with a small commercial center is along the Pardall Road and Trigo Road “Loop” commercial corridor. A eucalyptus windrow currently provides visual separation between Isla Vista and the University where Main Campus aligns with Isla Vista along its western perimeter.

Storke Campus consists of approximately 191 acres and is characterized by open space, housing, and recreational facilities, including Harder Stadium and Storke Fields (see Exhibit 2b). Building heights on Storke Campus generally range from 35 to 45 feet with the exception of the San Joaquin Housing site which has two distinctive towers each reaching 111 feet in height. The character of Storke Campus is defined by the presence of East Storke Wetlands which crosses diagonally through the campus creating an expanse of open space that links Goleta Slough with Santa Barbara County Open Space, and then out to the open areas at West Campus. Storke Campus is bounded on the north by California Department of Fish and Wildlife lands that are managed as part of the Goleta Slough Ecological Reserve; to the east by Main Campus; and to the south by the community of Isla Vista. The westernmost portion of Storke Campus consists of the outlying San Joaquin housing site (previously known as Francisco Torres) whose perimeter is roughly delineated by the intersection of two major roadways, El Colegio and Storke Roads, and is generally surrounded by housing developments and an elementary school to the south.

The North Campus encompasses approximately 238 acres, spanning from the edge of the residential communities within the City of Goleta at its northern perimeter down to the Pacific Ocean at its southernmost boundary (see Exhibit 2c). North Campus consists primarily of open space, including the South Parcel site adjacent to the Ellwood Mesa as well as the site of the former Ocean Meadows Golf Course. These two large areas, totaling 133 acres (64 ac. Ocean Meadows and 69 ac. South Parcel), are permanently dedicated as open space and available for habitat restoration and public access. Two previously-approved campus housing projects (Ocean Walk Housing and Sierra Madre, NOID 1-06), located adjacent to existing City and County residential developments, are currently under construction and will provide a logical completion

of the development pattern. The structures are limited to a maximum of 35 feet in height. The varied eastern boundary of North Campus cuts through the open space at Coal Oil Point Reserve, wraps around West Campus Apartment complex, and adjoins Storke Road across from the Storke Ranch subdivision (within unincorporated Santa Barbara County). The western boundary aligns City of Goleta's portion of the open space that is part of the Ellwood-Devereux Coast Regional Open Space.[1]

West Campus consists of approximately 269 acres largely characterized by open space, including Devereux Slough (which is estimated at 70 acres in size) and other natural areas within the Coal Oil Point Reserve as well as West Campus Bluffs Park. It also includes four main pockets of development: (1) the area previously known as "Devereux School," which is bisected into two "knolls" known as North Knoll and South Knoll, that is developed with various academic and housing-related buildings; (2) West Campus Point Faculty Housing; (3) the Children's Center area which provides childcare and other support uses; and (4) the West Campus Apartments site. In addition, there are horse facilities including corrals, riding rings, stables, and accessory sheds along the North Finger of Devereux Slough. Existing development on the West Campus is no higher than 35 feet. The north and west boundaries of West Campus are entirely aligned with open space on the North Campus. The southern boundary is coterminous with the beach. The eastern boundary aligns with the community of Isla Vista, adjoining uses including an elementary school, designated open space, and residential parcels.

B. LONG RANGE DEVELOPMENT PLAN

A Long Range Development Plan (LRDP) is defined as "the relevant portions of the land use plans and policies for the physical development of campuses and educational facilities of the University of California or the California State University and Colleges, which are sufficiently detailed to indicate the kinds, location and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of other implementing actions" (Section 13502(b) of Title 14 of the California Code of Regulations). The LRDP is also intended to respond to the provisions of the California Coastal Act of 1976, with respect to the preparation of Long Range Development Plans for college campuses in the Coastal Zone.

Coastal Act Section 30605 allows for the University of California to propose, and the Commission to certify, a Long Range Development Plan as a means to implement the Coastal Act on University lands in the Coastal Zone. Section 30605 states:

[1] The Ellwood-Devereux Coast Open Space and Habitat Management Plan reflects the efforts of the city of Goleta, UCSB, and Santa Barbara County to comprehensively plan the land use of the Ellwood-Devereux Coast to reduce the amount of residential development, relocate development to inland locations away from sensitive coastal resources, and establish a 652-acre contiguous area along the coast that includes open space and natural reserves managed for public access and natural resource protection. The overall goal of the Plan is to protect and enhance the Ellwood-Devereux Coast and to provide for public access compatible with the conservation of its coastal resources. The key components of the Open Space Plan are the trail system and identification of opportunities to restore sensitive coastal habitats. These provisions are incorporated and implemented separately by each jurisdiction. The LRDP is designed to incorporate these access and restoration features directly into the LRDP.

> *To promote greater efficiency for the planning of any public works or state university or college or private university development projects and as an alternative to project-by-project review, plans for public works or state university or college or private university long-range land use development plans may be submitted to the commission for review in the same manner prescribed for the review of local coastal programs as set forth in Chapter 6 (commencing with Section 30500). If any plan for public works or state university or college development project is submitted prior to certification of the local coastal program for the jurisdictions affected by the proposed public works, the commission shall certify whether the proposed plan is consistent with Chapter 3 (commencing with Section 32000). The commission shall, by regulation, provide for the submission and distribution to the public, prior to public hearing on the plan, detailed environmental information sufficient to enable the commission to determine the consistency of the plans with the policies of this division. If any such plan for public works is submitted after the certification of local coastal programs, any such plan shall be approved by the commission only if it finds, after full consultation with the affected local governments, that the proposed plan for public works is in conformity with certified local coastal programs in jurisdictions affected by the proposed public works. Each state university or college or private university shall coordinate and consult with local governments in the preparation of long-range development plans so as to be consistent, to the fullest extent feasible, with the appropriate local coastal program. Where a plan for a public works or state university or college or private university development project has been certified by the commission, any subsequent review by the commission of a specific project contained in the certified plan shall be limited to imposing conditions consistent with Sections 30607 and 30607.1. A certified long-range development plan may be amended by the state university or college or private university, but no amendment shall take effect until it has been certified by the commission. Any proposed amendment shall be submitted to, and processed by, the commission in the same manner as prescribed for amendment of a local coastal program.*

Section 13511 (b) of Title 14 of the California Code of Regulations provides additional detail:

> *With regards to LRDPs, the level and pattern of development selected by the governing authority shall be reflected in a long range land use development plan. The LRDP shall include measures necessary to achieve conformity with the policies of Chapter 3 of the California Coastal Act of 1976. Any plan submitted pursuant to this subchapter shall contain sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the plan to determine conformity with the policies of Chapter 3 of the Coastal Act. Such information shall include, but is not limited to the following: (1) the specific type of development activity or activities proposed to be undertaken; (2) the maximum and minimum intensity of such activity or activities (e.g., numbers of residents, capacity and service area of public works facility, etc.); (3) the proposed and alternative locations considered by any development activities to be undertaken pursuant to the LRDP; (4) a capital improvement program or other scheduling or implementing devices that govern the implementation of the LRDP; and (5) other information deemed necessary by the executive director of the Commission.*

The LRDP is a general plan for the physical development of the campus and is intended to list the plans and policies that relate to general land use, circulation and parking, public access and recreation, stormwater and other environmental management, utilities and services, resource

protection, habitat management, and transportation demand management, within the scope and timeframes set forth in the LRDP. The proposed LRDP amendment does not commit the University to the construction of any particular project. The establishment of funding priorities, project plans, and construction schedules are all carried out under the capital improvements programs of the University, subject to approval by the Chancellor, the Office of the President and/or The Regents. Within the parameters established by the LRDP, individual buildings and improvements will be reviewed on a case-by-case basis and will be accompanied by additional environmental analysis and public review, if necessary, to comply with CEQA and/or the Coastal Act.

The Commission originally certified the UCSB Long Range Development Plan (LRDP) on March 17, 1981. The Commission has since amended the LRDP, including a comprehensive modification of the originally certified LRDP, which was approved on April 8, 1990, pursuant to UCSB LRDP Amendment No. 1-91. There have been 23 amendments to the 1990 LRDP ranging from amendments for new buildings to amendments that adjust height limits or shift permitted development capacity from one site to another.

The proposed 2010 LRDP is organized in sections. Section B outlines the LRDP's overall context, describing academic conditions, the University's location within a larger geographic region, and existing land uses on the campus. Coastal Act policies and regulations, along with an overview of previous master and development plans are also discussed in that section. The planning framework is summarized in Section C. The foundation of campus planning is the Academic Plan, which sets forth academic requirements for the University. The physical space required to achieve these academic goals is discussed in this section, as well as applicable Coastal Act regulations as they relate to the LRDP. This section concludes with a summary of the University's sustainable programs.

Sections D-G outline the physical development plan for the campus, including land use and development, transportation and parking, open space and landscape, and utilities and infrastructure. These sections describe the numbers and locations of new academic buildings, housing, roads and parking, recreational facilities, and open-space areas. Coastal Act regulations and policies that apply to campus development are explained in each section, along with proposed actions and procedures that will ensure full compliance with the Coastal Act. The last section of the LRDP is Implementation which contains a detailed set of development procedures and other information for implementing the LRDP, as required by the Coastal Act and California Code of Regulations.

C. AMENDMENT DESCRIPTION

The University of California at Santa Barbara is proposing to amend its previously certified LRDP to incorporate new, and revise existing, land use designations and policies in the LRDP. The proposed amendment includes is a comprehensive modification of the existing 1990 Long Range Development Plan. The University proposes to accommodate an academic, research and support population of a total of approximately 35,681 students, faculty, and staff by 2025, including 25,000 undergraduate students, 4,250 graduate students, 1,400 faculty and 5,031 staff. The development proposed in the 2010 LRDP includes an additional 1.8 million assignable square feet (3.6 million gross square feet) for instruction, research, and support space; 5,000 additional student spaces, 200 units of family housing (students, faculty, and staff), 1,874

additional faculty and staff housing units, 5-acres of addition recreational fields, and construction of 3,650 new parking spaces. Specifically, the proposed amendment includes additions, deletions, and changes in the following LRDP sections: enrollment, proposed development, land use changes, coastal policies/development standards, and implementation. The following summarizes the major elements of the proposed amendment to the UCSB LRDP:

1. Expansion of LRDP Campuses

As part of this overall amendment, the University is proposing to incorporate four additional sites into the existing LRDP: (1) the Santa Catalina/San Joaquin property (previously known as Francisco Torres) is proposed to be incorporated into the Storke Campus; (2) the previous Devereux School site is proposed to be incorporated into the West Campus boundary; (3) the previous Ocean Meadows Golf Course is proposed to be incorporated into the North Campus boundary; and (4) West Gate and El Dorado Apartments are proposed to be incorporated into the Storke Campus boundary. A detailed description of each site proposed to be added to the LRDP follows below:

Storke Campus

The University proposes to add a 19-acre site identified as Santa Catalina (previously known as Francisco Torres) which is located northeast of the intersection of Storke and El Colegio Road. Prior to the University's 2002 purchase, the westernmost approximately 11 acres of the site were zoned "Design Residential-30" in the County of Santa Barbara. The site is developed with two high rise residence towers providing a combined total of 1,325 bed spaces, a two-story dining area, a 700-space surface parking lot, a swimming pool, volleyball court, and several tennis courts. The remaining 8-acres on the eastern portion of the site were zoned "Recreation" and encompass approximately 5 acres of vacant open space area and 3 acres of turf and parking. The 5 acres of open area contain several habitat types including: coastal freshwater marsh, non-native annual grasslands and coyote brush scrub. The proposed 2010 LRDP land use designation for the westernmost 13 acres of the San Joaquin site is "Housing" and proposed development standards will accommodate an additional 1,003 bed-spaces to be constructed on site. The remaining approximately 6 acres of the site will be designated "Open Space" under the 2010 LRDP and permanently protected from further development.

Two University-owned housing apartment complexes, within the neighboring community of Isla Vista, will also be incorporated into the 2010 LRDP within the Storke Campus boundary. The 1.2-acre West Gate and the 0.8-acre El Dorado properties were acquired in 1983/84 and are both located south of El Colegio Road. West Gate is comprised of 40 residential units and houses an approximate population of 80 students, and El Dorado contains 50 units that house approximately 100 students. Prior to purchase, these properties were under the jurisdiction of the certified Santa Barbara Local Coastal Program with a land use designation of SR-H-20. These sites are considered built-out and are not proposed for redevelopment under the 2010 LRDP. The 2010 LRDP land use designation for both sites will be Housing.

West Campus

The University is proposing to add the 33-acre Devereux site which is located between West Campus Point faculty housing and the Coil Oil Point Reserve into the West Campus boundary. Prior to its purchase by the University in 2007, the site was under the jurisdiction of the Santa Barbara County LCP with a land use designation of Profession and Institutional. The County had

approved a Master Plan for the site. The Master Plan allows for allows for a maximum height limit of 35 feet, 40 percent site coverage, and ten percent of the property must be in landscaping. The build-out anticipated under the Master Plan was 20 additional dwellings units and 185,000 sq. ft. of additional development. The Master Plan also required permanent open space to be designated to encompass a portion of the "South Finger" of Devereux Slough and the monarch butterfly habitat. The 33-acre site has been split into two separate sites (South Knoll and North Knoll). Development of the approximately 17-acre South Knoll is not proposed at this time and will be subject to a future LRDP amendment. However in the 2010 LRDP, South Knoll will be assigned a land use designation of Academic and Support and can continue to accommodate academic and support functions. The 15-acre North Knoll will be designated Housing and proposed development standards will accommodate a maximum of 125 faculty housing units.

North Campus

The University is proposing to incorporate the 64-acre area previously known as the Ocean Meadows Golf Course into the LRDP. Ocean Meadows Golf Course was developed in the 1960s, prior to the effective date of the Coastal Act. The property is located just west of Storke Road in the Goleta Community Plan area of unincorporated Santa Barbara County. The open space area consists primarily of golf course turf grass and related ornamental plantings. Additionally, three creek drainages cross through the golf course (see Exhibit7) and are designated as environmentally sensitive habitat in the Goleta Community Plan, and contain a mix of disturbed wetland and riparian habitat. Portions of the 64-acre area are located within the Coastal Zone area subject to the Commission's retained permit issuance jurisdiction. In April 2013, the University of California Office of the President accepted the donation of the 64-acre former Ocean Meadows Golf Course from the Trust for Public Lands. The site is almost entirely surrounded by UCSB property and is now being incorporated into the LRDP and designated Open Space. The former golf course was donated with the obligation that it be maintained as permanent open space, pursuant to Special Condition No. 1 (Deed Restriction) of Coastal Development Permit No. 4-12-044, that provides passive recreation, coastal wetland and wildlife habitat conservation and restoration, and associated research and environmental activities. The 2010 LRDP will assign Ocean Meadows an Open Space land use designation and specific development standards to further protect this site from future development and require the site to be entirely restored by 2030.

2. Student Enrollment, Faculty and Staff Growth

Enrollment growth at the University is driven by the campus responsibility to absorb a reasonable proportion of the increasing enrollments in the University of California system as a whole. The University proposes to increase on-campus student enrollment from 20,000 to 25,000 students, at a rate of about 1 percent a year over the planning horizon of 2025. Graduate students would increase from about 2,870 to 4,205 in order to meet the target of about 17 percent of total enrollment. Faculty would correspondingly increase from about 1,100 to 1,400. Staff growth, which has not kept pace with faculty and student growth, would also increase, with 1,400 expected new staff positions by 2025 for a total of about 5,000. To accommodate the proposed increased in student, faculty, and staff, the University proposes to change several existing land use designations to accommodate proposed or potential future development.

3. Land Uses

The proposed amendment adopts a different set of land use categories. The seven land use categories in the 1990 LRDP ("Academic", "Student Housing", "Faculty Housing", "Administrative and Student Support", "Recreation", "Environmentally Sensitive Habitat Area", and "Open Space") are replaced by a simplified four category system: Academic and Support, Housing, Recreation, and Open Space. Two land use categories from the 1990 LRDP, "Administrative and Student Support" and "Academic Uses," are proposed to be combined into one "Academic Uses" in the 2010 LRDP. Similarly, the 1990 LRDP "Student Housing" and "Faculty Housing" categories have been combined into one "Housing" designation. In addition to the four land use categories, two land use overlays have been applied in some locations to further restrict the allowed uses: the Environmentally Sensitive Habitat Area (ESHA) Overlay and the Coal Oil Point Reserve Overlay as shown on 2010 LRDP Figure D.1. These overlays represent an additional layer to the land use designation, with the more restrictive standards of the overlay restricting development.

Table 1. Campus Land Uses Comparison, certified 1990 LRDP and proposed 2010 LRDP (acres)

Land Use Designation	**1990 LRDP (Acres)**	**2010 LRDP (Acres)**
Open Space	194	591 (includes ESHA and COPR)
Housing (including Faculty and Student Housing)	203	240
Academic & Support (including Administrative and Student Support)	200	227
Recreation	77	86
ESHA	326 (incl/172 COPR)	0 [This is no longer a land use designation. It is retained as a land use overlay.]
Not Designated	**56**	**-**
TOTAL	**1,056**	**1,120 / 1,144**

Table 2. Campus Land Uses Overlay Comparison, certified 1990 LRDP and proposed 2010 LRDP (acres)

Land Use Overlay	**1990 LRDP (Acres)**	**2010 LRDP (Acres)**
Total Coal Oil Point Reserve (COPR)	174	174
Total ESHA Overlay	326 (incl/172 COPR)	363

Academic and Support

The proposed 2010 LRDP land use category identified as "Academic and Support" (A&S) combines two existing certified 1990 LRDP land use categories, "Administrative and Student Support" and "Academic Uses." The 1990 LRDP certified a combined total of 200 acres for these two academic and support categories. The proposed 2010 LRDP Academic land use spans 227 acres, primarily concentrating A&S development on the Main Campus to facilitate instruction, research, administrative, and academic support functions. Policy LU-1 allows for a maximum of 3.6 million gross square feet of net additional A&S uses to be developed on campus across nine different sites as shown on the Land Use Map (2010 LRDP Figure D.1). Of the nine sites proposed to be designated as Academic and Support, the primarily A&S area is the 143-acre

Main Campus Academic and Support site which currently serves as the heart of the academic campus function. Four other sites are designated as Academic and Support on the campus: Lot 5, the Marine Science complex and Parking Lot 6, Lot 30, and Environmental Health and Safety. One site is designated for Academic and Support functions on Storke Campus, the Central Stores site. And finally, there are three sites on West Campus: the COPR Field Station, Devereux South Knoll, and the West Campus Mesa A&S site. The development would include uses that accommodate instruction and research, and other support functions and facilities.

The 2010 LRDP limits "Academic and Support" uses to the following:

- *Academic support*
- *Administrative services*
- *Child care facilities*
- *Conference facilities*
- *Cultural facilities*
- *Greenhouses, aviaries, and gardens*
- *Instruction and research*
- *Library*
- *Organized research units and activities*
- *Overnight accommodations associated with the Faculty Club and alumni facilities*
- *Parking, parking structures, parking garages, and mixed-use parking garages*
- *Parks and open space*
- *Public services, including police and fire facilities*
- *Small and/or ancillary recreation facilities such as tennis, squash, basketball, and volleyball courts*
- *Student services, including food services*
- *Ancillary, incidental, and accessory facilities to the above uses*

The primary changes of A&S lands from the 1990 LRDP to the proposed 2010 LRDP are: a portion of Main Campus that was designated A&S is now proposed as Housing under the 2010 LRDP as part of the Ocean Road development; Lot 5 and Lot 6 are proposed to be designated A&S under the 2010 LRDP whereas these sites are currently identified for Housing purposes. The Facilities Management Site is proposed to be re-designated from its certified A&S land use designation to a Housing designation.

Housing

The 2010 LRDP proposes 240 acres of the UCSB campus to be designated under the Housing designation. The 1990 LRDP "Student Housing" and "Faculty Housing" categories have been combined into one "Housing" designation. The 1990 certified LRDP covers a combined total of 203 acres for these two housing categories. The Housing areas are dispersed across all four campuses, and range from multi-story residence halls (dorms) to single-family residences or townhomes. As described in Policy LU-2, the University will provide new housing to accommodate up to 5,000 additional student bed spaces, up to 240 student-family housing units, and a maximum of 1,800 additional faculty and staff housing units.

As shown on the Land Use Map (2010 LRDP Figure D.1), there are 16 sites designated for campus Housing. Seven campus housing sites are not proposed for any changes to the existing housing because they are newer developments (Ocean Walk, Sierra Madre, San Clemente), or

they are considered built-out (Manzanita Village/San Rafael, El Dorado Apartments West Gate Apartments, West Campus Point Faculty Housing). However, nine sites are proposed for housing development or redevelopment (2010 LRDP Figure D.3). Of those nine, six are redevelopment of existing housing sites, including East Side Residence Halls, Santa Ynez Apartments, Storke Family Apartments, San Joaquin, West Campus Apartments, and Devereux North Knoll. Two are redevelopment of existing Academic and Support areas into Housing on Main Campus, Facilities Management and Ocean Road Housing sites. (Although it should be noted that Ocean Road Housing redevelopment also includes redevelopment of a linear windrow of eucalyptus trees within a designated open space.) Although some A&S development would be removed, the West Campus Mesa site is primarily a new development site with a portion proposed to encompass an existing natural open space area and the remaining area is within and adjacent to existing A&S development.

The 2010 LRDP limits the allowable uses in the "Housing" designation as follows:

- *Ancillary commercial and neighborhood serving services integral to the housing complex and intended to serve the residents of the complex*
- *Ancillary recreation and garden activities*
- *Ancillary study and library space, meeting and academic and student support functions that are integral to the student housing complex*
- *Common laundry and dining facilities*
- *Housing for students, faculty, and staff, including attached and detached single- and multi-family housing units*
- *Parking to serve housing needs, including surface parking lots and parking structures*
- *Parks and open space*
- *Ancillary, incidental, and accessory facilities to the above uses*

There are some significant changes to the Housing footprint including the conversion of 1990 LRDP A&S to Housing along Ocean Road and at the Facilities Management site. In addition, two housing areas are proposed to be added into the LRDP and redeveloped, the San Joaquin site and Devereux North Knoll (which is presently a mix of housing and A&S uses). In addition, the 2010 LRDP West Campus Mesa designated Housing footprint represents a modified configuration to the certified 1990 LRDP Housing footprint.

Recreation

The 2010 LRDP designates 81 acres for "Recreation" land use, collectively within three identified Recreation land use areas (2010 LRDP Figure D.1): (1) the 43-acre Main Campus Core Recreation Area in the northwest portion of Main Campus, (2) the Storke Campus recreation area including Storke Field and Harder Stadium, and (3) the West Campus Mesa recreation area available for a daytime (no sports lighting) sports field and other passive recreational uses. Recreation and athletic facilities serving organized sports and recreational programs are located on the north portions of the Main Campus and on Storke Campus. In addition to these core recreation areas, other exercise and minor recreational facilities are interspersed throughout the campus as allowed within other land use categories.

The Recreation land use designation allows for existing recreational facilities within the Recreation designation to be expanded or renovated to serve new students, faculty, staff, and the

community. The broad permitted uses allowed under the Recreation land use designation are further refined for each recreation area by assigning additional parameters for build-out within the recreation and site-specific land use policies.

The 2010 LRDP limits the allowed uses within the "Recreation" to the following:

- *Academic and storage space for the Cheadle Center for Biodiversity and Ecological Restoration located adjacent to Harder Stadium*
- *Ancillary commercial services in conjunction with spectator sports events only*
- *Indoor recreational facilities*
- *Instruction facilities for sports and recreation*
- *Intercollegiate sports facilities*
- *Outdoor play fields*
- *Parking to serve recreational facilities*
- *Parks*
- *Pools*
- *Restrooms*
- *Spectator seating*
- *Sports court facilities*
- *Storage that is properly screened and fenced*
- *Ancillary, incidental, and accessory facilities to the above uses.*

The primary change to Recreation in the 2010 LRDP is the new addition of a Recreation area on West Campus for a sports field, whereas there are no identified recreation areas on West Campus in the certified 1990 LRDP. The Main Campus Core Recreation area and Storke Campus Recreation areas are roughly similar to their land use footprint in the certified 1990 LRDP, except that Lot 30 and a portion of the Environmental Health and Safety area have been removed from the Recreation designation in the 2010 LRDP.

Open Space

A total of approximately 590 acres are proposed to be designated as "Open Space" in the 2010 LRDP, up from 520 acres in the 1990 LRDP. A few open space areas such as the Commencement Commons, UCEN lawn, and the Pearl Chase Garden have been designed for active use and for campus community celebrations and gatherings. The remaining campus Open Space lands, however, have been set aside in the 2010 LRDP for permanent protection from further development, with the exception of certain specific allowed uses. Much of the open space encompasses ESHA resources that are known to occur on campus, including wetlands, native grasslands, woodlands, nesting and roosting habitat areas, and rare species. However, the non-ESHA open space is equally important, encompassing the natural open space habitats and foraging areas in and around ESHA, connecting the ESHAs as well as providing key linkages to adjacent regional open space areas such as Goleta Slough and Ellwood Mesa.

The emphasis within these lands is the enhancement, restoration, and permanent conservation of a mosaic of sensitive habitat areas while still allowing for the provision of low-intensity public access and recreation, including trails and public parking for access to coastal and open space areas provided that such amenities are designed and managed in a manner that limits disturbance of the nearby habitat areas.

The 2010 LRDP limits the allowed uses within the "Open Space" to the following:

- *Active recreation at Commencement Commons, UCEN lawn, and Pearl Chase Garden*
- *Drainage and water quality improvements*
- *Environmental interpretation/educational displays*
- *Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access*
- *Habitat restoration and enhancement activities, including vegetation management consistent with Policy OS-02*
- *Kiosks, informational and educational signage*
- *Maintenance of existing roads, trails, and utilities*
- *Minimum necessary vegetation management for fire reduction / fuel modification for existing structures and fire reduction / fuel modification activities undertaken for new structures pursuant to Policy ESH-13*
- *New outdoor lighting limited to the minimum necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.*
- *New underground utilities essential to authorized development where no other feasible location or method of service exists*
- *North Campus visitor or interpretive center*
- *Restrooms to serve the public at key access points or routes*
- *Parking for the provision of public access to open space*
- *Passive public access and recreational facilities including public hiking/bicycle trails and benches and bicycle racks*
- *Replacement of existing culverts with bridged crossing of wetlands*
- *Uses and restrictions explicitly applied to a given property pursuant to an open space and/or conservation easement or deed restriction in effect prior to the effective date of the 2010 LRDP*
- *West Campus road improvements as necessary to implement the transition of Slough Road from vehicular use to pedestrian, bicycle, and emergency vehicle use*
- *Temporary greenhouses, shade structures, tool sheds, and utility hookups (water) for restoration purposes*

The primary change to Open Space in the 2010 LRDP is the new addition of the area previously known as the Ocean Meadows Golf Course. In addition, the addition of the San Joaquin site included four acres of open space and the addition of Devereux School included the remaining portion of the South Finger of Devereux Slough. The 2010 LRDP also proposes the re-designation of a strip of Open Space, comprising the eucalyptus tree windrow between Isla Vista and the Main Campus, from “Open Space” to “Housing” in order to accommodate the Ocean Road Housing development.

Environmentally Sensitive Habitat Area Overlay

The Environmentally Sensitive Habitat Area (ESHA) Overlay is intended to protect environmentally sensitive habitat areas by limiting allowed land uses within ESHA to only resource-dependent uses. The ESHA Overlay, as shown on 2010 LRDP Figure D.2, shows the known environmentally sensitive habitat areas and serves as a planning tool to ensure that new development does not adversely impact those resources.

The 2010 LRDP limits the allowed uses within the "ESHA Overlay" to the following:

- *Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access*
- *Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy OS-02*
- *Limited pedestrian or bicycle trails, boardwalks, footbridges or stairways for the enjoyment of the resource and where no other feasible location exists*

Coal Oil Point Reserve Overlay

The Coal Oil Point Reserve (COPR or Reserve) Overlay is intended to delineate the area of campus that is managed and preserved as part of the University of California's Natural Reserve System, and serves the research, educational, public outreach, and stewardship functions established for the Reserve. The Reserve Overlay covers the entire 170 acres of the Coal Oil Point Reserve. Unlike conventional open spaces, the COPR functions as an outdoor classroom and laboratory for the long-term field study of wild land ecosystems, so public access must be managed within the reserve in a manner consistent with the preservation of its natural resources. With the exception of the Reserve Field Station, the Reserve is also designated with the ESHA Overlay.

The 2010 LRDP limits the allowed uses within the "COPR Overlay" to the following:

- *Environmental interpretation/educational displays*
- *Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access*
- *Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy 0S-02*
- *Parking for Reserve personnel and volunteers*
- *Public coastal access, including public coastal access trails, parking, benches and bicycle racks*
- *Reserve Director's residence*
- *Reserve Field Station facilities such as workshops, storage sheds, offices, green houses and shade hut*
- *Weather stations, observation blinds, or other similar small structures to enhance the Reserve's objectives as a natural study area*

The 2010 LRDP modifies the Reserve Overlay to include the Reserve Field Station within the boundaries of the COPR Overlay, which under the 1990 LRDP lies within the West Campus boundary without the overlay.

4. Potential Development Sites

The LRDP encompasses the physical development, land use, transportation systems, open spaces, and infrastructure needed to achieve the academic goals and provide for facilities and housing to accommodate planned enrollment growth of the campus through the year 2025. The anticipated need for buildings and facilities totals 3.6 million gross square feet (GSF) of additional academic and support area; and approximately 5,000 additional bed spaces (including up to 240 student-family units) and a maximum of 1,800 additional faculty and staff housing

units for University housing. Transportation improvements include additional bicycle and pedestrian paths, new roadway segments, and additional parking spaces in both surface lots and parking structures. Open space and recreational facilities would be improved and expanded, including major civic space improvements on Main Campus, a new informal recreation area on West Campuses and new coastal access stairways, paths, and habitat restoration. As the campus grows, utilities and infrastructure would be expanded and improved.

The proposed 2010 LRDP increases the number of potential building locations on campus. Additionally, the 2010 LRDP includes individual development site specific policies and standards intended to assist in the siting of buildings and other improvements, and to protect and enhance of natural resources and environmental of the campus. A brief description of each of the proposed development sites and site specific development standards are below:

Main Campus

a. Main Campus Academic and Support

Academic and support uses will generally be concentrated on the Main Campus, including instruction, research and support, organized research and activities, most academic support and student services, and public services functions such as arts and lectures. These functions are accommodated in a variety of spaces including: classrooms, parking, instructional research laboratories, professional schools and programs, ancillary support faculties such as administrate facilities, libraries, performance and cultural facilities, research institutes, conference facilities, and services supporting academic operations. A maximum of 810,000 GSF of net new building area may be constructed within the 85 ft. high area and a maximum of 1.75 million GSF of net new building area within the 65 ft. high area. Development within the Main Campus Academic and Support area shall be located within the approximately 143-acre potential development site. Development that removes, relocates, or otherwise modifies a parking lot containing designated coastal access parking spaces will require a separate LRDP amendment.

b. Main Campus Recreation Area

The Main Campus Recreation Area 43-acre redevelopment site is located on the north west portion of Main Campus. It is bordered by Mesa Road, the Santa Barbara Airport, Goleta Slough, Environmental Health and Safety, and Facilities Management to the north; Ocean Road to the east and south; and Parking Lot 30 to the west. The site is currently developed with several tennis courts, lighted turf soccer fields, basketball courts, multi-use turf fields, baseball fields, gymnasium, track field, volleyball court, and a Recreation Center and Aquatic Complex. The proposed 2010 LRDP does not change the site's current land use designation of "Recreation". This site will continue to serve recreation facilities, organized sports and recreational programs. Redevelopment of the site shall not exceed 35 ft. in height along Mesa Road and 45 ft. in the remainder of the area. New outdoor lighting of the recreational facilities shall be allowed but must be designed using the best available lighting technology to minimize lighting impacts on sensitive species and habitat and shall be the minimum standard pole height necessary to achieve the identified lighting design objective.

c. Ocean Road Housing

The 2010 LRDP would modify the existing land use designation of Ocean Road, which is located along the southwestern perimeter of Main Campus adjacent to the Isla Vista Community, from Open Space to Housing. Specifically, the 2010 LRDP includes specific development standards for development consisting of residential and academic and support space. A maximum of 540 units could be built, as well as approximately 110,000 GSF of academic and support space. The proposed 16-acre neighborhood would create a varied façade along the 12-block length of Ocean Road and create a series of gateways between Isla Vista and the Campus. Parking would be provided for the Ocean Road Housing in both parking structures and underground parking garages.

The 16-acre redevelopment area currently consists of a two to four lane paved street (Ocean Road) and a bicycle path with a small strip of open space on the west side and a variety of campus facilities on the east side, including student housing, a dinning common, and a parking structure. A windrow of approximately 120 mature eucalyptus, approximately 87-97 years old and many of them exceed 100 feet in height, line the open space area along an existing dirt berm that runs adjacent to the property line between Isla Vista and the University. Redevelopment of this site with the proposed housing would require the removal of the existing eucalyptus trees. The trees on the project site do not constitute environmentally sensitive habitat area (ESHA) and the eucalyptus windrow is not designated ESHA in the previous certified or proposed 2010 LRDP. Further, the submitted biological surveys for this project indicate that the trees on the site do not support nesting raptors or other sensitive species. However, the trees still have the potential to provide habitat for sensitive bird and raptor species and; therefore, Commission staff has worked cooperatively with University staff to ensure that the proposed amendment includes a specific development standard policy requiring the removal of these eucalyptus trees to be mitigated through the replacement with Monterey Cyprus, or similar California native trees for raptor use at a 3:1 ratio, with 1:1 planted on site in the form of a similar windrow with a north-south orientation and 2:1 planted off-site at a campus location(s) that is appropriate to support and create raptor habitat, at the time of redevelopment of the site.

d. Eastside Residence Halls and East Side Academic and Support

The Eastside Residence Hall redevelopment site is a 28.7-acre site located on the south east portion of Main Campus. It is bordered by Lagoon Road and the east-facing coastal bluff to the east, Chase Park to the south and west, University House (Chancellor's Residence), Parking Lot 5, Campus Lagoon and Open Space to the southwest and west, and UCen Road to the north. The Campus Lagoon and ocean bluffs are over 100 feet from the redevelopment site to avoid impacts to any environmentally sensitive habitat area. The current land use designation for the site is "Student Housing" and the site is developed with 2,064 student beds within five residence halls (Anacapa, Santa Rosa, Santa Cruz, San Nicolas and San Miguel). The site contains lawn and ornamental landscaping, and a row of eucalyptus trees line the southern edge of the parking areas and the San Nicolas wetland restoration area is to the southwest of the site.

The 2010 LRDP proposes the redevelopment of this site to accommodate an increase in the student population to provide a maximum total of 3,938 student bed spaces for undergraduate students. Further, the proposed 2010 LRDP will increase the current 1990 LRDP height limit from 45 feet high to a maximum height to 65 feet, except that San Nicolas Residence Hall which may be rebuilt at its existing height of 72 feet and San Miguel Residence Hall may be rebuilt at

its existing height of 75 feet. Parking would be provided in a combination of on- and off-site locations.

The East Side Academic and Support 1-acre site is located directly south of the residence halls and north of Campus Lagoon and is currently developed with Parking Lot 5. The proposed 2010 LRDP will redesignate the 1-acre from Student Housing to Academic and Support and will increase the maximum building height limit from 45 to 65 ft. high. A maximum of 150,000 GSF of academic and support will be allowed. Additionally, the two designated coastal access parking spaces in Parking Lot 5 shall be retained on the site in a location that is accessible and convenient to serve its intended coastal access purpose.

e. Facilities Management (Mesa Verde)

The Facilities Management redevelopment site is a 9-acre site located in the northwestern corner of Main Campus. It is bordered on the north (and off campus property) by the Santa Barbara Airport, Fish and Wildlife property, and portions of the Goleta Slough. Environmental Health and Safety is located to the east of the site, Harder Stadium and West Storke Wetlands to the west, and Parking Lot 30 to the south. The site is flat, with a steeply sloping hillside at the southern edge of the property. The majority of the site is paved and is currently developed with offices and shop spaces (for the Facilities Management Division, Public Safety, and the Office of Campus Planning and Design), parking, and ornamental landscaping. Additionally, wetlands are located on site at the baseline of the sloped hillside to the south and east sides of the site. Moreover, clusters of California Brome are also located along the baseline of the sloped hillside and a cluster of Southern Tarplant is located on the northern edge of the Campus boundary just north of the site. The current land use designation for the site is “Academic” with a maximum building height of 35 ft. high.

The 2010 LRDP proposes to redesignate the land use designation from “Academic” to “Housing” to accommodate the construction of a maximum of 200 residential faculty/staff/family units. Housing build-out on this site shall not exceed a maximum of 900,000 GSF. Further, the 2010 LRDP will increase the maximum building height limit from 35 ft. high to 65 ft. high on the southern portion of the site and remain 35 ft. on the northern portion of the site. Due to the close proximity to the Goleta Slough, the 2010 LRDP includes a site specific development standard requiring a site-specific flooding/Sea Level Rise study to be prepared to address the current levels of flooding/sea level rise and anticipated future levels given the expected life of the new structures. Parking would be provided on-site to the extent feasible and in Parking Lot/Structure 30. The portion of the existing development falls within the 100-foot buffer from freshwater marsh and ESHA oak woodland habitat. However in light of clustering LRDP development in specific locations on Main Campus and enhancing and restoring ESHA and ESHA buffers, redevelopment of the site may be constructed within a minimum of 50-feet. from the adjacent freshwater wetland.

f. Environmental Health & Safety

Redevelopment at the Environmental Health and Safety site shall be located within the approximately 1-acre potential development area. The project site is located in the northeastern portion of Main Campus and is bordered to the north (and off campus property) by the Santa Barbara Airport and portions of the Goleta Slough. Facilities Management is located to the west

of the site and the Recreation Center and Aquatic Complex is located to the east and south. The site is currently developed with two buildings and a surface parking lot. The 2010 LRDP does not proposed to change its current land use designation of Academic & Support. Academic and support build-out on this site shall not exceed a maximum of 100,000 GSF. All redevelopment would be a minimum of 100-feet from all wetland habitats and the Goleta Slough and development shall not exceed 35 ft. in height.

g. Parking Lot 30

Parking Lot 30 redevelopment site is a 3.5-acre site located on the eastern edge of Main Campus. The site is bound by recreational fields to the east, Stadium Road, Harder Stadium and tennis courts to the west, Ocean Road to the south, and Facilities Management to the north. The site is currently developed with a surface parking lot. Academic and support build-out on this site shall not exceed a maximum of 250,000 GSF. The 2010 LRDP does not proposed to change its current land use designation of Academic & Support. Redevelopment of the site will be a minimum of 100-feet from all wetland habitat to the north. Furthermore, the 2010 LRDP would allow a maximum height limit of 70 ft. in height.

h. Manzanita Village

The Manzanita Village Student Housing Complex is located on the southern western edge of Main Campus on the bluff top immediately west of the Campus Lagoon and north of the Pacific Ocean. The maximum residential build-out at this site has been achieved, comprised of 200 student housing units accommodating 800 student bed spaces that was constructed pursuant to Commission approved Notice of Impending Development (NOID) No. 1-98. The 2010 LRDP does not include redevelopment of this site, however if redevelopment of this site occurs in the future, development on the southern exposure of Main Campus shall not be constructed within 150 feet of the coastal bluff edge, development shall not exceed 45 ft. in height, and development shall follow the approved standards in NOID No. 1-98 unless otherwise modified above.

Storke Campus

a. Storke Apartments

The Storke Apartments 20.5-acre redevelopment site is located on the northwest portion of Storke Campus. The project site is currently bound by Mesa/Phelps Road to the north, California Fish and Wildlife preserve and West Storke Wetland area to the south, Storke Ranch Family Housing (within the City of Goleta boundary) to the west, and Los Carneros Road to the east. The site is currently developed with 342 student family housing units, 487 parking spaces scattered within 3 surface parking lots, a small community center and children's playground. Storke Apartments is vegetated with ornamental landscaping and mature eucalyptus and sycamore trees. The primary environmentally sensitive habitat area (ESHA) in the potential development site vicinity is the West Storke Wetlands located to the south of the redevelopment site. Other ESHA identified within the vicinity includes Purples Needlegrass and Southern Tarplant located in the California Department of Fish and Wildlife preserve to the north of the redevelopment site. The 2010 LRDP would modify the existing land use designation of Student

Housing to Housing to allow for the site to also serve faculty and/or staff. Furthermore, a 2.2-acre portion of the site is located within the Coastal Exclusion zone.

The 2010 LRDP proposes the redevelopment of this site which will consist of removing 342 existing housing units and construct a maximum of 730 new faculty/staff/family housing units. The proposed redevelopment would include amenities for residents, including courtyards with play areas for small children, gardens, lawns, and recreational and social areas. Parking will be provided on site in a parking structure. Furthermore, development will not exceed 20 feet in height on the west side next to the Storke Ranch Housing and 55 feet in height for the remainder of the site. All development/re-development would be a minimum of 100-feet from Purple Needlegrass and Southern Tarplant and 200-feet from all wetland habitats. Due to the close proximity to the West Storke Wetlands, the at the time of redevelopment, a site-specific flooding/Sea Level Rise study shall be prepared to address the current levels of flooding/sea level rise and anticipated future levels given the expected life of the new structures.

b. Santa Ynez Apartments

The Santa Ynez Apartments 20-acre redevelopment site is located on the southwest corner of Storke Campus. The majority of the 20-acre site is located within the Coastal Exclusion Zone with only 6.5-acres within the Coastal Zone. The 6.5-acre project site is currently bound by Los Carneros Road to the east, El Colegio Road to the south, West Storke Wetlands to the north and the Coastal Exclusion Zone to the west. The site is currently developed with 180 student housing units, parking, an access road and assorted ornamental and natural landscaping. The primary environmentally sensitive habitat area (ESHA) in the potential development site vicinity is the West Storke Wetlands located to the north. Additionally the site contains mature Sycamore and Eucalyptus trees that may support raptor and bird roosting and nesting. The proposed 2010 LRDP would modify the existing land use designation of “Student Housing” to “Housing” to allow for the site to also serve faculty or staff. The redevelopment of the site will consist of removing the existing 180 units and constructing a maximum of 580 new housing faculty, staff or family units. Parking will be provided on site in both parking structures and surface parking lots. Development will not exceed 45 feet in height and will be setback a minimum of 200-feet from all wetland habitats located to the north. Housing build-out on this site shall not exceed a maximum of 870,000 GSF.

c. Santa Catalina Addition – San Joaquin

UCSB acquired the existing approximately 19-acre Santa Catalina (previously known as Francisco Torres) student housing complex and adjacent recreational and open space area in December 2002. Santa Catalina was constructed in 1966 and is a high-rise hall with twin residential towers which stand at 111 feet in height and contains a total of 1,325 undergraduate student bed spaces. Santa Catalina is located at the northeast corner of the intersection of El Colegio Road and Storke Road within Storke Campus.

The site also consists of a two-story common area, a 704 space parking lot, a 25-meter swimming pool, and two tennis courts. This property was formerly within the County of Santa Barbara and was designated as Residential, multiple units, 35 units/acre and existing public or private park/recreational and/or open spaces. A variety of ornamental landscaping and turf area is provided on the site. A 5-acre open space area lies to the east of and adjacent to the proposed

housing site. The open space area is largely degraded and, in addition to non-native, invasive vegetation contains several habitat types including: Coastal Freshwater Marsh, non-native annual grassland, and Coyote Brush Scrub.

The 2010 LRDP proposes to incorporate the 15-acre "Santa Catalina" and adjacent open space area as part of the LRDP and assign the 15-acre site a Housing land use designation and Open Space for the 4-acre site. Additionally, the 2010 LRDP proposes the redevelopment of this site to include approximately 1,003 additional student beds in a series of new housing buildings that shall not exceed 35 feet in height on the northern portion adjacent to the northern property boundary and on the eastern side adjacent to the open space area, and 70 feet in height on the reminder of the site except for the existing towers which exceed this height. Parking will be provided at a ratio of 1 parking space per 4 bed spaces in a combination of off-site locations. All development/re-development would be a minimum of 100-feet from all wetland habitats located on the adjacent open space area. Housing build-out on this site shall not exceed a maximum of 285,000 GSF.

d. Central Stores

Central Stores 2.25-acre redevelopment site is located along the northern University boundary in Storke Campus. The site is bounded by Mesa Road and Storke Wetlands to the south, open space areas to the east and west, and Santa Barbara Airport to the north. The site is currently developed with academic support structures and associated parking. Academic and support development on site shall not exceed a maximum of 100,000 GSF. The 2010 LRDP does not propose to change its current land use designation of "Academic & Support" or its maximum building height of 35 ft. in height. The primary environmentally sensitive habitat area (ESHA) in the potential development site vicinity is Storke Wetlands to the south and Southern Tarplant to the northwest of the site. The majority of the existing development falls within the LRDP amendment proposed 200-feet buffer from brackish marsh. However in light of clustering LRDP development in specific locations on Storke Campus and enhancing and restoring ESHA and ESHA buffers, redevelopment of the site may be constructed within a minimum of 100-feet from the adjacent brackish marsh.

e. Storke Fields

Storke Fields 19-acre redevelopment site is located on Storke Campus. The site is bounded by Storke Wetlands to the north, San Clemente to the south, Stadium Road and Parking Lot 30 to the east, and Los Carneros Road to the west. The site is currently developed with soccer fields and multi-use play fields, surface parking and lighted tennis courts adjacent to Stadium Road. The 2010 LRDP does not propose to change its current land use designation of "Recreation". The proposed site specific development standards restricts the construction of any new indoor or enclosed facilities to be cluster with the existing developed housing area of San Clemente along the eastern edge of Storke Campus, and shall not exceed 45 ft. in height. Any new development shall not extend any further north or west of the existing Parking Lot 38 footprint. Outdoor lighting for these facility buildings shall be the minimum necessary for safety purposes. Furthermore, the 2010 LRDP prohibits outdoor sport lighting on Storke Field except for the existing lighted tennis courts adjacent to Stadium Road.

The primary environmentally sensitive habitat area (ESHA) in the potential development site vicinity is Storke Wetlands and Eucalyptus raptor tree habitat to the north. Portions of Storke Fields falls within the LRDP amendment proposed 300-ft. buffer from Eucalyptus raptor tree habitat. However in light of clustering LRDP development in specific locations on Storke Campus and enhancing and restoring ESHA and ESHA buffers, redevelopment of the site may be constructed within the existing recreation footprint, however new development must be a minimum of 200 ft. from the adjacent Storke Wetlands brackish marsh. Furthermore, the surface Parking Lot 38 may be developed with a covered structure with rooftop solar provided that the structure is sited, designed, and sized to ensure that there will be no fuel modification/fire reduction activities, tree trimming or tree removal, or light spillover in the adjacent ESHA or Open Space.

f. San Clemente Addition (KITP)

The 1.5-acre San Clemente Addition (also known as Kavli Institute for Theoretical Physics) site is located on Storke Campus, as the western end of the San Clement Graduate Student Housing Complex. It is bound on the east by the San Clemente Housing, El Colegio to the south, Storke Fields to the north and San Clemente Stormwater Management and Habitat Restoration Area. The site is currently developed with Parking Lot 53. The primary environmentally sensitive habitat area (ESHA) in the potential development site vicinity is a wetland and tarplant located north of the site. Redevelopment of this site has been recently approved by the Commission pursuant to Long Range Development Plan Amendment No. LRDP-4-UCS-14-0002-1 and Notice of Impending Development No. UCS-NOID-0005-14 for the construction of a new 74,000 gross sq. ft., 45 ft. high, 32-unit, 61 bed space housing complex. The approved development was sited at a minimum of 100 feet from all tarplant and wetlands.

West Campus

a. West Campus Apartments

The West Campus Apartments 15.5-acre redevelopment site is located on the northeast corner of West Campus. The site is bound to the east by Storke Road, Sierra Madre (Storke-Whittier property) to the north, Ocean Meadows Golf Course to the west, and Devereux and West Campus Mesa to the south. The site is currently developed with 250 family student housing units, five surface parking lots, tot lots and lawn area. The 2010 LRDP includes the redevelopment of this site to remove all the existing 250 units and construct a maximum of 480 new student, family or faculty housing units. The land use designation will be redesignated from “Student Housing” to “Housing” and; therefore, not specific to just students. The proposed redevelopment would include amenities for residents, including courtyards with play areas for small children, gardens, lawns, and recreational and social areas. Parking will be provided on site in a parking structure. Furthermore, development will not exceed 20 ft. in height on the west side next to Ocean Meadows Golf Course and 55 ft. in height for the remainder of the site. Housing build-out on this site shall not exceed a maximum of 720,000 GSF. The primary environmentally sensitive habitat area (ESHA) in the potential development site vicinity is Devereux Slough located to the south of the redevelopment site. All development/re-development would be a minimum of 100-feet from identified ESHA and 300-feet from Devereux Slough.

b. West Campus Mesa Housing, Recreation and Academic and Support Sites

The 11.9-acre West Campus Mesa Development site is located on the northeast of West Campus. The 2010 LRDP proposes to redesignate this 11.9-acre site from a "Faculty Housing" land use designation to a 4.6-acre "Housing" site, a 5.4-acre "Recreation" site and a 1.9-acre "Academic and Support" site. The site is bounded by Slough Road on the north and west side, and by West Campus Lane to the east and south side. Additionally, the 2010 LRDP will reduce the maximum height from 65 ft. high to 35 ft. high. The site is currently developed with a historic barn, buildings associated with the University's Children's Center, associated storage trailers, and 20 coastal public parking spaces located at West Campus Mesa Parking (Cameron Hall). Much of the area intended for recreational is either paved or consists of bare dirt with scattered scrub brush. The area identified for Academic and Support uses contains several structures, paved parking areas and assorted trees. The primary environmentally sensitive habitat area (ESHA) in the potential development site vicinity is Devereux Slough to the west and Devereux Slough north finger to the south. Additionally, there is Coastal Freshwater Marsh and Southern Riparian Scrub to the south of the site and scattered populations of California Brome onsite. All proposed development would be a minimum of 100-ft. from Freshwater Wetlands and Riparian Habitat located in the Devereux Slough north finger and 300-ft. from Devereux Slough. As discussed in Section D, Coastal Act Policy Conflict, the full 300-ft. buffer is not maintained from the eucalyptus woodland raptor ESHA; however, the reconfiguration of development at the site allows for an overall increase in open space (Exhibit 5c). The small isolated patches of California Brome found on any of the three sites may be removed and reestablished on campus within nearby open space areas at a mitigation ratio of 3:1.

The 2010 LRDP proposed the construction of a maximum of 45 single-family homes for faculty and staff on the Housing site. Housing build-out on this site shall not exceed a maximum of 90,000 GSF. Passive recreation such as picnic benches, nature trails, etc. will be located on the Recreation site. Development on the Recreation site shall not include buildings and outdoor sports lighting. Recreation facilities on this site shall be for day use only and shall not be lighted except the minimum necessary for safely purposes. The Academic and Support site would provide support space, possibly for the Children's Center or additional storage uses. Access to the site is currently provided by Slough Road and West Campus Lane. Academic and Support build-out on this site shall not exceed a maximum of 120,000 GSF and development shall not exceed 35 ft. in height.

c. Devereux - North Knoll & South Knoll

The University acquired the former Devereux School site in 2007 and is proposing to add the 33-acre Devereux site into the LRDP. The Devereux site is located between West Campus Point faculty housing and the Coil Oil Point Reserve. The site has been split into two separate redevelopment sites (South Knoll and North Knoll). The 2010 LRDP proposes to assign North Knoll a "Housing" land use designation and South Knoll an "Academic and Support" land use designation. The Devereux site is completely surrounded by Devereux Slough to the west. Devereux Slough is an estuary that occurs in flooded canyon of Devereux Creek and includes two "fingers" that are currently connected to the main slough by culverts under Devereux Slough Road. The north finger of the slough supports both freshwater wetlands and riparian vegetation. The south finger is dominated by saltmash vegetation.

Furthermore, a windrow of Eucalyptus trees, adjacent to Devereux Slough and which runs between the slough and both knolls, have been used for roosting and nesting by raptors, egrets and herons. Additionally, a row of trees adjacent to the South Knoll is a fall aggregation site for Monarch butterflies. These group of trees are ecologically important due to the proximately of the large areas of foraging habitat and therefore these trees have be designated ESHA for their importance functions of providing roosting and nesting habitat for several species of raptors, herons and egrets, and fall aggregation habitat for Monarch butterflies. The 2010 LRDP includes policies to protect the Devereux slough wetlands from adjacent development projects. These policies require development adjacent to an ESHA to be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. Specifically, a minimum buffer from coastal salt-marsh shall be 300-feet from the upland edge of the salt marsh and a minimum of 300-feet from eucalyptus raptor tree ESHA from the outer edge of the canopy, with some exceptions as allowed pursuant to Policy ESH-31.

North Knoll

The 15-acre North Knoll site is location within West Campus on the east side of Devereux Slough. It is bordered on the north by the North Slough finger, Slough Road on the west, West Campus Point Faculty Housing to the east and South Slough finger to the south. The 2010 LRDP will assign a land use designation of Housing and a maximum building height of 35 ft. high. The site is currently developed with the existing buildings that serve the Devereux School. Proposed site specific development standards will accommodate a maximum of 125 faculty housing units within a 9.3-acre potential development envelope on the site. Additionally, redevelopment of North Knoll shall trigger vehicular restrictions on Slough Road. To effectuate the vehicular restriction, West Campus Point Lane may be widened to accommodate a two-lane road.

The primary environmentally sensitive habitat areas (ESHA) in the potential development site vicinity are Devereux Slough, North and South Slough fingers and Eucalyptus raptor tree habitat. Portions of the existing development falls within the LRDP amendment proposed 300-ft. buffers. However in light of clustering LRDP development in specific locations on West Campus and enhancing and restoring ESHA and ESHA buffers, in lieu of the 300-foot buffer from coastal salt marsh (Devereux Slough), the coastal salt-marsh buffer may be integrated to coincide with the 100-foot buffer from the eucalyptus raptor tree ESHA as approximately delineated on Exhibit 5. Additionally, in lieu of the 300-foot buffer from the Devereux Slough South finger coastal salt-marsh, the coastal salt-marsh buffer may be integrated to coincide with the 100-foot buffer from the eucalyptus raptor tree ESHA as approximately delineated on Exhibit 5.

South Knoll

The Devereux 17-acre South Knoll site is located within West Campus on the east side of Devereux Slough. It is bordered on the north by the South Slough finger, Slough Road on the west, and the West Campus Bluff Nature Park surrounds the majority of the south knoll on the south. The Pacific Ocean is to the south of West Campus Bluffs Nature Park. The 2010 LRDP assigns a land use designation of Academic and Support and a maximum building height of 35 ft. high.

South Knoll site shall not be redeveloped until a targeted Long Range Development Plan Amendment is certified by the Commission to assign parameters for redevelopment and build-out. Redevelopment of the site shall not include residential uses. Future plans for redevelopment of Devereux South Knoll site will recognize the environmental constrains including the presence

of environmentally sensitive habitat and associated buffers. The existing developed site may continue to accommodate campus academic and support functions and the two existing housing unit, and internal renovation of existing buildings to support those functions may occur without an LRDP amendment.

d. Coal Oil Point Reserve Field Station

North Campus

a. Ocean Meadows Golf Course – North Campus Open Space

The University is proposing to incorporate the 64-acre area previously known as the Ocean Meadows Golf Course into the existing LRDP. The site is located just west of Storke Road, north of South Parcel, west of Sierra Madre Student Housing, and south of North Parcel-Ocean Walk Faculty Housing. The site consists primarily of golf course turf grass and related ornamental plantings, creek drainages that cross through the golf course, and contain a mix of disturbed wetland and riparian habitat. Portions of the 64-acre area are located within the Coastal Zone area subject to the Commission's retained permit issuance jurisdiction. In April 2013, the University of California Office of the President accepted the donation of the 64-acre former Ocean Meadows Golf Course from the Trust for Public Lands. The site is almost entirely surrounded by UCSB property and is now being incorporated into the LRDP and assigned a land use designation of "Open Space". The former golf course was donated with the obligation that it be maintained as permanent open space, pursuant to Special Condition No. 1 (Deed Restriction) of Coastal Development Permit No. 4-12-044, and provide passive recreation, coastal wetland and wildlife habitat conservation and restoration; and associated research and environmental activities. The 2010 LRDP includes specific development standards to further protect this site from future development and require the site to be entirely restored. Additionally, public coastal access shall be maintained and enhanced. Coastal access parking shall be maintained generally within the existing developed parking lot. Restoration and enhancement improvements may be implemented as mitigation for development projects or as voluntary projects as funding becomes available.

b. North Campus Open Space - South Parcel

The 69-acre South Parcel is situated on North Campus south of the Ocean Meadows Golf Course, east of the Ellwood Mesa Open Space, north of the Venoco Elwood Terminal and Sands Beach, and west of Devereux Slough and the West Campus Family Student Housing. The site is currently vacant and is dominated by non-native annual grasslands and disturbed eroded areas, but also contains a variety of natural plant communities and habitat types, including freshwater marsh wetlands, vernal pools, coastal salt marsh, native grasslands, riparian scrub, coastal scrub, and a eucalyptus windrow. There are large trees and native grasslands that provide nesting habitat for raptors and monarch butterfly aggregation and foraging sites.

South Parcel is currently designated "Open Space" and is required to be restored pursuant to Commission approved Notice of Impending Development No. 1-06. In exchange for reduced resource buffers for development in order to allow for the clustering of the development on the North Parcel and Storke Whittier site, the Commission required the preservation and restoration of the 69-acre South Parcel. South Parcel shall remain open space available for habitat

conservation and public access in perpetuity. The University shall be responsible for the enhancement, maintenance and restoration of South Parcel. Furthermore, the University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvement on sire concurrent with the construction of North Parcel/Ocean Walk Faculty Housing.

c. Sierra Madre

Sierra Madre Housing is located on a 14.8-acre site located on North Campus at the intersection of Storke Road and Whittier Drive. The site is surrounded by multi-family residential housing north of Whittier Drive and a mixture of single and multi-family housing east of Storke Road. The Ocean Meadows Golf Course is located to the west and the existing West Campus Family Student Housing is located directly south of the project site. Currently this site has a "Housing" land use designation under the LRDP and build-out of this site has been achieved, comprised of 151 student and faculty housing units that was constructed pursuant to Commission approved Notice of Impending Development No. 1-06. The 2010 LRDP does not include redevelopment of this site, however if redevelopment of this site occurs in the future, development shall not exceed 35 ft. in height, and shall follow the standards in the NOID No. 1-06. Additionally, the wetlands, riparian and environmentally sensitive habitat areas on the Storke-Whittier site shall be retained, restored and/or enhanced.

d. North Parcel/Ocean Walk

The 26-acre North Parcel is located on North Campus and is situated south of Phelps Road where it intersects with Cannon Green Drive. It is bounded by the Ellwood Mesa opens space to the West, the Ocean Meadows Golf Course to the south, and residential neighborhoods to the east, north and northwest. The parcel is bisected by the Phelps Creek that flows in a north-south direction through the site and connects to Devereux Creek, a tributary to Devereux slough. Currently, this site has a "Housing" land use designation and build-out of this site has been achieved, comprised of 172 faculty housing units that was constructed pursuant to Commission approved Notice of Impending Development No. 1-06. The 2010 LRDP does not include redevelopment of this site, however if redevelopment of this site occurs in the future, development shall not exceed 35 ft. in height, and shall follow the standards in the NOID No. 1-06. The University is required to maintain 20 designated public access parking spaces for coastal access purposes on the site. Additionally, the wetlands, riparian and environmentally sensitive habitat areas on the site shall be retained, restored and/or enhanced.

5. Public Access Improvements

The proposed LRDP includes policies to both protect existing access and provide improved access to the coast. Campus beaches, open spaces, parks, and bluff tops are all open to the public. An extensive network of existing and proposed trails and bike paths are included in the proposed LRDP. Additional public coastal access parking is provided under the plan, including parking spaces designed specifically for ADA-compliant use by disabled coastal visitors at Coal Oil Point, adjacent to the entrance of the California Coastal Trail segment that traverses the scenic West Campus Bluffs. A number of additional coastal access improvements are proposed throughout the plan area, including signs, coastal access stairways, and restrooms.

D. COASTAL ACT POLICY CONFLICT

The overarching approach to campus planning under the 2010 LRDP is to infill development on Main Campus and redevelop existing developed areas on Main, Storke, and West Campuses, with one exception at West Campus Mesa, where the LRDP proposes development of a vacant area, albeit only within the footprint that was already designated for development in the existing LRDP. This approach allows for the permanent protection of significant open space; provides key habitat linkages to surrounding regional open space areas; clusters development to provide natural buffers from wetlands and ESHA; reduces impacts from new development; and reduces vehicle miles traveled by locating housing, services and campus facilities in easily accessible locations by alternative transportation. While concentrating development in certain areas of the campus pursuant to this campus-wide approach makes sense on a broad scale, the proposal nevertheless includes significant new development in sixteen locations across the campus (2010 LRDP Figure D.3), and some of those development proposals raise conflicts between Chapter 3 policies of the Coastal Act.

The 2010 LRDP, as modified as suggested, is approvable by invoking the approach to conflict resolution that is mandated by the Coastal Act. Section 30007.5 of the Coastal Act provides the Commission with the ability to resolve conflicts between Coastal Act policies. This section provides that:

> *The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner that on balance is the most protective of significant coastal resources. In this context, the Legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies.*

To be approvable under the Coastal Act, a proposed plan (including a comprehensive LRDP Amendment) must fulfill the requirements of, and be in conformity with, "the policies of Chapter 3" (meaning California Public Resources Code ("PRC") sections 30200 - 30265.5). In general, a proposal must be consistent with all relevant policies in order to be approved. Thus, if a proposal is inconsistent with one or more policies, it must normally be denied, or conditioned to make it consistent with all relevant policies.

However, the Legislature also recognized that conflicts can occur among those policies. To address this possibility, the Coastal Act states that when the Commission identifies a conflict between the policies in Chapter 3, such conflicts are to be resolved "in a manner which on balance is the most protective of significant coastal resources" (PRC § 30007.5 and 30200(b)). That approach is generally referred to as the "balancing approach to conflict resolution." This process allows the Commission to approve proposals that conflict with one or more Chapter 3 policies, based on a conflict between the Chapter 3 policies as applied to the proposal before the Commission and the conclusion that, on balance, the approved project is the most protective of coastal resources. Thus, the first step in invoking the balancing approach is to identify a conflict between the Chapter 3 policies.

In order for the Commission to utilize the conflict resolution provision of Section 30007.5, the Commission must first establish that the proposal presents a substantial conflict between two statutory directives contained in Chapter 3 of the Coastal Act. The fact that a proposal is consistent with one policy of Chapter 3 and inconsistent with another policy does not necessarily result in a conflict, as any such proposal could simply be denied without violating any policy. In most cases, a proposal must be consistent with all relevant policies in order to be approved. By contrast, in order to invoke conflict resolution, the Commission must find that to deny the proposal based on the inconsistency with one policy will result in coastal zone effects that are inconsistent with another policy.

The primary conflict between the proposal and Chapter 3 is a conflict with the Chapter 3 policy protecting Environmentally Sensitive Habitat Areas (ESHA), found in section 30240. The basic outline of the conflict (explained in more detail in section E, below) is summarized here. The 2010 LRDP, Figure F.5, identifies ESHA and wetlands on campus lands and establishes buffers for each (100-ft, 200-ft, or 300-ft). Policy ESH-19 requires a minimum native vegetation buffer of 100-ft from all ESHA and freshwater wetlands; however, the policy requires larger buffers from brackish marsh, coastal salt marsh, and raptor ESHA due to the rarity and significant risk of degradation of these resources, as detailed in the memo from the Commission's biologist, John Dixon, dated September 14, 2014. The 2010 LRDP requires a 200 ft buffer from brackish marsh (East and West Storke Wetlands), 300 ft. from coastal salt marsh (Devereux Slough), and 300 ft from eucalyptus woodland raptor ESHA. Commission staff biologist, John Dixon recommends a 100-meter (328 ft) setback from raptor ESHA, rather than the 300 feet specified in Policy ESH-19. The proposed 300-ft. buffer from raptor habitat does not provide the setback recommended by John Dixon as necessary to eliminate significant disturbances and ensure adequate foraging habitat; and by not applying the additional 28 feet, the 2010 LRDP is inconsistent with protection of ESHA under Coastal Act Section 30240.

In order to accommodate redevelopment, Policy ESH-31 outlines exceptions to the applicable 100-ft, 200-ft, or 300-ft ESHA/wetland buffers. (These exceptions are represented on 2010 LRDP Figure F.5.) Specifically, the LRDP would allow for the minimum 100-ft buffer from freshwater marsh to be reduced at the Facilities Management site. In this case, a 50-ft buffer would be maintained on the north side of the wetland and a portion of the southern buffer would be a variable 40-70 feet to accommodate an existing road (only where there is no potential for its relocation). In addition, the Central Stores location would maintain a minimum 100-ft buffer (rather than the 200-ft buffer from brackish marsh); Devereux North Knoll redevelopment would maintain a 100-ft buffer from the eucalyptus woodland raptor ESHA (rather than 300 feet from the South Finger of Devereux Slough which is coastal saltmarsh or raptor ESHA); Devereux South Knoll would maintain only a 100-ft buffer from a portion of the eucalyptus woodland raptor ESHA (rather than 300 feet from the South Finger of Devereux Slough which is coastal saltmarsh or raptor ESHA); and West Campus roadway improvements and a new road alignment may intrude within ESHA buffers in order to effectuate the conversion of Slough Road to public pedestrian/bicycle access only. These reductions in buffer requirements are inconsistent with the Commission biologist's recommended buffers and may have indirect impacts to ESHA or wetlands.

In addition, Policy ESH-31 and Figure F.5 (as modified pursuant to **Suggested Modification 1**) identify static buffers for existing development that allows Harder Stadium and Parking Lot 38 to

remain in the existing footprints (instead of achieving a 300-foot buffer from eucalyptus woodland raptor ESHA).

In this case, as is explained above, the 2010 LRDP is inconsistent with the ESHA and wetland protection policies in Sections 30230, 30231, and 30240 of the Coastal Act. The LRDP authorizes development within sixteen potential development areas (2010 LRDP Figure D.3) on Main Campus, Storke Campus, and West Campus to provide for the University's Academic and Support needs and to increase the campus housing supply sufficiently to accommodate all planned increases in students, as well as to provide housing stock for existing or new faculty and staff. As described above, two areas with a combined total of approximately 0.11-acres (one of 0.04-acres and one of 0.07-acres) of native California brome grassland that qualify as ESHA would be removed. Therefore the residential and recreational development displacing these resources would significantly disrupt the habitat values of the grassland and would not constitute uses dependent on the resource as required by Section 30240. However, to deny the project based on these inconsistencies with Coastal Act Sections 30230, 30231, and 30240 would prevent maximum protection of coastal resources and result in adverse impacts inconsistent with other Chapter 3 policies, as is explained below.

An application does not present a conflict among Chapter 3 policies if there are feasible alternatives that would achieve the proposal's essential goals without violating any Chapter 3 policy. Thus, an alternatives analysis is a critical condition to conflict identification, and thus, to invocation of the balancing approach. In this case, however, there are no feasible alternatives that would achieve all of the goals of the project without violating a Chapter 3 policy.

In this case, the University is primarily proposing to redevelop existing sites and infill other sites to cluster the development in areas that can accommodate it. These are appropriate locations for development and redevelopment because they minimize impacts to resources and they do not displace the impacts of campus growth to other locations thereby minimizing cumulative impacts to air quality, energy consumption, and public access. Additionally, the locations identified for new development/redevelopment in the 2010 LRDP are appropriate for several reasons: (1) they are located adjacent to existing development; (2) the sites do not require direct removal of ESHA except for the two relatively small and isolated patches of California brome on one identified development site at West Campus Mesa; (3) open space/habitat areas will remain continuous and will not be separated by development; (4) the individual development projects are designed to maintain public access through and around the campus; and (5) public access and recreation are maximized by retaining a majority of the open space on campus.

The University has also conducted a detailed alternatives analysis to the proposed LRDP Update Amendment in the Environmental Impact Report prepared in March 2008. The EIR examined three alternatives targeting housing and enrollment scenarios: (1) Reduced Enrollment (3,000 student increase rather than 5,000); (2) Virtual University (reduced need for physical facilities by providing more on-line and/or dispersed resources); and (3) No On-Campus Housing. The results of this analysis showed these alternatives: (1) did not meet the objectives of the project to provide academic opportunities, improve the built environment, address the regional housing imbalance, or ensure campus sustainability and (2) did not eliminate adverse impacts. Even the Reduced Enrollment option was found to reduce the level of impact but would not avoid or eliminate the same significant impacts for which the proposed project would also be subject. With regard to the reduced enrollment option, the EIR concludes that the University's

development would not meet California's projected enrollment needs. The EIR explains that the need to accommodate increased student enrollment stems from California's population growth and anticipated demographic changes that are resulting in an increased demand for higher education throughout California. The proposed 2010 LRDP represents the University's commitment to serve this rising demand for higher education.

The University has indicated that a 5,000 student increase is anticipated by 2025, the 2010 LRDP's planning horizon. This increase also indirectly necessitates additional faculty and staff. As a result, the campus will experience an increased intensity of use. The Alternatives Section of the DEIR found that relocating new development to nearby off campus locations not currently controlled by UC Regions is infeasible for the following reasons (DEIR, page 5.0-2): the scarcity of vacant land available for purchase; resource constraints on vacant property such the presence of, or proximity to, ESHA or wetlands; limitations to growth in nearby areas due to the Coastal Act; and resource limitations in neighboring communities, including limited waters supplies, which limit those communities' ability to accommodate growth from the University within their boundaries.

Should the University not provide the requisite housing and services on campus to handle the additional population, as provided in the 2010 LRDP, the patterns of development would be dispersed. The further away the new students are dispersed, even in other areas with adequate services, the more significant the cumulative effects that would be borne on coastal resources in the form of air quality, energy consumption (e.g., vehicle miles traveled), and public access (e.g., parking for commuters displacing visitors to the coast, congested traffic patterns) impacts. The 2010 LRDP proposes development in existing developed locations, either as infill or redevelopment, with the exception of the West Campus Mesa housing site, which is already designated for housing in the existing certified LRDP. The 2010 LRDP development pattern clusters the proposed development adjacent to existing developed areas and existing infrastructure, reducing vehicle miles travelled, while permanently securing significant swaths of high quality habitat and open space, thereby preserving significant coastal resources. If the 2010 LRDP is denied, it would reduce the ability of the University to: (1) concentrate the proposed development (necessary to accommodate enrollment) on campus to minimize these cumulative impacts, as required by Section 30250; (2) minimize energy consumption and vehicle miles traveled by its commuters, as required by Section 30253(d); and (3) maximize public access, as required by Section 30210. Thus, denial of the proposal, based on the inconsistencies with the policies in Sections 30230, 30231, and 30240, would result in adverse effects to coastal resources that are inconsistent with multiple other policies of the Coastal Act. The proposed LRDP therefore presents a conflict among Chapter 3 policies, which must be resolved through balancing.

More specifically, the conflict must be resolved in a manner that "on balance is the most protective of significant coastal resources." Approval of the LRDP, with the suggested modifications, provides many benefits. In addition to the benefits described above concentrating development, minimizing energy usage and vehicle miles travelled by commuters to the campus, and maximizing public access, approval of the project would result in the removal of approximately 0.11 acres of sensitive grassland and would reduce buffers in some locations, the project would also serve to provide permanent protection of all other known campus ESHA as well as the natural open space surrounding and connecting the ESHAs to each other and to regionally important habitats, including Goleta Slough, Devereux Slough, Ellwood Mesa, the

Campus Lagoon, Santa Barbara County nature parks, and the Pacific Ocean. The approval of the 2010 LRDP would also serve to provide permanent protection of public recreation, trails, and views along the open space that could otherwise be impacted as a result of dispersed development. In addition, the University is proposing to convert Slough Road on West Campus to coastal access purposes.

In addition to all of those benefits, it is important to acknowledge the existing development footprint, which would remain if the LRDP is not updated, and to compare that to the current proposal. Under the current proposal, in most cases, the existing developed footprint at the redevelopment site would be reduced as a result of the on-the-ground proximity to ESHA and/or as a result of the increase to buffer widths (200-ft and 300-ft rather than 100 ft) under the more protective 2010 LRDP standards; adjacent ESHA and wetland buffers would be restored; and new and more protective water quality measures would be instituted at the time of redevelopment. The redevelopment sites that would be subject to reduced footprints to provide additional buffers from sensitive coastal resources include Facilities Management, Santa Ynez, Storke Apartments, West Campus Apartments, Devereux North Knoll, Lot 30, Central Stores, and Environmental Health and Safety (2010 LRDP Figure D.3).

In order to provide adequate housing and cluster development on each parcel in a manner intended to maximize protection of ESHA and ESHA buffers, the proposed 2010 LRDP calls for units at higher densities and in higher height zones. Although this can mean a more intensive urban feel in some locations, the clustering of development and increases in allowable density on a campus-wide context actually ensures that the visual and scenic qualities of ESHA and open space are preserved on the campus as a whole and maximizes scenic views to and along the beach, bluffs, coastal trails, and public view points. As described in Section J, Scenic and Visual Resources, the proposed development heights do not appreciably change views or community character because the proposed development is in and adjacent to existing developed areas, ESHA/wetland buffers will be maintained and enhanced, and public viewing areas, trails, and scenic routes are preserved under the proposed 2010 LRDP.

The University has also proposed restoration of the 64-acre previous Ocean Meadows Golf Course. While the 2010 LRDP would require the removal of 0.11 acres of grassland and would reduce habitat buffers in some limited locations, the project would result in a net restoration of native wetland, riparian, native grassland, and sensitive habitats at the North Campus Open Space - Ocean Meadows site.

Due to the conflicts listed above, and the resource impacts that would result from a denial, the Commission concludes that it would be most protective of coastal resources and provide the most public benefits to approve the 2010 LRDP. Thus, the Commission finds that there are unique circumstances that require it to allow some impact to ESHA on the UCSB campus in order to concentrate development in the areas most able to accommodate it, and to preserve public access and open space.

Therefore, the Commission finds, pursuant to the conflict resolution provisions of the Coastal Act, that in this case, it is, on balance, more protective of all significant coastal resources, including sensitive habitat, visual resources, and public access, to allow some encroachment within identified environmentally sensitive habitat areas and buffers in order to obtain substantial resource benefits from clustering of the development in a manner that results in permanently

protecting the most valuable habitat, retention of scenic character of coastal areas, and significant coastal access amenities. Therefore, the Commission finds that approving the proposed project is, on balance, most protective of coastal resources and is consistent with Section 30007.5 of the Coastal Act.

E. WETLANDS AND ENVIRONMENTALLY SENSITIVE HABITAT AREA

This section analyzes habitat-related issues, including those related to ESHA and wetlands. Pertinent Coastal Act policies are set forth below.

Applicable Policies

Coastal Act Section 30240 states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and park and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The Coastal Act defines environmentally sensitive area:

Section 30107.5 of the Coastal Act states:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30121 of the Coastal Act states:

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Section 13577(b) of Title 14 of the California Code of Regulations defines wetlands as follows:

Wetlands are lands where the water table is at, near or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salt or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep water habitats.

Section 30233 of the Coastal Act, which has been incorporated in the certified LRDP, states:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(6) Restoration purposes.

(7) Nature study, aquaculture, or similar resource dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Fame, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restoration

measures, nature stud, commercial fishing facilities in Bodega Bay, shall be designed and used for commercial fishing activities.

(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

Section 30236 of the Coastal Act states:

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30250 of the Coastal Act, which has been incorporate in the certified LRDP, states, in relevant part:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximately to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Application of the Coastal Act policies

The Coastal Act policies set forth above, and summarized here, establish the legal standard of review used by the Commission to determine whether the 2010 LRDP, including the LRDP revised in accordance with any suggested modifications recommended by the Commission, is consistent with the Coastal Act policies that protect sensitive coastal resources, including wetlands and ESHA.

Environmentally sensitive habitat area (ESHA) is defined by the Coastal Act as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” Coastal Act Section 30240(a) protects ESHA and states that only

development that is dependent on the resource itself may be authorized.[2] The Coastal Act does not allow the provision of offsite mitigation to offset ESHA impacts. The Courts determined in the *Bolsa Chica Land Trust* case (1999) that offsite mitigation cannot be used to justify impacts to ESHA, and affirmed that ESHA must be protected in the location where it occurs. Specifically, the Court found in *Bolsa Chica*:

> *Importantly, while the obvious goal of section 30240 is to protect habitat values, the express terms of the statute do not provide that protection by treating those values as intangibles which can be moved from place to place to suit the needs of development. Rather, the terms of the statute protect habitat values by placing strict limits on the uses which may occur in an ESHA…*

The Court emphasized in *Bolsa Chica* that the Coastal Act protects habitat *areas* and not just habitat *values*:

> *Thus, the statute does not authorize the separation of habitat values from an existing habitat and the relocation of those values elsewhere as a form of protective mitigation. Rather, the statute protected the designated habitat area itself, regardless of its continued viability, and mitigation measures could not be used to circumvent the statute's strict limits on the uses permissible in habitat areas.*[3]

Coastal Act Section 30240(b) in pertinent part further protects ESHA by requiring that development proposed adjacent to sensitive resources must be sited and designed to prevent the degradation of those resources, and requires that such development be undertaken in a manner compatible with the continuance of the resource.

Coastal Act Section 30233 protects wetlands (defined above) and subparagraph (a) of Section 30233 limits development in wetlands to a few limited categories where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. The alteration of rivers and streams is addressed under Coastal Act Section 30236, and like Section 30233 limits such development to a few limited categories (certain types of water supply, flood control, or habitat improvement) subject to consideration of less damaging alternatives and where none exist, to the incorporation of feasible mitigation measures.

Coastal Act Section 30250 has been included above because this policy addresses the overarching Coastal Act requirement for locating new development. Section 30250 requires that development be sited within existing developed areas, or where existing areas cannot accommodate proposed new development, in other locations where it would not have significant adverse effects on coastal resources.

Campus environmental setting

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[2] The Commission has found that such things as hiking and educational trails, low impact camping, educational signage and kiosks, research, and restoration qualify as resource dependent development.
[3] *Bolsa Chica Land Trust v. Superior Court* Cal.App.4th 493, 507.

The 2010 LRDP (Attachment A) contains a number of maps of particular interest for the interpretation of environmentally sensitive resources on campus lands: these include Figures D.1 (Land Use Map), D.2 (Overlay Map), F.2 (Historic and Current Biological Resources), F.3 (Project Restoration Areas), and F.5 (ESHA Buffers). In addition, Commission staff ecologist John Dixon, Ph.D., has reviewed the 2010 LRDP with regard to the University's proposed campus development as it relates to the locations and sensitivity of environmentally sensitive resources. Dr. Dixon's review focused on the North, West, and Storke Campuses, where campus expansion and intensified development have the most potential to adversely affect coastal resources. Dr. Dixon's recommendations are contained in a memorandum dated September 19, 2014 (corrected October 27, 2014), provided in Exhibit 4, and discussed below. The recommendations and conclusions of Dr. Dixon's memo are incorporated by reference into the findings of this report. Dr. Dixon's memorandum includes numerous annotated aerial photos and maps that provide a valuable visual supplement to the materials included in the LRDP. In addition, the University has prepared a number of environmental documents in support of the 2010 LRDP, including the Final Environmental Impact Report (FEIR) dated July 2010; these documents are available on the University's website: http://www.facilities.ucsb.edu/departments/campus-planning-design/quick-downloads.

UC Santa Barbara consists of four campuses (Main, Storke, West, and North) surrounded by the ocean, lagoons, marshes, wetlands, pockets of native vegetation, and expanses of upland and riparian habitat and naturalized open spaces. The total area subject to the University's proposed 2010 LRDP includes 1,118 acres; of these, the University proposes to designate approximately 580 acres, or about 53 percent of the total campus area, as "Open Space". Of the 580 acres of land designated as "Open Space", approximately 355 acres have additionally been identified by the University as ESHA, and subject to the "ESHA Overlay." An additional 14 acres subject to the ESHA Overlay are located in areas designated other than Open Space.

The coastal location is one of the most extraordinary characteristics of the campus setting. The unique heritage of the site has influenced the founding and strength of its programs in marine, biological and other environmental and natural sciences. The 2010 LRDP generally identifies as environmentally sensitive all of the following: the campus beaches, Storke Wetland, the ocean bluffs on the Main and West Campuses and Goleta Slough bluffs on the Main Campus; Campus Lagoon, Lagoon Island and Goleta Point, including tide pools, on the Main Campus; and the Coal Oil Point Reserve on West Campus, which includes Devereux Slough, the wetlands and riparian woodlands, grasslands, and coastal dunes surrounding the slough, and the habitat of rare species wherever such habitat occurs on campus. The University also acknowledges that trees, including non-native trees, may be environmentally sensitive where trees support Monarch butterfly aggregations or nesting/roosting by raptors or other sensitive bird species. The following is a summary of the different habitat areas on Campus:

Main Campus: Campus Lagoon, Lagoon Island, Goleta Point, beaches
The Campus Lagoon "Island" located on the Main Campus is a relatively undisturbed peninsula that extends north to the lagoon from the coast. The Island provides valuable nesting, roosting, and foraging habitat for a variety of resident and migratory birds, including shorebirds, and wintering birds. Restoration undertaken pursuant to the Lagoon Management Plan approved by the Commission in 2010 has helped to re-establish native vegetation and reduce invasive exotic plant species. The lagoon is a brackish pond receiving nutrients and recharge from storm water

runoff and seawater discharge from the nearby laboratories of the Biological Science complex and the Marine Science Institute.

Goleta Point, including tide pool habitat, is included in the designation of protected resources of Main Campus. The beaches adjacent to Main and West Campuses are considered ESHA in part because the beaches support a large number and diversity of species. The beaches support large numbers of arthropods, which consume the masses of kelp washed ashore from the offshore kelp beds. Large numbers and a diversity of shorebirds feed on the arthropods. The area also hosts resting gulls, terns, and pelicans. The upper beach provides a habitat of storm debris for a variety of reptiles.

Main Campus also includes the remnant of once-extensive oak woodland adjacent to Goleta Slough, and small isolated patches of oak woodland are also found on West Campus Bluffs and at Coal Oil Point Reserve. Coastal live oak is considered a suitable species to replace non-native eucalyptus trees as trees age and die. Coastal live oak is native to the campus and though the trees are slow growing, mature to suitable habitat for raptor nesting.

Ocean and Goleta Slough Bluffs
East Bluffs: The ocean-facing bluffs are environmentally sensitive habitat area in their own right and also serve as a buffer zone for the Campus Lagoon and campus beaches which are also ESHA. The face of the bluffs contains seeps, moist ledges, and crevices which support significant plant communities. A small area of southern coastal bluff scrub occurs on East Bluffs (larger areas occur on West Campus Bluffs and Coal Oil Point Reserve).

North Bluffs: The bluff adjacent to Goleta Slough on the Main Campus forms an ecologically contiguous part of the slough habitat area and supports the last example of a native oak community on campus. Through campus restoration efforts, the bluffs have been extensively replanted with oak and upland forest.

Storke Campus
The Storke Wetland runs east-west through the Storke Campus, bisected by Los Carneros Road. The portion east of Los Carneros is surrounded by tree-covered bluffs, while the portion west of the road is bordered in part by the Storke Apartments and San Clemente sites. Storke Wetland contains a mixture of estuarine, brackish and freshwater species. The uplands north of Storke playing fields and near Harder Stadium, contain trees supporting significant raptor nesting and adjacent grasslands important for raptor foraging, including for the white-tailed kite, a fully protected species. The Storke Campus open spaces, including the uplands adjoining Storke Wetland, are ecologically connected to Goleta Slough, but blocked from the tidal flow of the slough by deliberate draining with ditches and the construction of tidal barriers (Exhibit 4, page 9).

North and West Campus
North Campus was added to the LRDP in 2006, and includes a 67-acre open space area known as "South Parcel" supplemented in the 2010 LRDP by 64 adjacent acres of the former Ocean Meadows Golf Course. The land was purchased by the Trust for Public Land (TPL) with grant funds, deed restricted for permanent open space conservation, and donated to the University in 2013. Ocean Meadows and South Parcel combined constitute the North Campus Open Space.

The 2010 LRDP proposes restoration of the Ocean Meadows lands to offset the cumulative effects of intensified campus development.

The North and West Campuses border the Pacific Ocean, Devereux Slough, and large open space areas (Ellwood) managed by the City of Goleta. These campus areas contain or are adjacent to significant areas of environmentally sensitive habitat not found within campus core areas. Natural stream channels occur only on North Campus, and include El Encanto Creek (known as Phelps Creek in the lower reaches that traverse campus lands) and the eastern fork of Devereux Creek. The channel flows from the confluence of the streams within the Ocean Meadows site, directly into Devereux Slough on West Campus. Tidewater goby habitat has been identified in this reach of the channel (see 2010 LRDP Figure F.2), and gobies have been found in the stream channel on at least two occasions during the past ten years according to the FEIR prepared for the 2010 LRDP. Sensitive plant communities such as Southern Riparian Scrub (characterized by dense willow thickets adjacent to creeks and ponded areas) and Southern Riparian Forest (characterized by tall, open broad-leafed species such as black cottonwood and western sycamore) occur in patches along the North Campus stream corridors.

West Campus includes ocean bluffs, dunes and beaches, and a particularly rich and diverse mosaic of habitat types, including coastal saltmarsh, southern vernal pool, coastal freshwater marsh, and southern riparian scrub. Sensitive plant communities such as southern coastal bluff scrub and Venturan coastal sage occur on West Campus bluffs and within COPR, and to a lesser extent on the East Bluffs of Main Campus. The campus grasslands contain remnant patches of rare native grassland species, such as purple needlegrass. West campus contains significant areas of rare species habitat, including the habitat of rare insects: Eucalyptus trees on the east side of Devereux Slough, near Devereux school, host a Monarch butterfly aggregation site, and the dunes of COPR support the habitat of the globose dune beetle and the sandy beach tiger beetle.

North and West Campus (and part of Storke Campus open space areas) contain the most significant raptor nesting and foraging areas, and border protected open space west of campus that also provides significant raptor habitat (Ellwood Mesa). Several eucalyptus windrows on North and West Campus, including at the "Venoco" site slated for future restoration, have been identified as important nesting sites for the fully-protected white-tailed kite and other sensitive raptors. The raptor nesting habitat located on North and West Campus is supported by open spaces that provide productive raptor foraging areas in close proximity to suitable nesting trees.

Devereux Slough, and Coal Oil Point Reserve

Coal Oil Point Reserve (COPR), located on West Campus, includes Devereux Slough. COPR is managed by an ecologist/reserve manager, who resides at the Reserve. COPR initiatives include a successful western snowy plover recovery program. Dr. Dixon's memorandum (Exhibit 4, page 20) documents the most recent data on plover nesting, including nesting in Devereux Slough, which is a notable expansion and supplements LRDP 2010 Figure F.2, which identifies plover habitat along the beaches and dunes of the Reserve. The Slough provides a freshwater marsh environment during the rainy season and a brackish salt marsh environment during the dry season. According to the Audubon Society, Devereux Slough supports one of the most diverse populations of waterbirds of any coastal wetland in Southern California. The Audubon Society also states that Devereux Slough and the other wetlands and uplands throughout the University's four campus areas provide critical stopover habitat for migratory birds using the Pacific Flyway.

COPR "species lists" identify at least fifty rare vertebrate species observed at the Reserve, including breeding populations of the endangered California least tern. By 1996, COPR was the most upcoast estuary for the endangered Belding's savannah sparrow.[4]

2010 LRDP Framework

The 2010 LRDP includes within the 1,118-acre campus area subject to the LRDP, four principal campuses (Main, Storke, North, and West) and Coal Oil Point Reserve. In 2006, pursuant to UCSB LRDP 1-06, 172 acres were previously added to the campus to establish "North Campus" and to expand the 117-acre Coal Oil Point Reserve by 40 acres to a total of 157 acres. That LRDP amendment required the permanent protection and eventual restoration of the 68.7-acre "South Parcel" area of North Campus. South Parcel is located immediately south of and adjacent to the former Ocean Meadows Golf Course site discussed below. The University has since undertaken restoration activities on approximately 20 acres of South Parcel as required in the 2006 approvals; the 2010 LRDP calls for restoration of the remaining 49 acres as funds become available. The 2006 LRDP Amendment also required the abandonment and restoration of the 17-acre "Ellwood Marine Terminal" oil and gas site on the west side of West Campus when the facility's lease expires in 2016; the 2010 LRDP includes this commitment. The 2010 LRDP carries forward all other mitigation measures and commitments made previously by the University pursuant to LRDP Amendment 1-06 and related Commission approvals. The 2010 LRDP also incorporates for the first time the 64-acre "Ocean Meadows" site donated to the University by The Trust for Public Land in 2013. The Ocean Meadows acreage is incorporated into the North Campus Open Space.

The University's applicable 2010 LRDP Goals and Commitments:

- "Redevelop" the campus lands to concentrate intensive growth within developed areas, and avoid open space, ESHA and wetlands as much as possible.
- Designate and protect the remaining campus "Open Space" lands and sensitive resources in perpetuity.
- Prepare & implement a comprehensive Open Space Management Plan.
- Restore the 64-acre Ocean Meadows site.
- Apply the ESHA Overlay to map and protect known & delineated ESHA.
- Protect equally ESHA identified subsequently as projects are proposed.
- Protect trees that provide Monarch butterfly roosts and raptor nesting sites.
- Reduce light pollution and limit the area of allowable outdoor sports lighting.
- Use bird-safe glazing on new and remodeled structures.

[4] "Rare Vertebrate Species at COPR," list prepared by Mark Holmgren, 1996.

- Convert Slough Road to pedestrian and bicycle use.

- Deploy state-of-the-art standards for the protection of water quality in planning, constructing and operating campus development.

"Redevelopment" as primary approach to campus growth
The 2010 LRDP accommodates future growth primarily through campus "redevelopment." This approach concentrates development and protects natural areas as much as possible, and is one of the requirements of "smart growth" or "sustainable development" foreshadowed by the Coastal Act more than forty years ago. Coastal Act Section 30250, for example, requires that new development be located within areas of existing development, and in other areas only where no significant adverse impacts on coastal resources would result.

The 2010 LRDP will accommodate the majority of new growth on campus primarily within the footprint of existing development by converting existing surface parking lots to multi-story structures, including underground parking in some locations, shuttling the campus community from satellite parking, increasing building height limits, replacing some structures completely where new structures allow more efficient use of limited space, and other strategies. Despite this approach, the University must locate some new development within presently vacant areas to house all net future campus growth (staff, faculty, graduate and undergraduate students) on campus. On-campus housing will further minimize the impacts of campus growth by reducing vehicle miles traveled and reducing the burden campus housing demands place on adjoining communities. Other "sustainability" measures included in the 2010 LRDP are addressed in other sections of this report.

Permanent protection of open space
The 2010 LRDP designates approximately 580 acres of Open Space within the overall 1,118-acre campus area subject to the 2010 LRDP (2010 LRDP Figure D.1). Further, the 2010 LRDP commits the University to the permanent preservation of all campus lands designated Open Space. As explained below, approximately 355 acres of campus lands are both Open Space and designated by the ESHA Overlay.[5] (See 2010 LRDP, Figures D.1 and D.2).

Comprehensive planning and management of open space & habitat resources
Commission staff ecologist John Dixon, Ph.D., in reviewing the proposed 2010 LRDP, has recommended that the University protect remaining campus open space lands and prepare a comprehensive, science-based plan for the long-term management of open space resources. Dr. Dixon's recommendations are discussed in more detail below and provided in his memorandum dated September 19, 2014, provided in Exhibit 4.

In order to address Dr. Dixon's recommendation, the University, in consultation with Commission staff, has revised the originally proposed LRDP amendment to commit the University to comprehensive, science-based planning, restoration, monitoring, and adaptive management of Open Space-designated lands. To accomplish this, the 2010 LRDP, as revised, requires the timely preparation of a comprehensive Open Space Management Plan for

[5]Calculations prepared by Commission GIS & Mapping Analyst Doug McMillan, October 29, 2014, based on the 2010 LRDP submittal.

Commission certification. The LRDP also requires that to the extent feasible, the preparation of the plan will be advised by university and invited scientists with expertise in the range of habitats and sensitive plant and wildlife species that occur within the campus lands designated Open Space, and by the staff of the UCSB Cheadle Center for Biological & Ecological Restoration (CCBER). (Policy OS-09)

Restoration of the Ocean Meadows site

As described above, the 2010 LRDP includes the addition of the 64-acre portion of the former "Ocean Meadows" golf course site donated to UCSB by the Trust for Public Land in 2013 (see Attachment A, Figure B.7, which shows the Ocean Meadows location on North Campus). Although the originally proposed 2010 LRDP did not include restoration of this site, Commission staff has worked with the University to revise the proposed 2010 LRDP to commit the University to restoring all of the Ocean Meadows.

As now proposed, the 2010 LRDP commits the University to the restoration of the Ocean Meadows site to offset the impacts of the intensified 2010 LRDP development. As proposed, restoration would progress as projects are undertaken or through voluntary projects as funding becomes available. (Policy PS-04(1)).

The protection and restoration of the Ocean Meadows site will constitute an important final link in a larger regional system of contiguous sensitive habitat and open space areas: the combined area of Ocean Meadows site, South Parcel, the Ellwood Marine Terminal site, and Coal Oil Point Reserve totals approximately 289 acres. Combined with adjacent public open spaces west of campus including the Ellwood Mesa Open Space Area, the University lands establish a 650-acre expanse of fully protected and publicly accessible open space and sensitive coastal habitat along a three-mile stretch of the Ellwood-Devereux coast, in perpetuity.

Use of ESHA Overlay

The 2010 LRDP acknowledges and protects known and delineated locations of ESHA and wetlands through the application of an "ESHA Overlay" designation on the proposed LRDP maps (see LRDP Figures D.1 and D.2). The proposed LRDP applies the Overlay in addition to one of the four basic Land Use Designations defined by the LRDP: "Housing", "Academic & Administrative", "Recreation", and "Open Space". The ESHA Overlay is applied most commonly to lands designated "Open Space" (see 2010 LRDP, Attachment A, Figures D.1 and D.2). The 2010 LRDP also acknowledges that the campus-wide delineation of ESHA is incomplete (wetlands and other environmentally sensitive habitat areas within Ocean Meadows, for example, have not been fully delineated). The policies and provisions protective of ESHA and wetlands apply equally to resources shown on the certified LRDP maps or to resources that are identified in the future, such as during the development of specific project proposals.

The Final Environmental Impact Report (FEIR) and the 2010 LRDP specifically identify all of the following resources as ESHA (but do not limit the possible identification of other sensitive resources as ESHA in the future): portions of the Coal Oil Point Natural Reserve, Campus Lagoon "Island" and Goleta Point, bluffs adjacent to Goleta Slough, ocean bluffs, beaches, Storke Wetlands, seasonal and perennial wetlands, riparian areas, streams and creeks, Devereux Slough and surrounding habitat areas, rare native grasslands, coastal bluff scrub, foredune and dune habitats, and snowy plover habitat. The FEIR acknowledges that trees, including non-native trees, providing Monarch butterfly roosts or containing raptor nests may also qualify as

ESHA. The 2010 LRDP applies the ESHA Overlay to these resources wherever known or delineated on campus lands subject to the LRDP. (See 2010 LRDP Figure D.2 and Figure F.5; Figure F.2 includes "Historic and Current Biological Resources.")

Protection of Monarch butterfly aggregation sites and raptor nesting habitat
Monarch butterfly aggregation sites have been previously identified at West Campus, in the eucalyptus tree masses on the east side of Devereux Slough (2010 LRDP, Figure F.2) and raptor nests have been found on all portions of campus. The 2010 LRDP designates these resources, if they occur on any portion of the campus, as ESHA. The LRDP also commits the University to preparation of an Open Space Management Plan including requirements that the Plan incorporate provisions for the long-term protection of tree masses that provide Monarch butterfly and raptor habitat.

Reduced light pollution and limits on the location of sports lighting
Commission staff has worked cooperatively with University staff to address issues related light pollution. To address these issues, the University has incorporated several measures into the revised 2010 LRDP to limit light pollution from outdated outdoor lighting, commit the University to implementing new performance standards for all outdoor lighting, and replace all outdated outdoor lighting throughout the campus over a ten-year period. These measures and the replacement of outdated lighting will conserve energy and reduce the adverse impacts of light pollution on night skies and ESHA.

The University acknowledges that high performance outdoor sports lighting poses extraordinary risks to wildlife corridors and ESHA, and to migratory birds in particular. The 2010 LRDP commits the University to restricting campus areas authorized for new or replacement outdoor sports lighting to only the Recreation-designated areas of the Main Campus sports complex and to Harder Stadium and two existing tennis courts with existing lighting, south of the stadium. The area authorized for outdoor sport lighting is shown on the Map included in Appendix 4 of the 2010 LRDP.

Use of bird-safe window glazing
The UC Santa Barbara campus constitutes an important habitat area for avian fauna, both resident and migratory. Campus wetlands and uplands provide stopover habitat of critical importance for migratory birds using the Pacific Flyway. Bird mortality due to collision with glass windows is a significant and well-documented problem.[6] Bird-safe window glazing is

[6] San Francisco's Planning Department published "Standards for Bird-Safe Buildings," June 2011, based in part on guidelines published by New York City Audubon Society, Inc., May 2007; the Audubon Minnesota, May 2010; and an unpublished draft of the National Guidelines by the American Bird Conservancy. The "Standards" states that: *"… Over 30 years of research has documented that buildings and windows are the top killer of wild birds in North America (Banks 1979; Ogden 1996; Hager et al. 2008; Klem 2009; Gelb and Delacretaz 2009). Structure collision fatalities may account for between 100 million and 1 billion birds killed annually in North America (U.S. Fish & Wildlife Service 2002; Klem 2009). According to the leading expert, Dr. Daniel Klem Jr., this toll strikes indiscriminately culling some of the healthiest of the species. "From a population standpoint, it's a bleeding that doesn't get replaced," he stated, estimating that between one and five percent of the total migratory population dies in window crashes annually (Klem 2009). Many of these are endangered or threatened species whose populations are already declining due to habitat loss, toxin loads, and other severe environmental pressures….. "… Typically, as building size increases, so does the amount of glass, making larger buildings more of a threat. … Glass causes virtually all bird collisions with buildings. A study in New York (Klem et al, 2009) found a 10% increase in the area of reflective and transparent glass on a building façade correlated with a 19-32% increase in the number of fatal collisions, in spring and fall, when visiting migrants are present." "… Bird-safe design options are limited only by the imagination. Safe*

available and Commission staff ecologist Jonna Engel, Ph.D. advises that the use of such glazing has been demonstrated to reduce bird collisions. The 2010 LRDP, as revised by the University in coordination with Commission staff, commits the University to the use of at least 65% bird-safe glazing for all new and remodeled campus structures.

The ESH policies and provisions, including but not limited to Policy ESH-17 and ESH-19 set forth in the 2010 LRDP and discussed below, require among other things that ESHA on campus be protected and that development adjacent to an ESHA be sited and designed to minimize impacts to habitat values and sensitive species to the maximum feasible. These provisions are the fundamental protective measures of Coastal Act Section 30240. Therefore, the provisions of Section 1.10, Design Guidelines, of the Implementation Chapter of the proposed 2010 LRDP, including as modified by **Suggested Modification 6** (Bird-Safe Building) are necessary to ensure that the 2010 LRDP is implemented in a manner consistent with the requirements of Policies ESH-27 and ESH-19 of the 2010 LRDP, and with the requirements of Coastal Act Section 30240.

Convert Slough Road to pedestrian/ bicycle corridor

The historic construction of Slough Road immediately adjacent to the edge of Devereux Slough has resulted in ongoing resource impacts to wetland habitat areas and species due to disturbance from noise, light, and water quality impacts due to the lack of any buffer between the road and slough. The 2010 LRDP commits the University to establishing a new route for primary vehicular access to future West Campus development areas (West Campus Mesa, Devereux North & South Knoll) and Coal Oil Point. The alignment of Slough Road in some stretches runs immediately adjacent to Devereux Slough. The new road would be located eastward in a less sensitive location (the exact route has not been determined). Once the new road is constructed, the 2010 LRDP would convert Slough Road to pedestrian/bicycle use (with continuing vehicular access only for essential emergency vehicles). This change would significantly reduce disturbance near the environmentally sensitive Devereux Slough habitat and provide a significant new public coastal access amenity on West Campus.

State-of-the-Art protection of water quality

The UC Santa Barbara campus lands contain significant areas of freshwater and saltwater wetlands, and riparian habitat, and all areas of the campus drain directly or indirectly to the Pacific Ocean. Water quality protection is, therefore, an important consideration for all campus development. The proposed LRDP amendment (Attachment A, Appendix 3) commits the University to compliance with state-of-the-art, comprehensive standards and requirements for water quality protection recommended by the Commission's water quality program scientists. The new standards include pre-construction project design considerations, best practices to protect construction sites from erosion and sediment discharge, and post-construction management measures. (Water quality is addressed in Section G of this report).

Coastal Act Consistency: Overview

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buildings may have large expanses of glass but use screens, latticework, grilles and other devices, both functional and decorative, outside the glass or integrated into the glass. There are treatments for existing glass that reduce mortality to zero." The "Standards" go on to describe a range of window glazing treatment options for new construction, building design options, and other pertinent information concerning measures to reduce bird collisions with structures.

The Coastal Act policies set forth above place critical importance on the protection and long term stewardship of ESHA and wetlands, and limit allowable development within or near such resources in accordance with the particular requirements of the applicable policies. The pertinent Coastal Act policies and 2010 LRDP consistency are summarized here, and discussed in more detail in the context of the 2010 LRDP Maps and Policies concerning Open Space and ESHA, below.

Coastal Act Section 30240 (a) prohibits development within areas of environmentally sensitive habitat unless dependent upon the resource itself; Coastal Act Section 30240(b) in pertinent part further protects ESHA by requiring that development proposed adjacent to sensitive resources be sited and designed to prevent the degradation of those resources, and undertaken in a manner compatible with the continuance of the resource.

The 2010 LRDP does not propose any new development within any areas that would result in the direct loss of any ESHA or conversion of delineated ESHA to development. However, as discussed below, the 2010 LRDP proposes through the Land Use Map and the Land Use Overlay Map, included as Figures D.1 and D.2 of the proposed LRDP, respectively, to:
1) designate as "Housing" a 5.7-acre area of vacant land on Storke Campus, adjacent to the Storke Apartments, as shown in Exhibit 5b which is also identified as an ESHA buffer on the - proposed LRDP ESHA Buffer Map (Figure F.2) and located within the 200-foot protective setback from the brackish marsh habitat of Storke Wetland recommended by Dr. Dixon (Exhibit 4, page 25); and 2) designate as "Recreation" a 6.3-acre area of vacant land on West Campus Mesa, at the future West Campus Mesa site, as shown in Exhibit 5c which is currently designated "Housing" in the certified 1991 LRDP. The subject area on the West Campus Mesa Site is located within the buffer area of raptor nesting ESHA and Devereux Slough ESHA, and within an undeveloped area of campus lands identified by Dr. Dixon as having significant value for raptor foraging (Exhibit 4, pages 5, 6, 11, 27, 28, &29).

The above referenced land use designations would create potential inconsistencies between the areas on site designated for new development and the identified development buffer map. Therefore, in order to resolve this inconsistency, **Suggested Modification 1** would require revisions to the proposed Land Use Plan Map and the Land Use Overlay Map (Figures D.1 and D.2) submitted with the proposed 2010 LRDP as shown on Exhibit 5. With respect to the first area, **Suggested Modification 1** would revise the proposed Land Use Map (Figure D.1) and the proposed Land Use Overlay Map (Figure D.2) to show the subject 5.7-acre area of Storke Campus as "Open Space" instead of "Housing." With respect to the second area, **Suggested Modification 1** would revise the proposed Land Use Map (Figure D.1) and the proposed Land Use Overlay Map (Figure D.2) to show the subject 6.3-acre area of West Campus as "Open Space" instead of "Recreation."

The revisions included in **Suggested Modification 1** described above would ensure that the proposed Land Use Plan and Land Use Overlay Maps submitted as part of the proposed 2010 LRDP (Figures D.1 and D.2) are consistent with the other maps proposed by the LRDP, such as the ESHA Buffer Map (Figure F.5), and with the applicable provisions of Coastal Act Sections 30230, 30231, and 30240(b), and 30250 as explained below.

Coastal Act Section 30233 protects wetlands (defined above), and subparagraph (a) limits development in wetlands to a few limited categories where there is no feasible less

environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. Coastal Act Section 30236 limits alteration of rivers and streams to three specific kinds of development and like Coastal Act Section 30233, requires permissible projects to incorporate feasible mitigation measures.[7] The 2010 LRDP does not specifically identify locations that may be proposed for stream alteration or the fill of wetlands. However, specific development proposals submitted in the future may require bridging of stream channels or fill of minor areas of wetlands as necessary to construct trails in locations where no alternative exists and where consistent with the stream alteration and wetland fill policies of the LRDP. The University has prescribed through 2010 LRDP Policy ESH-23 requirements for the mitigation of unavoidably impacted wetlands and riparian areas including mitigation ratios consistent with Commission practice and the general recommendations of the Commission staff ecologists.

Coastal Act Sections 30230 and 30231 protect marine resources and the quality of coastal waters (Section G of this report specifically addresses water quality). The 2010 LRDP incorporates as performance standards all provisions for water quality protection recommended by the Commission's water quality program staff and provided to the University. The pertinent requirements have been published in Appendix 3 of the 2010 LRDP for convenient reference, and submitted for certification as part of the proposed LRDP.

Coastal Act Section 30250 requires the location of new development within existing developed areas, and location elsewhere only if significant adverse impacts on coastal resources would not result. The University in preparing the 2010 LRDP has proposed a "redevelopment" of the existing campus and limited expansion outside of developed campus areas. The University proposes through the LRDP to permanently protect the campus open spaces that remain after accommodating campus growth proposed for development of the 2010 LRDP. The 2010 LRDP designates the Open Space lands and includes policies in Section F of the 2010 LRDP that require the permanent protection of Open Space. The proposed LRDP also designates as ESHA Overlay all known or delineated ESHA, including wetlands and riparian areas.

However, as noted above, the 2010 LRDP designates two areas of presently vacant campus land at Storke and West Campus (shown in Exhibit 5) as "Housing" and "Recreation," respectively, in accordance with the proposed Land Use Map and the proposed Land Use Overlay Map, shown as Figures D.1 and D.2 of the proposed LRDP. As discussed below, the proposed designations could result in development or the threat of development in presently vacant areas of campus open space which have biological significance and/or provide a protective buffer for adjacent wetland habitat. The LRDP as proposed is inconsistent with the requirements of Coastal Act Section 30250 in this regard; however, the LRDP as modified by **Suggested Modification 1**, would instead require that the pertinent maps of the proposed LRDP be revised to show "Open Space" as the designation applied to the subject areas (Exhibit 5) where pertinent on the

[7] The UC Santa Barbara campus contains numerous wetlands subject to the provisions of Coastal Act Section 30233; however, North Campus is also traversed by portions of the lower reaches of Devereux and El Encanto (Phelps) Creeks to the confluence of the two within Ocean Meadows. The combined stream channel drains to the south through South Parcel into Devereux Slough within the boundaries of the Coal Oil Point Reserve. Therefore, development that would affect the riparian corridor is subject to the provisions of Coastal Act Section 30236.

proposed LRDP Maps attached as Figure D.1 and D.2. With these changes, LRDP 2010 would be consistent with the applicable provisions of Coastal Act Section 30250.

2010 LRDP Maps
The 2010 LRDP (Attachment A) maps pertinent to the identification and protection of Open Space and ESHA are listed below. Of these, the key 2010 LRDP maps pertaining to the location and limits of campus lands designated Open Space, and/or subject to the ESHA Overlay designation, are identified in the 2010 LRDP as Figures D.1 (Land Uses) which also shows the extent of the applied ESHA Overlay, D.2 (Land Use Overlays) and Figure F.5 (ESHA Buffers).

- Figure C.1, ("2008 Concept Plan") which illustrates the "Greensward" concept underlying the 2010 LRDP plan to design future campus growth within the footprint of existing developed areas, highlighting protected open space corridors.
- Figure D.1, ("Land Uses") which shows the location and limits of lands uses including the campus lands with known or delineated ESHA, subject to the application of the "ESHA Overlay" shown in crosshatch on Figure D1.
- Figure D.2 ("Land Use Overlays") which shows another view of the location and limits of lands subject to the ESHA Overlay.
- Figure F.2 ("Historic and Current Biological Resources")
- Figure F.3 ("Project Restoration Areas (Illustrative Only)")
- Figure F.5 ("ESHA Buffers")

Review and Recommendations of Commission Staff Ecologist
Commission staff ecologist John Dixon, Ph.D., has reviewed the 2010 LRDP with particular attention to its potential effects within the Storke, North, and West Campus areas. New development proposed pursuant to the 2010 LRDP has the greatest potential to affect sensitive resources in these locations.

Dr. Dixon has prepared a 30-page memorandum containing his recommendations, dated September 19, 2014, and provided in Exhibit 4. Dr. Dixon's memorandum includes recommendations concerning the identification and protection of a variety of environmentally sensitive resources located on the Storke, North, and West Campus lands subject to the 2010 LRDP:

- Identification of trees (including non-native trees) providing raptor nesting habitat as ESHA (page 5 of 30);
- Establishment of prescribed setbacks to buffer raptor nesting ESHA from disturbance (page 5 of 30);

- Restrictions on new sports lighting, vehicular access, and other disturbance of ESHA on Storke Campus (page 5 of 30)

- Identification of trees (including non-native trees) providing perching and nesting habitat for raptors, roosting habitat for herons and egrets, and fall aggregation habitat for Monarch butterflies, be designated ESHA and subject to a recommended 328-foot protective buffer for maximum protection of sensitive species (page 6 of 30);

- Conversion of Slough Road to pedestrian and bicycle use only and establishment eastward of a new route to connect new development and Coal Oil Point (page 6 of 30);

- Support for maintaining water quality features of wetlands constructed solely for water quality protection purposes from dry land (page 9 of 30);

- Protection of all other wetlands on campus, including man-made wetlands unless specifically constructed for water quality purposes from dry land, and in accordance with the recommendations made previously by the UCSB Campus Wetlands Committee, including the restoration of tidal circulation to Storke wetlands (page 9 of 30);

- Establishment of a minimum setback of 300 feet from Devereux Slough including portions of the fingers of the slough that are tidal and support saltmarsh vegetation (page 11 of 30);

- Establishment of a 100-foot setback for freshwater wetlands and riparian habitats inland from the saltmarsh (page 11 of 30);

- Establishment of habitat buffers for ESHA and wetlands on Storke Campus (page 11 of 30 with reference to Figure 13 on page 25 of 30);

- Establishment of composite buffers for various wetland types and ESHA in the Devereux area of West Campus (page 11 of 30 with reference to Figure 14 on page 26 of 30);

- Protection as open spaces and for habitat protection in perpetuity of areas shown in Figures 15-17 for the protection of raptor nesting and foraging, rare plants, native grasses and vernal pools within greenbelt expanses of open space (page 11 of 30; Figures shown on pages 27, 28, and 29 of 30);

- Preparation of a comprehensive Restoration and Management Plan for the Protected Open Space devised under the guidance of a technical team comprised of UCSB science faculty and staff and invited outside specialists, established as a standing committee for reviewing and overseeing specific restoration projects under the Plan based on the model of the Campus Wetlands Management Plan for the Storke wetlands and Devereux slough (Page 12 of 30).

Dr. Dixon's recommendations were provided to the University several months before final publication of his memorandum and most were incorporated by the University in the final revised 2010 LRDP published October 2014.

The 2010 LRDP, Figure F.5, identifies ESHA and wetlands on campus lands and establishes buffers for each (100-ft, 200-ft, or 300-ft). Policy ESH-19 requires a minimum native vegetation buffer of 100-ft from all ESHA and freshwater wetlands; however, the policy requires larger buffers from brackish marsh, coastal salt marsh, and raptor ESHA due to the rarity and significant risk of degradation of these resources, as detailed in the memo from the Commission's biologist, John Dixon, dated October 26 2014. The 2010 LRDP requires a 200 ft buffer from brackish marsh (East and West Storke Wetlands), 300 ft. from coastal salt marsh (Devereux Slough), and 300 ft from eucalyptus woodland raptor ESHA. Commission staff biologist, John Dixon recommends a 100-meter (328 ft) setback from raptor ESHA, rather than the 300 feet specified in Policy ESH-19. The proposed 300-ft. buffer from raptor habitat does not provide the setback recommended by John Dixon as necessary to eliminate significant disturbances and ensure adequate foraging habitat; and by not applying the additional 28 feet, the 2010 LRDP is inconsistent with protection of ESHA under Coastal Act Section 30240.

In order to accommodate redevelopment, Policy ESH-31 outlines exceptions to the applicable 100-ft, 200-ft, or 300-ft ESHA/wetland buffers (these exceptions are represented on 2010 LRDP Figure F.5.). Specifically, the LRDP would allow for the minimum 100-ft buffer from freshwater marsh to be reduced at the Facilities Management site. In this case, a 50-ft buffer would be maintained on the north side of the wetland and a portion of the southern buffer would be a variable 40-70 feet to accommodate an existing road (only where there is no potential for its relocation). In addition, the Central Stores location would maintain a minimum 100-ft buffer (rather than the 200-ft buffer from brackish marsh); Devereux North Knoll redevelopment would maintain a 100-ft buffer from the eucalyptus woodland raptor ESHA (rather than 300 feet from the South Finger of Devereux Slough which is coastal saltmarsh or raptor ESHA); Devereux South Knoll would maintain only a 100-ft buffer from a portion of the eucalyptus woodland raptor ESHA (rather than 300 feet from the South Finger of Devereux Slough which is coastal saltmarsh or raptor ESHA); and West Campus roadway improvements and a new road alignment may intrude within ESHA buffers in order to effectuate the conversion of Slough Road to public pedestrian/bicycle access only. These reductions in buffer requirements are inconsistent with the Commission biologist's recommended buffers and may have indirect impacts to ESHA or wetlands.

In addition, Policy ESH-31 and Figure F.5 (as modified pursuant to **Suggested Modification 1**) identify static buffers for existing development that allows Harder Stadium and Parking Lot 38 to remain in the existing footprints (instead of achieving a 300-foot buffer from eucalyptus woodland raptor ESHA).

In this case, as is explained above, the 2010 LRDP is inconsistent with the ESHA and wetland protection policies in Sections 30230, 30231, and 30240 of the Coastal Act. The LRDP authorizes development within sixteen potential development areas (2010 LRDP Figure D.3) on Main Campus, Storke Campus, and West Campus to provide for the University's Academic and Support needs and to increase the campus housing supply sufficiently to accommodate all planned increases in students, as well as to provide housing stock for existing or new faculty and

staff. In addition, two relatively small isolated areas with a combined total of approximately 0.11-acres (one of 0.04-acres and one of 0.07-acres) of native California brome grassland that qualify as ESHA would be removed on the West Campus Mesa Site. Therefore the residential and recreational development displacing these resources would significantly disrupt the habitat values of the grassland and would not constitute uses dependent on the resource as required by Section 30240. However, to deny the project based on these inconsistencies with Coastal Act Sections 30230, 30231, and 30240 would prevent maximum protection of coastal resources and result in adverse impacts inconsistent with other Chapter 3 policies. As more fully, address in the Conflict Resolution Section of this report (Section D, Coastal Act Policy Conflict), pursuant to the conflict resolution provisions of the Coastal Act, that in this case, it is, on balance, more protective of all significant coastal resources, including sensitive habitat, and public access, to allow some encroachment within identified environmentally sensitive habitat areas and buffers in order to obtain substantial resource benefits from clustering of the development in a manner that results in permanently protecting the most valuable habitat, retention of scenic character of coastal areas, and significant coastal access amenities.

Suggested Modifications:

Revisions of the 2010 LRDP Maps

Suggested Modification 1 includes numerous changes to the 2010 LRDP Maps, including D.1 (Land Use) and D.2 (Land Use Overlays). Most of the changes are minor and provide small corrections and adjustments necessary to reconcile various maps and policies. **Suggested Modification 1** includes two changes that would substantively revise the land use designations proposed in the 2010 LRDP for the Storke Campus – Storke Apartments site and for the West Campus – West Campus Mesa site. Both of these changes are more fully described above and shown in Exhibit 5 and explained in more detail below.

The 2010 LRDP (Attachment A, Figure D.1, Land Use Map) proposes to designate as "Recreation" a 6.3-acre area of undeveloped land on the future West Campus Mesa housing site (West Campus), as part of a larger area in that location designated "Recreation." The subject area is shown in Exhibit 5. The remaining undeveloped open spaces of West Campus have been identified by Dr. Dixon as providing valuable raptor foraging habitat (Exhibit 4; see pages 4-8, and pages 17-19). The subject 6.3-acre area is located adjacent to raptor nesting trees designated ESHA and Devereux Slough ESHA and within buffer areas recommended by Dr. Dixon as discussed above. The overall site designated "Recreation" in the subject location is large enough to allow the development of multiple regulation sports fields. The use of such fields would introduce substantial disturbance to the area next to raptor nesting trees, and limit raptor foraging within the area converted to sports fields. Conversion of the raptor foraging habitat for recreational development would site new development in an open space area and thus diminish the biological value of a coastal resource.

The University states that a single regulation-sized soccer field for recreational use next to the future West Campus Mesa housing would provide sufficient recreational amenities to serve the proposed development. The remaining Recreation-designated land at the subject site, even with the 6.3-acre reduction (**Suggested Modification 1**), would leave a sufficient area to establish a regulation-sized soccer field, as confirmed on October 17, 2014 by University staff. Thus, an alternative exists to provide an important recreational amenity for the future housing that would

be developed east of the subject area, while providing for valuable raptor foraging habitat and protection of adjacent ESHA.

As stated above, Coastal Act Section 30250 requires that new development be located in existing developed areas, and in other areas where it would not significantly and adversely affect coastal resources. The designation of the 6.3 acres to Recreation to develop sports fields within raptor foraging areas next to raptor nesting ESHA would convert open space of biological significance in a manner inconsistent with Coastal Act Section 30250. In addition, Coastal Act Section 30240 (b) in pertinent part requires that development in areas adjacent to ESHA be undertaken in a manner that does not reduce the value of the ESHA. Siting and developing sports fields adjacent to raptor nesting ESHA, including within an area identified as ESHA buffer for the purpose of protecting raptor habitat, and the habitat of Devereux Slough, combined with the loss of 6.3 acres of raptor foraging habitat would reduce the value of the ESHA and could lead to the abandonment of nests or of the nesting area as a whole. Such impacts would reduce the habitat value of designated ESHA in a manner inconsistent with the pertinent requirements of Coastal Act Section 30240(b).

For these reasons, the proposed 2010 LRDP with respect to the designation of "Recreation" lands on West Campus is inconsistent with the applicable provisions of the Coastal Act, including Sections 30240(b) and 30250. As is also explained above, an alternative exists to provide an adequate recreational area for the future West Campus Mesa site even if the subject 6.3-acre area is subtracted from the overall area designated "Recreation" on the West Campus Mesa site in the proposed 2010 LRDP. **Suggested Modification 1** would revise the Land Use Map and the Land Use Overlay Map (Figures D.1 and D.2 of the 2010 LRDP, Attachment A) to show the designation of the subject 6.3-acre area as "Open Space." As revised by **Suggested Modification 1**, therefore, the proposed 2010 LRDP would be consistent with the requirements of the Coastal Act with respect to land use designation of the subject 6.3-acre area of West Campus shown in Exhibit 5.

The 2010 LRDP (Attachment A, Figure D.1, Land Use Map) also proposes to designate as "Housing" a 5.7-acre area of undeveloped land on the Storke Campus, at the Storke Apartments site. The subject area is shown in Exhibit 5. As explained above, Coastal Act Section 30240(b) requires that development adjacent to ESHA be undertaken in a manner that preserves the value of the ESHA. Coastal Act Sections 30230 and 30231 in pertinent part require the protection coastal waters and the biological productivity and quality of coastal wetlands. Protective buffer areas established by prescribed setbacks resources such as Storke Wetlands, protects the water quality and biological productivity of the wetland. Storke Wetland is located within the 100-year floodplain and subject to contamination from runoff from developed areas (See Exhibit 7), thus the adjacent buffer provides important protection from contaminated runoff. Coastal Act Section 30250 allows development to be located in areas other than existing developed areas only if significant adverse effect on coastal resources would not result.

The subject 5.7-acre area is located fully within a 200 foot protective buffer identified for the protection of the adjacent brackish marsh within the Storke Wetland complex as described by 2010 LRDP Figure F.5 and Dr. Dixon's memorandum, Exhibit 4. Designation of the subject area as Housing on the 2010 LRDP Land Use Map is inconsistent with the designation of the area as a buffer for the adjacent wetland as shown on Figure F.5, would potentially result in confusion and conflicting standards for the interpretation of the 2010 LRDP, or to the errant

planning and design of housing-related development within the protective buffer area. Loss of the protective buffer in the subject location would be inconsistent with the recommendations of the Commission staff ecologist and inconsistent with the applicable provisions of Coastal Act Sections 30230, 30231, 30240(b), and 30250. **Suggested Modification 1** would revise the Land Use Map and the Land Use Overlay Map (Figures D.1 and D.2 of the 2010 LRDP, Attachment A) to show the designation of the subject 5.7-acre area as "Open Space." As such the subject area would be retained in its current undeveloped condition and would continue to provide a protective buffer for the adjacent brackish marsh. As revised by **Suggested Modification 1**, therefore, the proposed 2010 LRDP would be consistent with the requirements of the Coastal Act with respect to land use designation of the subject 5.7-acre area shown in Exhibit 5.

In addition, **Suggested Modification 1** also makes other minor changes to the campus areas designated "Open Space," as described in detail in Section III of this report. These changes are necessary to ensure the protection of Open Space and ESHA resources. Therefore, for the reasons explained above, if the 2010 LRDP is revised in accordance with the changes, clarifications, and corrections included in **Suggested Modification 1**, the 2010 LRDP would be consistent with the applicable provisions of the Coastal Act.

Suggested Modification 2 (ESHA Mapping) provides minor adjustments to the Land Use and Land Use Overlay Maps (Figures D.1 and D.2) to accurately reflect all previously required restoration undertaken on campus lands. The suggested modification adds to LRDP Map Figure F.2 (Historic and Current Biological Resources) the known locations of western snowy plover habitat in Devereux Slough that are shown in Figure 8, Exhibit 4, of the memorandum of Commission staff ecologist John Dixon, Ph.D and the known wetlands adjacent to Parking Lot 38 (Exhibit 4). In addition, **Suggested Modification 2** also includes a slight adjustment of Figure F.5 (ESHA Buffers) to reflect the southern boundary of the "Facilities Management" wetland located on the Main Campus, just east of the border with Storke Campus. Special Modification 2 reduces the applicable setback from the south side of the wetland to a variable distance of 40 to 70 feet as necessary to accommodate an existing road where there is no potential for its relocation.

Suggested Modification 3 (Outdoor Lighting) requires minor changes to the Main Campus Recreation Outdoor Lighting Map published in Appendix 4 of the 2010 LRDP. These changes slightly reduce the locations and limits of the permissible placement of new or replacement sports lighting features on Recreation-designated lands, to avoid sensitive habitat areas or habitat buffers, or previous restoration/mitigation sites. In addition, **Suggested Modification 19** (Minor Modifications and Clarifications to Policies) lists numerous minor corrections that are necessary to clarify the intent and meaning of the ESHA text policies.

Other significant components of the Suggested Modifications pertaining to Open Space and ESHA text policies of the 2010 LRDP are discussed where pertinent, below.

2010 LRDP Text Policies - Open Space: General Provisions

The proposed 2010 LRDP Open Space, Wetland and ESHA policies commence with the Open Space section (Attachment A, Page F-10). As shown in 2010 LRDP Figure D.2, the majority of the campus lands designated Open Space also have an ESHA Overlay designation. Therefore, the provisions of the proposed LRDP OS text policies OS-1 through OS-10, fully implemented, would restrict development in areas adjacent to environmentally sensitive areas, thus increasing

the protection of sensitive habitat and potentially expanding the future extent of ESHA within protected Open Space areas. The OS policies, fully implemented, ensure that 2010 LRDP development is undertaken in a manner consistent with the requirements of Coastal Act Sections 30230, 30231, 30233, 30240, and 30250 to the extent feasible. Coastal Act Policy 30250, as discussed below, requires that new development be located in existing developed areas, thus encouraging the concentration of development and the protection of open spaces.

Open Space Policies OS-1 through OS-9 establish procedures for identifying and mapping OS lands, establish that OS lands shall be permanently protected, restored and managed in accord with an Open Space Management Plan certified by the Commission, and establish special requirements for Slough Road (conversion to bicycle/pedestrian use) when eastward realignment of main access road on West Campus is accomplished. The policies require feasible undergrounding of utilities and limit disturbance of OS lands by adjacent development (light, noise, banning motorized vehicles from trails, etc.).

Policy OS-9 requires that the University prepare and submit for certification an Open Space Management Plan according to detailed requirements established in the policy. **Suggested Modification 5** is necessary, however, to include within the Open Space Management Plan specific requirements that ensure that the 64-acre Ocean Meadows site is fully implemented, with measurable milestones, by 2030. The restoration of Ocean Meadows is required to offset the impacts of the increase in the intensity of campus development proposed by the 2010 LRDP; as such, the timeline for implementation of the restoration must match the planned timeline for buildout of the proposed LRDP.

Suggested Modification 5 (Open Space Tree Protection) also provides additional clarifications pertinent to the Open Space Management Plan, including ecologically based requirements for replacement of senescing trees within areas serving as raptor nesting habitat or Monarch butterfly aggregation sites. The modification provides that coastal live oak and sycamore (locally native tree species) may be planted in locations presently dominated by non-native eucalyptus, but also allows plantings of species native to other coastal locations in California. This modification is supported by Commission staff ecologist John Dixon, Ph.D. and by Coal Oil Point Reserve Manager Cristina Sandoval, Ph.D. as a means of gradually replacing eucalyptus trees near Devereux Slough and potentially in other locations on campus, with locally native and ecologically valuable tree species. At Devereux, the selection of species that mature at lower heights than the existing eucalyptus species near the slough is an important consideration. Dr. Sandoval has observed that the eucalyptus trees near the slough, which may exceed 100 feet in height, provide a predatory advantage for raptors that occasionally prey on the western snowy plover population inhabiting the slough. Coastal live oaks, for example, mature at about half the height of the Devereux eucalyptus trees.. The transition must be gradual, however, because coastal oak seedlings require an estimated 40 to 60 years of growth to reach the stature necessary to support raptor nesting. For this reason, **Suggested Modification 5** supports a gradual transition, stating in pertinent part:

> … *Locally native tree species such as the coastal live oak and sycamore that offer suitable nesting habitat upon maturation shall be preferentially planted in appropriate locations, in an effort to gradually convert the non-native woodlands to native woodlands, using acorns and cuttings collected within twenty miles of UCSB. However, other tree species that are native to other coastal California*

> *areas (such as Monterey cypress) may also be planted. Consideration shall also be given to including within the planting palette understory layers of locally native species, such as elderberry and willow, and herbaceous species known to support native pollinators and other wildlife. Where existing trees are significantly pruned or removed within Open Space areas of campus, appropriate native tree species and understory plantings shall be immediately planted. Volunteer seedlings of non-native tree species may be removed to support the gradual conversion of existing woodlands to predominantly locally native tree species. Open space foraging areas located adjacent to or near nesting trees of particular importance for the conservation of white-tailed kites, ~~and~~ shall be considered ESHA, and shall not be converted to other habitat types if the net area of similarly located white-tailed kite foraging habitat would be reduced.*

Suggested Modification 5 further requires that open space foraging areas near nesting trees of particular importance for the conservation of white-tailed kites be considered ESHA in addition to the nesting trees, and conserved. This requirement is consistent with the recommendations provided by Commission staff ecologist John Dixon, Ph.D. in Exhibit 4 and other recommendations provided by Dr. Dixon as referenced in Exhibit 4, such as for the conservation of raptor nesting trees and associated foraging areas of importance for white-tailed kite[8] conservation, including at the former Arco Dos Pueblos Golf Course site (now known as the "Paradiso del Mar" housing development site).[9]

Finally, Policy OS-10 provides specific requirements for the protection of the western snowy plover and plover habitat. Policy OS-10 allows access to trails near plover habitat to be managed to protect plover populations during nesting season.

2010 LRDP ESHA Policies and Provisions

The 2010 LRDP protects all wetlands, riparian habitat, and non-wetland ESHA through the application of the ESHA Overlay on the LRDP maps, and through the specific policies and provisions set forth below. The 2010 LRDP states on page F-5 that the locations and habitats considered ESHA and subject to the ESHA Overlay include but are not limited to the following list of known or previously identified campus resources (Attachment A Figure F.2). In addition, the 2010 LRDP acknowledges on page F-6 that unmapped or undiscovered areas could also meet the requirements for ESHA designation in the future. Further, the LRDP acknowledges that environmentally sensitive resources may be identified when specific projects are proposed and

[8] The white-tailed kite, fully protected as a California Species of Special Concern, had been thought on the verge of extinction in California in the 1930s. The species rebounded and possible peaked in number in the 1970s and populations have continued to fluctuate since then. White-tailed kites were afforded special protection in the Santa Barbara County LCP in the early 1980s, but by the early 1990s, white-tailed kites were virtually absent from the County. Local ornithologists speculated that a prolonged drought that ended in 1992 may have caused kite populations to abandon the area. White-tailed kites are relatively small raptors, favoring as prey small rodents such as voles and mice, which tend to be most common in mesic meadows. Most authorities note that while preservation of adequate nesting habitat is essential to the conservation of the white-tailed kite, of equal importance is the protection of sufficient areas of suitable foraging habitat near nesting sites. Adults foraging near nesting sites are better able to defend a nest from predators.

[9] Changed Circumstances and Project Amendments, A-4-STB-93-154-CC, and -A2, ARCO Dos Pueblos Golf Links, Coastal Commission agenda item W22, December 11, 2002.

that such resources would be protected by the policies and provisions of the LRDP in addition to the previously identified resources mapped in the 2010 LRDP.

- *Portions of the Coal Oil Point Natural Reserve*
- *The Campus Lagoon island and Goleta Point*
- *Bluffs adjacent to Goleta Slough*
- *Ocean bluffs*
- *Beaches*
- *Storke Wetlands*
- *Seasonal and perennial wetlands, including vernal pools*
- *Riparian areas*
- *Streams and creeks*
- *Devereux Slough and its surrounding habitat areas*
- *Native purple needle grasslands*
- *Native creeping rye grasslands*
- *Coastal bluff scrub*
- *Venturan Coastal Sage*
- *Foredune and dune habitats*
- *Western Snowy Plover habitat*
- *Nesting and foraging habitat for rare raptor species such as the White-tailed Kite*
- *Monarch butterfly aggregation sites*
- *Other habitat supporting rare wildlife species and corridors*
- *Rare plant habitat*

The 2010 LRDP acknowledges that all campus resources subject to the ESHA Overlay or discovered/delineated in the future as specific development is proposed, would be subject to the protection afforded by the ESHA Overlay, and that all ESHA whether identified within the 2010 LRDP or identified subsequently shall be subject to the provisions of the ESH Policies set forth on pages F-14 through F-27 of the proposed LRDP.

The 2010 LRDP (Attachment A) maps pertinent to the identification, interpretation and protection of ESHA include:

- Figure C.1, ("2008 Concept Plan") which illustrates the "Greensward" concept underlying the 2010 LRDP plan to design future campus growth within the footprint of existing developed areas, highlighting protected open space corridors. Figure D.1, ("Land Uses") which shows the location and limits of lands uses including the campus lands with known or delineated ESHA, subject to the application of the "ESHA Overlay" shown in crosshatch on Figure D1.

- Figure D.2 ("Land Use Overlays") which shows another view of the location and limits of lands subject to the ESHA Overlay.

- Figure F.2 ("Historic and Current Biological Resources").

- Figure F.3 ("Project Restoration Areas (Illustrative Only)").

- Figure F.5 ("ESHA Buffers").

Of these, Figures D1, D2 and F5 establish the location and limits of lands designated "Open Space" (D.1) or subject to the ESHA Overlay (D.2) and ESHA buffers (F.5). As Figure D.1 shows, most (though not all) ESHA (subject to the ESHA Overlay) is also located within lands designated Open Space. For this reason, the 2010 LRDP text policies pertinent to Open Space are also pertinent to ESHA. The specific 2010 LRDP text policies applicable *only* to ESHA are discussed below. The ESHA policies are organized within the 2010 LRDP beginning with the most generally applicable polices and ending with the policies applicable to specific campus locations. **Suggested Modification 19** sets forth a series of minor modifications to the ESHA policies necessary to correct errors or to provide clarifications. These changes are not discussed individually below. (Other Suggested Modifications pertaining to necessary revisions of the 2010 LRPD Maps are discussed and analyzed above).

The provisions of the proposed LRDP ESH text policies discussed below, fully implemented, would restrict development in environmentally sensitive areas including wetlands and riparian corridors, conserve the long term habitat values of existing sensitive habitat, and reduce the disturbance of sensitive habitat that would otherwise be imposed by the intensified development of 2010 LRDP buildout, as required by Coastal Act Sections 30230, 30231, 30233, and 30240, to the extent feasible.

ESH Policies 01-16 (General):
The policies ESH-01 through ESH-14 address a variety of requirements for the appropriate use of trail corridors, limits on noise levels from various sources, inclusion and use of orchards, vegetable and other gardens within housing development, appropriate design and location of fencing (such as use of wildlife-safe and wildlife-permeable designs), environmentally appropriate methods of mosquito control, limitations on the use of noxious and/or invasive plant species in campus landscaping, specifications for appropriate vegetation management practices in Open Space and/or ESHA buffer areas (other than trees), fuel management practices, and for

the conservation of biologically active soil layers when topsoil is excavated as part of an approved development.

Night Lighting
Policy ESH-15 and Policy ESH-16 specifically address detailed requirements for the installation, replacement, retrofit, and performance standards pertaining to night lighting, and restrict outdoor sports lighting to Recreation-designated locations of the existing Main Campus sports and recreation complex, plus, on Storke Campus, the existing Harder Stadium and the two existing lighted tennis courts south of Harder Stadium.

Policy ESH-15 limits new or retrofitted lighting of outdoor sports facilities to Recreation-designated areas of the existing Main Campus recreational complex, and the existing location of Harder Stadium and two approved tennis courts south of Harder Stadium on Storke Campus. Policy ESH-15 also establishes requirements for the replacement and/or retrofit of all outdoor lighting over a ten year period to reduce light pollution associated with inefficient, outdated lighting, and provides performance standards for new and/or replacement lighting to ensure continued conformance with the applicable standards. The permissible locations and limits of sports lighting authorized by the 2010 LRDP are shown on the Map provided in Appendix 4 of the proposed LRDP. The subject Map has been submitted for Commission certification as part of the 2010 LRDP.

The University acknowledges through the 2010 LRDP submittal that the area identified on the Appendix 4 Map is adequate to provide for the recreational and collegiate sports facilities necessary for campus life, including facilities available for night use, in light of the demands of the 2010 LRDP buildout, including the growth of all sectors of the campus community included in planning for the 2010 LRDP.[10]

ESH-16 specifically prohibits night lighting in buffer areas designed to protect sensitive habitat except where necessary for public safety, and then using only the minimum lighting necessary and with plantings or other measures to screen the adjacent habitat from the effects of light pollution.

Suggested Modification 16 (Definitions) adds a number of definitions pertaining to outdoor lighting, for clarification, to Appendix 1, LRDP Implementation Definitions, of the 2010 LRDP (Attachment A). These changes are necessary to ensure the accurate implementation of the requirements of Policy ESH-15 and Policy ESH-16.

The Commission has found in past permit actions, and most recently in certifying the Los Angeles County Santa Monica Mountains Land Use Plan (No. LCP-4-LAC-14-0108-4, April 10, 2014 agenda) that night lighting in or near ESHA has the potential to significantly and adversely affect ESHA. In 2013, Coastal Commission staff ecologist Jonna Engel, Ph.D., investigated the ecological effects of night lighting in response to Pepperdine University's proposal to build an

[10] At buildout of the 2010 LRDP, the University expects for example an additional 5,000 undergraduate students for a total of 25,000 undergraduates, as well as thousands of additional faculty, staff, and graduate students and family members.

outdoor sports facility with stadium style lighting near ESHA on the University's Malibu campus (LRDPA No. 1-11, Agenda Item W11a, October 9, 2013).

Dr. Engel found that night lighting produces a variety of direct and indirect effects that may alter or disrupt feeding, nesting, and roosting activities of many wildlife species, including migratory birds. Dr. Engel determined for example, that night lighting may alter the behavior of numerous species of nocturnal, crepuscular (dawn/dusk), and 24-hour activity patterns of wildlife, including by causing some species to avoid areas important to success and survival, such as wildlife corridors.

The 2010 LRDP identifies substantial areas of open space and sensitive habitat connected on and off campus to regionally significant open space and habitat areas, including the Coal Oil Point Natural Reserve, Ellwood Mesa to the west of campus, and Goleta Slough to the northeast of campus. These areas serve as regionally important corridors for wildlife. Campus open spaces, including wetlands and uplands also provide stopover habitat of critical importance for migratory birds using the Pacific Flyway. The campus lands are thus vulnerable to the potentially significant and adverse effects that may be posed by outdoor lighting.

Dr. Engel determined through her research on the ecological impacts of light pollution that high performance sports lighting poses a particularly high risk to migratory birds. Dr. Engel identified a UC Santa Barbara campus newspaper account of thirty (30) migratory Red-necked Phalaropes striking field light poles during a nighttime soccer game on the Main Campus on May 5, 2005.[11] The account was confirmed by Mark Holmgren, Ph.D., an ornithologist referenced in the subject article.[12] Dr. Holmgren explained to Commission staff that he examined some of the carcasses after the incident and identified the species as the migratory Red-necked Phalarope. At the time, Dr. Holmgren served as the Assistant Director of the UC Santa Barbara Museum of Systematics and Ecology.

The UC Santa Barbara campus has numerous existing outdoor sports facilities with night lighting, including the baseball field, Harder Stadium, the fields adjoining the Recreation Center, and at some smaller facilities within the Main Campus and two tennis courts on Storke Campus. The University has indicated that night use of the outdoor athletic facilities on main campus is critical to the continued success of campus athletic programs. The Commission has previously acknowledged the need for collegiate sports facilities, including facilities with outdoor lighting, in previous approvals. For example the Commission authorized new sports lighting within Pepperdine University's long-established main campus sports and recreation area pursuant to LRDPA 1-11A, December 2012. The Commission has also indicated, however, that the expansion of outdoor sports facilities with night lighting into less developed locations, especially where light pollution and other disturbance associated with such facilities may adversely affect dark skies, wildlife corridors, and ESHA, is unlikely to secure approval.[13]

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[11] UCSB *Daily Nexus*, Issue 124, Volume 85, article entitled "Pole Collisions Cause Deaths of Migratory Birds," dated May 10, 2015.

[12]Confirmed on request of Commission staff; telephone conversation with Dr. Holmgren, June 17, 2014.

[13] See for example Pepperdine University Major LRDP Amendment No. 1-11B "Campus Life Project," which proposed an outdoor sports facility with high performance, stadium-style sports lighting in upper Marie Canyon. This item on the Coastal Commission's October 9, 2013 agenda was withdrawn after the public hearing but before the Commission vote. The exhibits to the staff report prepared for the hearing contain the extensive memoranda

Commission staff ecologist John Dixon, Ph.D., reviewed the 2010 LRDP proposed by the University specifically to evaluate the potential for the intensified development of the proposed LRDP buildout to affect ESHA and Open Space lands on the Storke, North, and West Campus. Dr. Dixon's recommendations are discussed in more detail above, and provided in Exhibit 4, attached to this report. Dr. Dixon recommended specifically that outdoor sports lighting not be extended into the Storke Campus playing fields area – a location UC Santa Barbara has proposed for intensified sports development, including the installation of outdoor sports field lighting, in the past.

The 2010 LRDP policy ESH-15 commits the University to concentrating outdoor sports facilities with night lighting within a limited area of the existing Main Campus sports and recreation area as shown on the LRDP Map included in Appendix 4 of the proposed 2010 LRDP (The 2010 LRDP is provided as Attachment A). These limitations will prevent the proliferation of high intensity sports lighting in other locations of the campus, including at Storke Fields (see Dr. Dixon's recommendation against outdoor sports lighting at Storke Fields, above, and in Exhibit 4), and in other locations where light pollution and disturbance would pose significantly greater risks to open space and ESHA. Policy ESH-15 includes this limitation, and as such, the 2010 LRDP is consistent with the applicable requirements of Coastal Act Section 30240 as submitted.

ESH Policies 17- 35 (Wetlands, ESHA and Trees):
LRDP 2010 policies ESH-17 through ESH-35 provide extensive requirements for the protection of ESHA, wetlands, and trees wherever these resources are mapped or subsequently delineated or detected on campus in the future. The other policies in this section provide development and performance standards necessary to protect environmentally sensitive habitat, such as measures to ensure that required setbacks for protective buffers are observed in project design, to require the use of appropriate native plant species in landscape plantings, to ensure that sensitive resources are accurately identified when development is proposed, as well as numerous other specific requirements designed to ensure that campus development is undertaken in a manner consistent with the applicable policies of the Coastal Act, and Section 30240 in particular

Policy ESH-17 and Policy ESH-19 establish the basic requirements of Coastal Act Section 30240 that ESHA be protected, and that development in areas adjacent to ESHA be sited and designed to prevent impacts which would significantly degrade ESHA, and be compatible with the continuance of the ESHA. Therefore, the ESH policies and provisions, including but not limited to Policy ESH-17 and ESH-19 set forth herein require among other things that ESHA on campus be protected among other things through design of adjacent development that will also protect ESHA and continued viability of the resource considered ESHA and of concern. This is the essence of Coastal Act 30240 and one of the most important and most fundamental requirements of the Coastal Act.

The UC Santa Barbara Campus is located on the Pacific Flyway, and contains critical stopover habitat for migratory birds using the Flyway, as documented by the Audubon Society and

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prepared by Commission staff ecologist Jonna Engel, Ph.D. Dr. Engel also testified at the subject hearing, and in her memoranda and testimony advised that high performance outdoor sports lighting adjacent to ESHA posed substantial risks to wildlife relying on the affected habitat, among other potential impacts to sensitive resources.

numerous scientists affiliated with the campus past and present. The campus is a hot spot for resident and migratory avian fauna. As is also discussed in several places within these findings, the campus proposes to accommodate the growth called for in the 2010 LRDP buildout by constructing taller and more tightly-packed campus development. Height limits in the proposed LRDP are raised significantly in comparison to the existing LRDP for the efficient use of campus land and to protect open space and ESHA resources by preventing campus sprawl.

For the reasons discussed in detail below, the windows of structures pose a severe hazard for birds; therefore, bird-safe building requirements are necessary to ensure that the intensified campus development proposed by UC Santa Barbara in the 2010 LRDP will be undertaken in a manner protective of resident and migratory bird species, many of which are rare, threatened or endangered. Therefore, the provisions of Section 1.10, Design Guidelines, of the Implementation Chapter of the proposed 2010 LRDP, including as modified by **Suggested Modification 6** (Bird-Safe Building) are necessary to ensure that the 2010 LRDP is implemented in a manner consistent with the requirements of Policies ESH-27 and ESH-19 of the 2010 LRDP, and with the requirements of Coastal Act Section 30240.

Bird Safe Building Practices

Urban sprawl and intensified urbanization have eliminated and/or degraded bird habitat around the globe; most development is concentrated along rivers, woodlands, coasts, and wetlands that birds depend on for food and shelter. Loss of habitat squeezes birds into urbanized areas where they encounter novel man-made structures. Modern urban buildings that have clear glass or reflect light during the day and are lit up at night, as well as suburban and rural buildings with windows and reflective surfaces, can present serious hazards for birds. Bird populations, which have declined from loss of habitat, are seriously threatened by the growing presence of man-made structures within their transit and migratory flight space.

A number of factors contribute to a building being a hazard for birds. The factors that should be considered when determining whether to require bird safe building practices include: 1) location of the building in relation to recognized migration corridors or flyways; 2) proximity of the building to open terrestrial and aquatic foraging areas – parks, forests, rivers, streams, wetlands and ocean; 3) proximity of the building to documented stopover or roosting locations; and 4) regions prone to haze, fog, mist, or low-lying clouds. Researchers have found that a combination of building characteristics, coined, “bird-hazards,” present the greatest threat to birds. These characteristics include buildings located within or immediately adjacent to open spaces with lush landscaping and with a façade of more than 35% glazing; buildings located adjacent to or near wetlands or open water and with a facade of more than 35% glazing; and buildings with ‘bird traps’ such as glass courtyards, transparent building corners, and glass balconies.

In this case, the UCSB campus is characterized by several of the factors that contribute to buildings being collision hazards for birds. The campus encompasses significant habitat for birds such as the Campus Lagoon, Devereux Slough, and Storke wetlands and is also adjacent to the Pacific Ocean and Goleta Slough which support numerous bird species. In addition, the campus is located within the Pacific Flyway, which is a primary migratory route for birds, and is prone to fog during summers. Section 30240(b) of the Coastal Act applies to the campus because of the proximity of environmentally sensitive habitat areas (ocean and wetlands) and the recognized

flyway, the Pacific Flyway. Millions of birds, more than 350 species, follow the Pacific Flyway[14]. The oceanic route of the Pacific Flyway passes right along the Pacific Coast of North America including the campus. Spring migration occurs between February through May, and fall migration begins in August and lasts through November. During this time, collisions with buildings can increase notably. In addition, Section 30230 applies to the campus due to the threat of day and night collisions with buildings for both non-migrating and migrating birds, including seabirds, shorebirds, wading birds, and raptors.

Over three decades of research has documented that buildings and windows are the top killer of birds in North America[15,16,17,18]. In the United States, an estimated 100 million to one billion birds perish each year from encounters with buildings[19,20]. This level of bird mortality is believed to be significant enough to impact the viability of bird populations, leading to local, regional, and national declines. Bird injury or death is primarily due to two factors: 1) the apparent inability of birds to detect and avoid glass and reflective surfaces, during the day or night, and 2) the potential for artificial night lighting to attract and/or entrap foraging or migrating bird species.

Collisions resulting in injury or death occur anywhere that birds and windows and reflective surfaces coexist because birds do not perceive glass as an obstacle during flight or are attracted to reflections they perceive as sky or natural habitat. Daytime building collisions occur on windows and reflective surfaces of all sizes on all building types, from single story buildings to sky scrapers; during all seasons and weather conditions; and in every type of environment, from rural and suburban settings to dense city centers. Window and reflective surfaces in buildings are indiscriminate killers of birds regardless of species, size, age, sex, or migration characteristics and patterns. The amount of windows and reflective surfaces in a building is the strongest predictor of how dangerous it is to birds and most collisions end in the death of the bird, either immediately or soon after from brain injuries or predation.

Two characteristics of reflective or glazed surfaces and glass contribute to birds' inability to see them: reflection and transparency. Reflections of the sky and vegetation look no different to a bird than the real thing and lure in birds resulting in collisions. The reflective property of a surface material is referred to as reflectivity. Reflectivity is a measurement of how reflective a material is; it is a measure of the intrinsic reflectance of the surface of a material. Material's reflectivity can be reduced several ways including application of anti-reflective (AR) coatings or permanent stencils and fritting or frosting. Transparent glass is invisible to birds which collide

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[14] City of San Francisco. October 2010. Standards for Bird-Safe Buildings. City of San Francisco Planning Department.
[15] Banks, R. 1979. Human Related Mortality of Birds in The United States. USFWS. Special Scientific Report--Wildlife No. 215.
[16] Ogden, L. September, 1996. Collision Course: The Hazards of Lighted Structures and Windows to Migrating Birds. A Special Report for the World Wildlife Fund Canada and the Fatal Light Awareness Program.
[17] Hager, S.B., H. Trudell, K.J. McKay, S.M. Crandall & L. Mayer. 2008. Bird Density and Mortality at Windows. The Wilson Journal of Ornithology. Vol. 120 (3):550-564.
[18] Gelb, Y. & N. Delacretaz. 2009. Windows and Vegetation: Primary Factors in Manhattan Bird Collisions. Northeastern Naturalist. Vol. 16(3):455-470.
[19] USFWS. January 2002. Migratory Bird Mortality: Many Human-Caused Threats Afflict Our Bird Populations.
[20] Klem, D. February, 2009. Avian Mortality At Windows: The Second Largest Human Source of Bird Mortality on Earth. Proceedings of the Fourth International Partners in Flight Conference: Tundra to Tropics. 244-251.

with the glass as they attempt to fly through it toward potential perches, prey items, and other attractions inside and beyond the glass. Transparency is exacerbated in buildings with significant amounts of clear glass that have plant decorated lobbies, interior atriums, windows installed opposite each other, glass balconies, and glass corners because birds perceive such conditions as unobstructed flyways.

Illuminated buildings, especially during bad weather, can create conditions that are hazardous to birds, particularly night foraging or migrating birds. The illuminated space around buildings can act as a beacon to birds who may become disoriented and unwilling or unable to leave the lighted area and who then may succumb to exhaustion, predation, or collision. Seabirds have been observed to continually circle lights, falling prey to "light entrapment," whereby they remain trapped within the zone of illumination and are unable or unwilling to return to the darkness until overcome with exhaustion. Seabirds have also been observed to become disoriented in the presence of bright lighting at night, suffering injury or death after colliding with lights or nearby structures or stranding on lighted platforms where they can become vulnerable to injury, oiling or other feather contamination, exhaustion, and depredation by avian predators[21]. Depending on the species, migrating birds fly at heights ranging from 100 to over 500 feet. Nocturnal migrants rely heavily on visual cues to orient themselves and often descend to lower heights during inclement weather, where they may encounter artificial light from buildings. Clouds, fog and other moisture in the air during storms or inclement weather increases the illuminated area around buildings compounding the problem.

The Commission finds that it is possible to make buildings less hazardous to birds by implementing bird safe building practices. Bird safe building practices include specific treatments and design considerations for windows and glazed surfaces, lighting, and landscaping. In this case, the University is proposing campus-wide bird-safe building practices in the 2010 LRDP (Section H, Section 1.10 Design Guidelines).

In light of all of this information, the development of the proposed 2010 LRDP can only be undertaken in a manner consistent with the requirements of Coastal Act Section 30240 and LRDP Policies ESH-17 -19 and other pertinent policies and provisions in this section, if undertaken in accordance with the bird-safe building practices included in Section H, Section 1.10 Design Guidelines of the 200 LRDP, including the Guidelines as modified **Suggested Modification 6** to require that such standards apply to all new buildings and major renovations, wherever undertaken on campus, of the proposed 2010 LRDP.

Campus Tree Trimming and Removal Program

In addition to the bird-safe building standards discussed above, ESH Policy 17 and ESH Policy 19, as well as numerous other policies such as Policy ESH-27 (Raptor habitat) and Policy ESH-29 (Trees within ESHA or Open Space) protect ESHA, including trees designated as ESHA, and trees in their role as habitat for sensitive avian fauna. As has been discussed in detail in this Section, the UC Santa Barbara campus and environs support rare, threatened and endangered avian fauna, both resident and migratory. UC Santa Barbara undertakes tree management practices such as trimming and removal of trees from time-to-time as a matter of public safety.

[21] Rich, C. & T. Longcore. 2006. Ecological Consequences of Artificial Night Lighting. Island Press, Washington, D.C. 458 pgs.

Nevertheless, numerous practices and standards for tree management exist to ensure that these measures are undertaken in a manner consistent with the proposed 2010 LRDP ESH policies discussed herein, as well as with the requirements of Coastal Act Section 30240.

The 2010 LRDP (Appendix 2 "Campus Tree Trimming and Removal Program") proposes a campus tree trimming and removal program to allow tree trimming and removal on an as-needed, self-mitigating basis in accordance with detailed protective standards and requirements, throughout the campus. Tree trimming is necessary in areas of campus with the most public use, including walkways, bicycle paths, parking lots, and in and around academic buildings, as a matter of public safety. Trees on the UC Santa Barbara campus are often designated ESHA, both under the certified existing LRDP and as proposed by the 2010 LRDP. Therefore the Program contains detailed measures to protect habitat (such as determination of hazard tree only be a certified arborist, nesting surveys performed only by a qualified biologist, various detailed performance standards and metrics, and tree replacement and mitigation requirements, including specified ratios for replanting.

Specifically, the proposed tree trimming and removal plan contains specific provisions and parameters to tree trimming and removal so that special consideration and care is given to the removal or trimming of any significant native or non-native tree in order to protect nesting, roosting, or foraging habitat for raptors and sensitive bird species. To avoid potential impacts to nesting bird species, the tree trimming and removal program prohibits trimming or removal activities during the primary breeding and nesting season, unless the University, in consultation with a qualified arborist, determines that: 1) immediate tree trimming or removal action by the University is required to protect life and property from imminent danger, (an emergency permit would still be required to authorize trimming or tree removal where such activity would occur in ESHA or Open Space); 2) trimming or removal of trees would occur in a location outside of ESHA or Open Space areas during June 15 to September 1, provided that a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed; and 3) the tree trimming/removal activity is part of a development or redevelopment that is specifically authorized pursuant to a notice of impending development. Furthermore, the tree trimming and removal program includes policies to preserve and protect roosting habitat for bird species and monarch butterflies. Existing trees on site where new development, re-development, or renovation will occur, that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the trees(s) provide nesting, roosting, or foraging habitat for raptors, sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources.

If implemented in accordance with the Program set forth in Appendix 2 of the proposed 2010 LRDP, the University's "Campus Tree Trimming and Removal Program" would ensure the protection of trees, including ESHA trees, and the habitat of sensitive species in a manner consistent with the applicable requirements of 2010 LRDP ESH Policies 17, 19, 27, and 29, among others, and with the requirements of Coastal Act Section 30240.

ESH Policies by Campus Area

2010 LRDP Policies ESH-36 through ESH-54 establish policies protective of sensitive habitat tailored to specific areas of the four principal campuses (Main, Storke, North, and West) and Devereux/Coal Oil Point, that comprise the whole of the UC Santa Barbara campus lands governed by the LRDP.

Main Campus

Policy ESH-36 and Policy ESH-37 specify standards protecting Campus Lagoon and Lagoon Island. Limits access to the "Island" to pedestrians. Policy ESH-38 requires Goleta Slough bluffs on campus lands to remain in or be restored to natural conditions, with specified exceptions.

Policy ESH-39 requires mitigation for the loss of grassland habitat and open space associated with the construction of the Multipurpose Activity Center (Rec Cen Expansion) through dedication of 4.68 acres of land as ESHA, on the eastern side of East Storke Wetland north of Harder Stadium as shown in 2010 LRDP Figure F.5 as "generalized ESHA." The policy establishes standards for the mitigation site protective of existing mature trees, requires supplemental plantings to enhance long term viability of raptor habitat, and requires that the site provide for native grassland restoration, wetland protection and restoration and enhancement where feasible. The policy additionally ensures that dwarf lupine progagules shall be established and maintained north of the Recreation Center as shown on Figure F.3. Policy ESH-40 provides further requirements for the continued obligations of the University concerning construction of the MAC, including replacement in kind of six mature oak trees located south and north of the MAC should any of the trees die or require removal due to disease in the future.

Policy ESH-41 requires that landscaping aligned with sensitive areas of the Main campus include a 50-foot native landscaping transition zone and underscores the continuing requirements in the 2010 LRDP for requirements established pursuant to previously processed NOIDs. Among other requirements, the policy specifies that where Main Campus adjoins open space or ESHA buffer, trees or other plantings shall be selected to maximize benefits to wildlife species.

Storke Campus

Policy ESH-42 calls for a minimum setback of 100 feet to protect Storke Wetlands when new development is proposed. On the eastern side and southernmost point of the East Storke Wetland, the policy calls for an increase in the width of the buffer to 200 feet from salt marsh habitat. Policy ESH-43 establishes specifications for landscaping, including transition zone plantings and the selection of landscape plantings in areas where the campus adjoins ESHA or wetlands selected to maximize benefits to wildlife species. Policy ESH-43 guides the University to work with Goleta West Sanitary District or other appropriate agencies to relocate the sewer line out of the Storke Wetland and to restore the disturbed areas.

North and West Campus

Policy ESH-45 provides requirements concerning the keeping of domestic pets. Policy ESH-46 includes requirements pertaining to the restoration and permanent protection of wetland, riparian, and ESHA areas and of the Storke-Whittier property pursuant to the previously approved restoration plan. Pertinent commitments to these requirements were established through Commission approvals in 2006 timed for implementation concurrently with the construction of Sierra Madre and North Parcel Housing projects. The policy requires that the restored habitats be maintained after restoration is completed to ensure continued biological and hydrological

functions and habitat value. Policy ESH-47 requires staffing of stewardship responsibilities for the South Parcel nature park area (one FTE) and the Coal Oil Point Reserve Snowy Plover Coordinator position (one FTE). Policy ESH-48 requires public access to South Parcel in perpetuity and confirms existing commitments the University has made to implementation of the approved Habitat Restoration Plan for South Parcel. Policy ESH-49 further confirms the commitments of the University to habitat restorations established in NOID 1-06 and notes that any remaining restoration and improvements of South Parcel that are not required in accordance with previous approvals shall be implemented as funding becomes available.

Policy ESH-50 requires the removal and restoration of the Ellwood Marine Terminal (EMT) facilities and specifies numerous requirements that must be satisfied in concert with the submittal of a future NOID. The policy specifically requires the preservation and enhancement of the white-tailed kite habitat, including white-tailed kite nesting trees. Habitat enhancement requirements, including the requirement of planting of suitable trees around the existing tree masses, are specified in detail in the policy. The policy further requires that biological surveys verify that the replacement trees have been successfully used for nesting by raptors prior to removing the currently existing southern portion of eucalyptus trees at the EMT site.

Devereux and Coal Oil Point

Policy ESH-51 establishes ongoing requirements for Coal Oil Point Reserve personnel to monitor the water quality of Devereux Slough. Policy ESH-52 establishes that the existing Devereux Creek Bridge must have a minimum five-foot clearance above the stream channel bed and requires that earthen banks shall be retained in the stream bed except where bank stabilization measures are needed and comply with Policy MAR-04. Policy ESH-53 requires that new development at West Campus Mesa be set back at least 300 feet from the east edge of Devereux Slough, and that native trees and shrubs be planted along the east side of Slough Road to enhance the bird roosting habitat of trees and to shield the Reserve from light and glare. The policy requires that such planting take place in conjunction with West Campus development and in consultation with the Reserve Director.

Policy ESH-54 establishes certain provisions, and a timeline, for the eventual removal of legal, non-conforming horse facilities on the West Campus. The policy requires submittal of a manure and waste management plan and a comprehensive drainage management plan within six months of the certification of the 2010 LRDP update.

Policy ESH-55 commits the University to the continued implementation of the Commission-approved Beach Access and Snowy Plover Management Plan, including specific timelines and requirements. The policy provides additional requirements and allows the management of access to limit disturbance on beach and trail areas with active nesting or over wintering populations of Snowy Plover including but not limited to Sands and Ellwood beaches, as well as spur trails leading from Coal Oil Point and the Coastal Trail to these beaches.

The Commission finds that the proposed 2010 LRDP (Attachment A) including all sections and Appendices 1 -4 of the LRDP, as submitted, is inconsistent with the applicable provisions of Coastal Act policies 30230, 30231, 30240 and 30250 set forth above for the reasons analyzed above. The Commission finds for all of the reasons explained above, that the proposed 2010 LRDP, if modified as suggested, meets the requirements of and conforms with the Coastal Act policies protective of environmentally sensitive habitat areas, wetlands and riparian areas, and

the biological productivity of coastal waters, as well as the policies of Coastal Act 30250 that guide the siting of new development to protect sensitive coastal resources.

Conclusion

Even if modified as suggested above pursuant to Suggested Modifications 1, 2, 3, 5, and 6, the Commission still finds that the proposed 2010 LRDP would not meet the requirements of or be consistent with the applicable provisions of Coastal Act Sections 30230, 30231, 30240, and 30250. However, as indicated above, in Section D Coastal Act Policy Conflict, this project presents policy conflicts, and the LRDP as modified pursuant to the suggested modifications would resolve those conflicts in a manner that is, on balance, most protective of significant coastal resources.

F. NEW DEVELOPMENT AND CUMULATIVE IMPACTS

Section 30250(a) of the Coastal Act states in part:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provisions or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provisions of onsite recreational facilities to serve the new development.

Section 30253 of the Coastal Act states, in part:

New development shall do all of the following:

…

(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.

(d) Minimize energy consumption and vehicle miles traveled.

…

Section 30254 states:

> *New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with*

> *the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*

In general, Chapter 3 of the Coastal Act establishes clear parameters for the location, intensity, type, and design of new development in the coastal zone. First and foremost, Section 30250(a) requires that new development be concentrated in and around existing developed areas with adequate development capacities. Where such areas are not available, development must be located where adequate public services exist, and where the development will not have significant adverse effects, either individually or cumulatively, on coastal resources. Generally, public works such as water, roads and sewer systems, must be sized to serve planned development.

The Coastal Act also establishes a set of priority uses that operate within the locational and resource constraints for new coastal development. For example, if public services are adequate to support only a limited amount of urban growth, land use potential must be first allocated to coastal dependent uses, essential public services and vital industry, public and commercial recreation, and visitor serving development (Section 30254). The Coastal Act also requires that public recreational uses take precedence over private residential and general industrial or commercial development, but not at the expense of agriculture or coastal-dependent industry (Section 30222).

There are only limited exceptions to the general development requirements of the Coastal Act. For example, hazardous industrial development may be located away from developed areas (Section 30250(b)), and coastal-dependent industry may be permitted outside developed areas if other locations are infeasible or environmentally damaging, and the effects of such development are mitigated (Section 30260). Under Section 30250(c), visitor-serving facilities may also be located outside of urbanized areas, but only if urban locations are infeasible for such development. Visitor-serving facilities may also be located in existing isolated development nodes or at select points of attraction for visitors. Finally, adequate separation between agricultural and urban uses is required. Overall, these requirements reflect a fundamental goal of the Coastal Act: to protect coastal resources by concentrating new development in existing developed areas able to accommodate it.

1. Land Use

With regard to LRDPs, Section 13511 (b) of the Commission's regulations (which are in Title 14 of the California Code of Regulations) states:

> *(b) With regard to LRDPs, the level and pattern of development selected by the governing authority shall be reflected in a long range land use development*

> *plan. The LRDP shall include measures necessary to achieve conformity with the policies of Chapter 3 of the California Coastal Act of 1976. Any plan submitted pursuant to this subchapter shall contain sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the plan to determine conformity with the policies of Chapter 3 of the Coastal Act. Such information shall include, but is not limited to the following: (1) the specific type of development activity or activities proposed to be undertaken; (2) the maximum and minimum intensity of such activity or activities (e.g., number of residents, capacity and service area of public works facility, etc.); (3) the proposed and alternative locations considered by any development activities to be undertaken pursuant to the LRDP; (4) a capital improvement program or other scheduling or implementing devices that govern the implementation of the LRDP; and (5) other information deemed necessary by the executive director of the Commission.*

The 2010 LRDP prescribes the level and pattern of development for the campus in consideration of a 2025 planning horizon. The Land Use Plan Map (2010 LRDP Figure D.1) is integral to the implementation of planned campus development by designating the types and extent of land uses. In addition, potential areas of new development, which may be developed only if consistent with all other policies and provision of the LRDP, are identified as shown on 2010 LRDP Figure D.3. Land uses at specific planned development sites are further supported by site-specific policies that provide additional parameters regarding the kind, size, level of intensity, and/or location of the development (see Policies LU-08 – LU-35). Additionally, other policies and provisions in the LRDP may further restrict the potential development of a site where such development would conflict with the protection of coastal resources.

The proposed layout of "Academic and Support," "Housing," "Recreation," and "Open Space," land uses is described in detail in the project description in Section IV.C.3, Land Use, of this report, including key differences between the existing, certified 1990 LRDP and the 2010 LRDP. Section IV.C.3 also provides a full description of the types of allowed uses within each category. Although ESHA and public access are high priority coastal resources on campus, none of the campus land uses ("Academic and Support," "Housing," "Recreation," "Open Space") fall within the higher priority use categories described above. Therefore, for the purposes of the Coastal Act, the pattern of land uses and associated development must be based on Section 30250 requirements to cluster development in areas able to accommodate it, including availability of public service for that type of land use.

Suggested Modification 15 updates erroneous cross-references and provides some additional adjustments to the list of allowed uses by land use type. For instance, "Associated Student Recycling" and "Green Waste Recycling" are added to the "Academic and Support," "Housing," and "Recreation" land use categories to allow for the relocation of these uses to a new location that would not have impacts on coastal resources. Additionally the "Performance and event facilities" category is added to "Academic and Support" to allow for that use and to ensure that existing facilities such as the Thunderdome are not considered non-conforming uses. In addition, **Suggested Modification 15** allows for the existing, legally authorized CCBER facilities adjacent to Harder Stadium to be allowed within "Open Space" as an allowed use. **Suggested Modification 15** is necessary to ensure that the level and pattern of development within the 2010

LRDP is adequately implemented and that all of the University's development types are accommodated in a land use classification.

As proposed, the 2010 LRDP identifies land uses patterns similar to the type and location of land uses certified in the 1990 LRDP. For instance, six of the nine proposed housing sites are redevelopments of existing housing sites, and the West Campus Mesa site is a partially undeveloped site that is already designated for Housing within the certified 1990 LRDP. However, two housing sites are proposed as redevelopment of existing Academic and Support areas into Housing on Main Campus and thus require a land use modification (Facilities Management and Ocean Road Housing sites).

Additional proposed changes include the conversion of a strip of "Open Space" along Ocean Road, which would now be designated as Housing to accommodate the Ocean Road Housing project. This Open Space area is comprised of a mature eucalyptus windrow that aligns the eastern border of Isla Vista, between the campus and Isla Vista. Based on survey data the Commission's biologist determined that the windrow is not an ESHA (Exhibit 4). Additionally, as determined in Section J, Scenic and Visual Resources, the location and height of new housing development would not have adverse impacts to scenic resources or change the highly developed community character.

In addition, the Facilities Management (FM) site would be converted from academic and support uses to a dense "Housing" development. This will place housing development far north on the Main Campus. This adds a new node to the pattern of housing development; however, the infrastructure and extent of the site's existing developed area make it suitable for accommodating housing in this location, rather than academic and support uses.

In addition to conversion of other land uses to the "Housing" designation, the West Campus Mesa development site adds an area of "Recreation" to provide recreational opportunities to provide a regulation size field and other passive recreational amenities to serve community needs on this side of the growing campus. **Suggested Modification 19** makes clarifications to the site-specific policy for the West Campus Mesa Recreation site (Policy LU-32) to ensure that the WCM recreation area can accommodate one active (unlit) recreational field.

<u>New Development</u>

As described in Section D, Coastal Act Policy Conflict, the overarching approach to campus planning under the 2010 LRDP is to infill development on Main Campus and redevelop existing developed areas on Main, Storke, and West Campuses. A key objective in the 2010 LRDP is to construct housing units that will accommodate 5,000 additional student bed spaces and to construct approximately 1,800 additional faculty and staff housing units. The 2010 LRDP identifies sixteen potential development locations (as shown on 2010 LRDP Figure D.3): nine potential housing locations, six potential Academic and Support locations, and three recreation areas. The sites are all infill or redevelopment sites, with the exception of the West Campus Mesa site which is a partially undeveloped site that is currently certified in the 1990 LRDP as "Faculty Housing."

The University is using the LRDP as a tool to map the physical scale of development on campus to provide for these additional housing units as well as provide for the academic and support functions critical to UCSB's educational mission. The key Coastal Act policy that drives the

siting of new development is Coastal Act Section 30250 which requires new development to be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Consistent with Coastal Act Section 30250, the 2010 LRDP clusters the potential development sites (2010 LRDP Figure D.3) in areas that are adjacent to existing urban development and allows for the permanent protection of campus open space. In addition, the 2010 LRDP proposes caps to academic and support development (Policy LU-01) and residential build-out (Policy LU-02) to ensure that the scale of development is in-keeping with the campus environment and campus goals, and that the density and intensity of development does not cause adverse impacts to coastal resources. Policy LU-01 requires clarification, as provided in **Suggested Modification 19**, to describe whether specific types of development qualify as development that applies toward the academic and support development cap. To allow some flexibility among housing sites to meet housing goals, but not higher than the overarching development cap, Policy LU-03 allows for a 10% increase in the number of units or bed spaces an any one site (with some exceptions). This applies only to unit/bed numbers, all other planning parameters will apply at the site including gross area, heights, buffers, locations, etc.

To underscore the importance of Coastal Act Section 30250, Policy LU-06 requires new development to be located within, contiguous with, or in close proximity to existing developed areas, and that new development shall not have significant adverse effects either individually or cumulatively on coastal resources.

In addition, Policy LU-04 is critical to ensuring that there are no impacts to coastal resources as a result of the development of any potential site (2010 LRDP Figure D.3) at the time it is developed. Policy LU-04 explains that the development "caps" and individual site parameters are maximums. Thus, notwithstanding a proposal fitting within the cap, if it is determined at the time of development that there may be impacts to resources, the project must be modified to protect resources. Specifically, LU-04 requires resource surveys to be completed prior to submitting a Notice of Impending Development (NOID) for a project to confirm environmental conditions and ensure that there are no resources that might be adversely impacted.

Policy LU-05 requires new development to be designed to fit the topographic and other site conditions to minimize grading. Policy LU-07 identifies the process associated with the relocation of small temporary manufactured structures on campus. Policy LU-07 requires a minor clarification, as outlined in **Suggested Modification 19**, that this process applies to the movement/placement of any trailer, not just new trailers.

Policy LU-28 is the site-specific policy for Parking Lot 38 on Storke Campus. **Suggested Modification 12** is necessary to ensure that the small unpermitted road connection to Los Carneros Road is restored to its original path configuration within 18 months of certification of the 2010 LRDP. This requires installation of a bridge or other "soft" measure to restore the hydrologic connections of the adjacent wetlands. Additionally, Policy LU-29, the site-specific policy for Storke Field, is modified to convert the dirt road north of Parking Lot 38 to pedestrian and bicycle use only.

Increasing the Geographic Scope of the LRDP

The 2010 LRDP proposes to incorporate four additional sites into the existing LRDP: (1) the Santa Catalina/San Joaquin property (previously known as Francisco Torres) is proposed to be incorporated into the Storke Campus; (2) the previous Devereux School site is proposed to be incorporated into the West Campus; (3) the previous Ocean Meadows Golf Course is proposed to be incorporated into the North Campus; and (4) West Gate and El Dorado Apartments are proposed to be incorporated into the Storke Campus. The 2010 LRDP applies land uses of a comparable nature to the existing land uses at the Ocean Meadows Golf Course, West Gate, and El Dorado sites and is not proposing development or redevelopment of these sites inconsistent with their existing conditions. However, Devereux North Knoll and the San Joaquin site are proposed for substantial development and redevelopment beyond the previous zoning that had applied under the Santa Barbara County LCP.

The Santa Catalina/San Joaquin site does not have a certified land use in the 1990 LRDP because it was purchased by the University in 2002 and has not yet been incorporated into the LRDP. Prior to the University's purchase, the westernmost approximately 11 acres of the site were zoned "Design Residential-30" by the County of Santa Barbara. The remaining 8 acres on the eastern portion of the site were zoned "Recreation," encompass approximately 5 acres of vacant open space area and 3 acres of turf and parking.

The purpose of the County's "Design Residential" (DR) zone is to "provide areas for residential development in a wide range of densities, housing types, and design and to create open space within new residential developments." Multi-family dwelling units are identified as a permitted use in this zone. Uses permitted with a Major Conditional Use Permit (CUP) include "dormitories, student housing facilities, residence halls…" Application of the DR-30 zone would have allowed for up to 577 units (19.23 acres at 30 units/acre) with a maximum height limit of 35-feet. Additionally, the DR zone limits building coverage to not more than 30% of the property and requires at least 40% of the net property area to be devoted to common and/or public open space. For fraternities, sororities, dormitories, and boarding and lodging houses, the DR zone requires one parking space per four bed spaces and one parking space per two employees. Exceptions to the standards could have applied if the Density Bonus for Affordable Housing Projects were also applied.

It is difficult to predict what might have been approved on the San Joaquin site under the Santa Barbara County LCP, given the discretionary nature of CUPs and density bonuses. However, the University of California is a state entity created by the California State Constitution with full powers of land use authority. It is not subject to the Santa Barbara County LCP or City of Goleta General Plan. However, Coastal Act Section 30605 requires that: "Each state university or college or private university shall coordinate and consult with local government in the preparation of long-range development plans so as to be consistent, to the fullest extent feasible, with the appropriate local coastal program."

In addition to the CEQA documents disseminated to the public for review, the University has coordinated with Santa Barbara County's Planning Department on the 2010 LRDP Update, including: joint negotiations between the County and UCSB in Fall 2009 following comments on recirculated DEIR, and additional negotiations between the County and UCSB for about 1 year, until September 2010, when the County Board of Supervisors formally approved 4 separate agreements between UCSB and the County addressing transportation/housing, fire

protection/emergency services, law enforcement, and shared commitments to Isla Vista Community.

Similar to the County's land use designation, the 2010 LRDP assigns a "Housing" land use designation to the westernmost 13 acres of the San Joaquin site. The remaining approximately 6 acres of the site are proposed to be designated as "Open Space" and restored and permanently protected from further development. The County's LCP allows for up to 577 housing units on this site. Although not confirmed because the records have not been readily available, it appears that build-out under the 2010 LRDP would fall within this maximum density based on unit numbers. Commission staff estimates a maximum of approximately 350 existing units based on the known student population and the statement that most units accommodate four students. Also, the Santa Catalina/San Joaquin site policy allows for up to an additional 190 units. Thus the approximately 540 units would not exceed the maximum potential under the DR-30 zone. The 2010 LRDP applies a 35-ft height zone on approximately 5 acres to the north and east of the existing high-rise towers. This is the same maximum height limit that was required in the County's LCP. However, approximately 8 acres of the site, west of the towers, are assigned a maximum 70-ft height limit. This height limit is double the height that would have been allowed under the County's LCP. However, as indicated above, the University did coordinate and consult with the County and asserts that lower heights are not feasible to meet its student housing objectives.

Regardless of the consistency with previous LCP jurisdictions, as described in Section I.A above, the Chapter 3 policies of the Coastal Act are the standard of review for the 2010 LRDP. An independent analysis of the San Joaquin site's visual impacts, based on Chapter 3 policies, is provided in Section J, Scenic and Visual Resources, of this report.

The previous 33-acre Devereux School site, known as Devereux North Knoll and Devereux South Knoll in the 2010 LRDP, does not have a certified land use in the 1990 LRDP because it was purchased by the University in 2007 and has not yet been incorporated into the LRDP. Prior to the University's purchase, the site was designated as "Professional and Institutional (PI)." The purpose of the PI zone is to provide appropriately located areas for professional uses and for educational, institutional, governmental, and other public facilities." The PI zone has a height limit of 35 feet, requires 1 parking space per 200 SF of floor space, and requires a minimum of 10% landscaping coverage of the site. Uses allowed in the PI zone include the former Devereux School uses of: special care homes, schools, child care centers, and professional offices. In addition the PI zone describes the following as a permitted use: "any other professional or institutional use which the Planning Commission finds is similar in character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, smoke, vibration, danger to life or property, or other similar causes." Residences may be allowed pursuant to a minor CUP provided the residential use is secondary to the permitted use.

Prior to its purchase by UCSB in 2007, the Devereux School site was used primarily for educational, residential and administrative uses, and a small portion was used for vocational training. The existing development on the site includes approximately 170,000 square feet of improvements. Of this, approximately 32,000 square feet is contained in 11 classroom buildings; 6 office/administrative buildings encompass 33,000 square feet; 13 residential buildings contain 73,000 square feet; and 7 facility support buildings encompass 34,000 square feet.

The Devereux School prepared a Master Plan for its facilities. The Master Plan was approved by the County of Santa Barbara Planning Commission on November 11, 1992, and included a mix of academically-related buildings as well as multiple residences. When Devereux School was in full operation it housed 194 student residents and had 264 full time equivalent employees (ATE, January 1992). There were twenty housing units, and 1,013 daily vehicle trips were generated (ATE January 1992). Devereux School began a reduction of use not long after the Master Plan was approved in November 1992. Currently, UCSB leases 6 acres to the Devereux Foundation for on-going care of the remaining Devereux clients. This lease is for 10-year segments and is renewable up to five times.

The 2010 LRDP proposes 125 faculty and staff units of housing on North Knoll and proposes to retain the existing buildings for Academic and Support uses on South Knoll. In the near term, the campus is using approximately seven buildings for storage, eight have been mothballed and are being maintained, and at least 12 have been abandoned. Two of the residential buildings have been refurbished within the same footprint and are now available to visiting faculty or researchers on a daily or long-term basis. The conference center portion of the site is occasionally used for meetings, celebrations, etc.

The proposed "Housing" designation on North Knoll would not be in keeping with the County's PI zone district because housing will become the primary use rather than a secondary use. The 2010 LRDP does propose the site to retain the maximum 35-ft height limit. Similar to the San Joaquin site, the University asserts that full build-out of housing is essential to meeting its housing objectives.

Regardless of the consistency with previous LCP jurisdictions, as described in Section I.A above, the Chapter 3 policies of the Coastal Act are the standard of review for the 2010 LRDP. For the reasons explained above, the Commission finds the 2010 LRDP to be consistent with Coastal Act Section 30250.

2. Public Services

Section 30250 of the Coastal Act requires that new residential, commercial, or industrial development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, Coastal Act 30254 requires that new or expanded public works facilities be "designed and limited" to accommodate development that can be permitted consistent with the policies of the Coastal Act. The Coastal Act also provides that, where public works facilities to serve new development are limited, priority shall be given to coastal dependent uses, essential services, public and commercial recreation and visitor-serving land uses. The Coastal Act also provides that no term or condition may be imposed on the development of any sewage treatment plant relative to future development that can be accommodated (consistent with the Coastal Act).

As proposed, Policy PS-02 provides that new campus development can only be approved where it is demonstrated that adequate water supplies, water mains, reclaimed water distributions systems, water treatment facilities, sewer services, utility lines, parking lots and structures,

roadways and bicycle/pedestrian corridors, fire suppression facilities, and other essential infrastructure will be available to serve the development. In addition to this overarching requirement, the 2010 LRDP includes several specific policies regarding available water supplies (Policies PS-01, PS-03- PS-06 beginning on Page G-8 of the 2010 LRDP).

Water Supply Analysis for 2010 LRDP Buildout

Campus water supply source: Goleta Water District

UC Santa Barbara purchases all of its potable and reclaimed water supplies from the Goleta Water District (GWD). Goleta Water District serves 87,000 residents within a service area that includes about 29,000 acres. The District also serves the City of Goleta, UC Santa Barbara, and the Santa Barbara Airport. The University, as the District's largest customer, accounts for approximately seven percent of District's total annual water sales. According to a letter dated September 23, 2014 sent to Commission staff by the District's Assistant Manager, and provided as Exhibit 8 (GWD Letter to CCC Staff), the District's own analyses project adequate water to meet the full buildout demands of the 2010 LRDP:

> *"…Of note, under the District's current modeling and projections, there is adequate water supply to meet the full buildout demands of the 2010 LRDP as the project is described in the EIR. The District and UCSB have plans and procedures in place to address potential water shortages under the District's Water Supply Management Plan, many aspects of which are incorporated into UCSB's 2013 Water Action Plan."*

The District's letter also explains that the District and the University maintain a collaborative working relationship and that the District works to ensure that the campus continues to maximize water conservation opportunities. The letter notes that UCSB has reduced the water use of its existing development, uses reclaimed water for most of its irrigation, and has retrofitted most of the existing buildings on campus with low flow water efficient devices. The letter explains that the District bases its water planning program on a number of sources that take into consideration the water allocations to UCSB:

> *"… UCSB has a long-standing allocation of water pursuant to a water service agreement. That water entitlement is built into the District's estimates of available resources and long-term planning calculations, including the District's 2011 Urban Water Management Plan (updated every five years), the District Water Supply Management Plan (April 2011), and the District's Groundwater Management Plan (May 2010). In this current drought, the District undertook a comprehensive update to its Water Shortage Contingency Plan over the past year (2014). The Drought Contingency Plan now describes, in a single resource, the conditions which constitute a water shortage emergency, defines and discusses the various stages of action to be taken during a declared water shortage."*
>
> *"This Drought Contingency Plan is part of a larger framework used by the District to responsibly manage water resources and ensure the highest level of reliable service for customers. On a regular basis, the District*

reviews and updates its water management strategy based on an extensive evaluation of its various supplies, supply reliability, drought scenarios, and anticipated demand. UCSB's existing water allocation and demand needs are taken into account as part of the District's ongoing supply and demand management strategy.

Current campus water use

University staff confirmed on October 20, 2014 that current annual campus use of potable water is approximately 616 acre-feet per year (AFY) from all GWD sources. Reclaimed water (sometimes called "gray water") is not included in this calculation. The University uses about 145 AFY of reclaimed water purchased separately from GWD, according to University staff. The University reports that after a concerted effort to switch the campus over from potable to reclaimed water for irrigation, reclaimed water is now used for over 90% of all campus landscape and sports field irrigation.

Distribution of campus water allocations

UC Santa Barbara is made up of four principal campuses: Main, Storke, North, and West, and Coil Oil Point Reserve. The University staff has explained that the University has three separate potable water allocations of water from GWD; each allocation has an upper limit of water volume that can be purchased, and two are restricted to use in a particular location of the campus, as explained below.

Main, Storke, and West Campus

The University's main allocation allows the University to purchase up to 945 AFY from GWD. The water from this allocation can be used throughout the campus. The allocation excludes the Santa Catalina Residence Hall, which is supplied through its existing water meter, and El Dorado Apartment and Westgate Apartment, which are supplied separately by GWD. The University also has an annual allocation of 66 AFY associated with its purchase of the Devereux School site; this water can only be used for development at the Devereux site. The University included development of the North Knoll of the Devereux site as part of the 2010 LRDP.

North Campus

The University receives an annual allocation from GWD for up to 200 AFY, which can only be used for the Ocean Walk and Sierra Madre housing sites (North Campus). The North Campus allocation is tied to a specific agreement between the University Exchange Corporation (UEC) and GWD, stemming from water use associated with lands owned by the University within the historic Bishop Ranch.[22]

Projected potable water use to serve 2010 LRDP buildout

The Final Environmental Impact Report (FEIR July 2010) for the proposed LRDP concluded that 862 AFY of potable water would be required to serve the campus at buildout of the proposed LRDP. The University staff confirmed, at the request of Commission staff, that the 862 AFY includes the total amount of water that the campus would need annually at buildout, including all potable water demand for the existing campus, the potable water demand of development

[22] University staff, via teleconference with Commission staff, October 17, 2014.

currently approved but not constructed, or otherwise provided for in the current (certified) 1990 LRDP, plus the potable water necessary to supply the additional buildout of the campus as proposed pursuant to the 2010 LRDP.

Since certification of the FEIR, the University has updated the analysis of the amount of potable water needed to supply the 2010 LRDP buildout. The University and graduate students from the University's Bren School of Environmental Science & Management prepared a comprehensive Water Action Plan (WAP) for UC Santa Barbara. The WAP was approved by the Regents of the University of California in December, 2013. The University Office of the President required each campus to plan and implement a program to reduce campus water use by at least 20% by 2020. UC Santa Barbara has already met, and considerably exceeded that goal.

The 2013 WAP is based on the most recent assessment of campus water use and builds on the success of extensive water efficiency and conservation programs implemented on the campus in recent years. Notably, when measuring recent potable water consumption rates against a three-year consecutive baseline defined in consultation with Goleta Water District and the UC Office of the President, the 2013 WAP showed that UC Santa Barbara has reduced total potable water consumption 25% despite 15 years of campus growth in both area and population.

The 2013 WAP includes opportunities to secure additional conservation through emerging technologies and ambitious goals for further reductions (15% or more) in campus water use. The WAP concludes that the potable water demands of planned campus growth (buildout of the 2010 LRDP) would not exceed the planning threshold of 945 AFY – which is the equivalent of the amount allocated to the University through its primary potable water allocation from Goleta Water District, as noted above.[23] This means that the 2013 WAP, even after realizing such significant water use reductions, identified additional opportunities sufficient to offset all future campus potable water demand through buildout of the LRDP without exceeding the amount of water represented by the University's main water allocation (the 945 AFY) from Goleta Water District. The University staff notified Commission staff on October 20, 2014 that by running the water use calculations based on a method used by the Association for the Advancement of Sustainability in Higher Education, the total amount of potable water use for the 2010 LRDP buildout was estimated at 970 AFY.[24] This estimate lends credence to the 945 AFY "planning threshold" identified in the 2013 WAP. Notably, the University has two other water allocations from Goleta Water District (200 AFY at North Campus, and 66 AFY at the Devereux site). While these allocations can only be used for limited purposes, at a minimum the allocations represent a factor of safety in the estimates. For example, if the University manages to live

[23] On October 20, 2014 the University reported that recalculating the water use projections for the 2010 LRDP buildout using the metrics and methods of the Association for the Advancement of Sustainability in Higher Education (AASHE), resulted in the conclusion that the water demands of campus buildout would not exceed approximately 970 AFY including faculty and staff housing as well as all other campus development. The University offered this informal verification by an alternative method to verify that the 945 AFY "planning threshold" of the 2013 WAP is reasonable, even when faculty and staff housing projects are considered. The University also notes that the UEC water allotment can be tapped for North Campus projects, and that the Devereux School purchase has a water allotment that has not been included in these calculations.

[24] The University reports that when water consumption rates were normalized by weighted campus use according to per capita metrics used by the Association for the Advancement of Sustainability in Higher Education, and CA-adjusted gross square footage over the same time period, reductions were an impressive 38% and 52% from baseline, respectively.

within its "945 AFY" planning budget for 2010 LRDP buildout, given that the total annual potable water use is only 616 AFY now, the campus could (in round numbers) endure a 50% cutback from its full allocation entitlement (about 1211 AFY, all three allocations combined). Goleta Water District has just declared a Stage II water emergency, and a Stage V emergency would reach the 50% mandatory cutback threshold.

The projections of the 2013 WAP, although somewhat higher than the projections of the FEIR (945 AFY – 2013 WAP, versus 862 AFY- FEIR) nevertheless stand in marked contrast with the projections of water demand included in the 1990 LRDP (the current LRDP), which planned campus growth through 2005-2006. The 1990 LRDP staff report estimated that necessary water supplies to serve buildout by 2006 could run as high as 1,223 AFY. As noted above, the annual potable water use of the campus is currently 616 AFY, plus approximately 145 AFY of reclaimed water used for irrigation. In 1991, the campus relied on potable water for most irrigation. Therefore even if the two sources of water currently used are combined (to make an "apples-to-apples" comparison) current total campus water use is only approximately 759 AFY compared with 700 AFY of total annual campus water use "current" when the 1990 LRDP was certified. Twenty-three years and a considerable amount of campus development later, the total campus water use has only risen by 60 AFY (based on potable and reclaimed sources).[25]

As stated, the 2013 WAP projects that campus growth will be accommodated within the existing water supply allocation (945 AFY), which is thus a planning threshold for the campus, through implementation of the WAP's ambitious water use efficiency and conservation goals:

> *Future Reduction Targets:*
> *We have already surpassed the 20% by 2020 per-capita reduction goal set by the University of California Office of the President (UCOP) from the baseline to the benchmark time period. Based on the ability of UCSB to conserve water over the past 15 years and the efficiency and conservation opportunities identified in the "Summary & Goals' section above, it appears feasible for UCSB to achieve a 20% reduction in total potable water use over the next 15 years (by 2028) if no population growth is assumed (Table 21, 22). Under this 'no-growth' scenario, if the University were to implement the quantified reduction strategies, gross annual potable water use would decrease from the benchmark period by 21.4%. The short and medium-term 'implementation horizon' goals alone would yield a 21% reduction in current total potable water use.*
>
> *Thus, UCSB should strive for a 15% reduction in potable water use adjusted for population growth (from the benchmark period) by 2028. A proposed implementation strategy to achieve this target would require achieving the short-term goals of this WAP during FY 2012/13 to FY 2013/14, fulfilling the medium-term goals and commencing the long-term goals between FY 2014/15 and FY 2019/20, and striving to achieve full completion by 2028. Given the high water-savings potential of the short-term goals, the University should seek an interim reduction target of 10% reduction in potable water use adjusted for population*

[25] Santa Barbara was still in the midst of a significant drought when the 1990 LRDP was approved by the Coastal Commission in May, 1991. That drought ended with a wet winter 1991-1992.

growth by 2020. This 10 % target for potable water reduction does not account for campus expansion and population growth.

Accounting for water usage increase as a function of population growth, the 10% target will result in an estimated 4% reduction in total potable water use between the benchmark and FY 2019/20 (Figure 13). Thus, the goals will counteract the increase in water consumption due to the growing Campus population and yield a net water reduction of 4% under assumed growth patterns. (Figure 13) (APPENDIX XXI). Because population growth is uncertain, so is the anticipated 4% reduction. If the 4% reduction is normalized by projected WCU numbers in FY 2019/2020, it results in an estimated 11% decrease in potable water consumption per WCU from the benchmark (~7,000 gal/WCU) to FY 2019/20 (~8,000 gal/WCU) (Figure 14).

The current contract between UCSB and GWD allots the University ~307.9Mgal/yr of potable water. With no further potable water use reductions via conservation or efficiency upgrades, WCU-based projections indicate that the University would use roughly 246.2 Mgal annually by FY 2019/20 (APPENDIX: XXI)(Figure 13). By achieving the short-term goals and meeting the 15% reduction target, the potable water use projection falls to 209.3 Mgal and prevents, at least over the period of the projection, UCSB's movement towards the 307.9 Mgal/yr limit (Figure 13).

[Note to reader: 307.9Mgal/year = 307,900,000 gallons = ~945 AFY = the amount of the University's primary annual potable water allocation from Goleta Water District, and the "planning threshold" (945 AFY) for maximum potable water supplies needed at buildout of the 2010 LRDP]

"Planning Threshold" 945 AFY needed for buildout of 2010 LRDP

Coastal Act Section 30250 requires that new development be planned and located where there is an adequate supply of public services to support the development. With regard to the public services associated with water supply, the UC Santa Barbara campus has a long-term annual water allocation from Goleta Water District of 945 AFY of potable water. The University also has other, limited sources of water supply pursuant to other agreements with GWD. The University has established through the approved 2013 Water Action Plan a planning threshold for maximum potable water use necessary to serve the buildout of the 2010 LRDP. The subject planning threshold is 945 AFY of potable water. Since the GWD has established a long-term commitment to supply an annual allocation of 945 AFY of potable water to the campus, the University's planning threshold for potable water use matches campus growth with available public water supply services that have been committed to the University and incorporated into GWD planning, including long-term supply planning, for decades (see Exhibit 8 for GWD confirmation of adequate water supply to support the 2010 LRDP buildout, discussed in detail below). In addition, even in simplest terms, 945 AFY would allow a 50% increase in potable water use compared with current campus potable water use (616 AFY), reinforcing the feasibility of assuring the potable water supply planning threshold established by UCSB in the approved 2013 WAP.

As explained above, the University has prepared a 2013 Water Action Plan approved by the Regents of the University of California (December 2013). The University has additionally established that the 2013 WAP has been implemented and that the WAP measures and ongoing water conservation and efficiency programs of the campus have netted an overall water savings on campus of more than 25% over the past three years. Moreover, the University has demonstrated that current total campus water use (potable and reclaimed combined) only exceeds 1991 levels by about 70 AFY and is almost 350 AFY less than the 1990 LRDP estimated that the campus would require by 2006. In addition, the Goleta Water District has verified that the University's allocation of water for campus-wide use (945 AFY) is considered a reliable long-term source and the District has favorably assessed its capacity to deliver the water over the timeframe of the 2010 LRDP buildout.[26]

GWD confirms reliability of the 945 AFY allocation for 2010 LRDP buildout

The University states that the 2010 LRDP would rely on the amount of potable water supply that has been committed to the University by Goleta Water District through an annual allocation that provides for 945 AFY of potable water (and additional site-specific allotments of 200 AFY for the UEC North Campus allotment, and 66 AFY for the Devereux School allotment on West Campus). The University has incorporated the planning threshold of 945 AFY for 2010 LRDP buildout into the 2013 Water Action Plan, which was approved by the Regents in December, 2013. Although this amount (945 AFY) is higher than the 862 AFY predicted for 2010 LRDP buildout, the planning threshold indicates that approximately 329 AFY of the primary GWD allocation to the campus remains, above the current campus-wide potable water use of 616 AFY. The additional allocations of GWD to the North Campus and Devereux sites helps to assure that the water supply needed to buildout the LRDP will remain within the parameters of reduced water supplies and cutbacks that the GWD may thus call for in the future.

GWD supply portfolio

GWD publishes information about the Districts water supply portfolio, including groundwater supplies, on its public website. According to the District's website, in an average year, the GWD treats and delivers about 14,000 AFY to its customers based on total water availability of about 16,500 AFY. The District draws its water supply from a portfolio of four sources, described by the District as follows (average volume from each source, in an average year, shown in parentheses):

- Lake Cachuma (9,322 AFY) [27]

  The United States Bureau of Reclamation (USBR) built the Bradbury Dam and associated facilities along the Santa Ynez River in the 1950s creating what is now known

[26] The District letter (Exhibit 8) referred to the provision of water supplies at the level projected in the EIR; however, the University has revised the approximately 860 AFY of potable water identified in the FEIR; the more recent estimates provided by the University include the 945 AFY "planning threshold" of the 2013 Water Action Plan and the 970 AFY estimate calculated according to the methods prescribed by the Association for the Advancement of Sustainability in Higher Education..
Nevertheless, the District confirmed the reliability of the University's water allocations.

[27] Santa Barbara County officials announced in September 2014 that Lake Cachuma water levels are currently so low due to the ongoing drought that the Lake could run out of water as early as October 2015 without any significant rainfall.

as Lake Cachuma. Today, Cachuma provides about 85 percent of the water for the 250,000 residents and 12,000 acres of agriculture along the South Coast of Santa Barbara County. Supplies from Cachuma are also released according to downstream water rights and fish protection requirements.[28] *The District is entitled to 36 percent, or 9,322 AFY, of the Lake's yield, which provides for approximately two-thirds of the District's customer demand.* [29]

Six wells owned and operated by the District can collectively pump up to 4,500 AF each year. Two current well rehabilitation projects will increase our pumping capacity by 40 percent. The District also uses these wells to inject excess water into the Basin during wet winters, providing additional stored water for future use.

- State Water Project Water (3,800 AFY)

  State Water is a vital supplemental source providing our community with added insurance against the impacts of long-term dry periods. In 1991, following a severe drought, District customers voted to purchase State Water. The District is entitled to up to 7,450 AF which includes an additional 2,500 AF purchased in 1994 to improve reliability and availability in dry years. The District's State Water entitlement represents more than 40 percent of the entire South Coast allotment.

  State Water deliveries are limited by the annual allocation set by the Department of Water Resources based on the water content of the Sierra snowpack and statewide water availability. While an average of 3,800 AFY of State Water is available to the District, the District is able to meet customer demands with less than 1,000 AF of State Water under normal conditions.

- Recycled Water (1,000 AFY)

  Since 1995, the District has served recycled water for irrigation and restroom facilities through a partnership with Goleta Sanitary District. The District's largest customers for recycled water are the University of California, the City of Santa Barbara, and several golf courses in the area.

- Groundwater (2,350 AFY)

  The Goleta Groundwater Basin is a reliable source of ongoing supply as well as a supplemental source of water in emergency or drought situations. The 1989 Wright Judgment and 1991 voter-approved SAFE Ordinance set forth a complex set of management parameters including pumping limits, storage requirements, allowed uses,

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[28]Under an existing Biological Opinion, NMFS requires periodic releases from Cachuma to protect the endangered Southern California Steelhead. The five Cachuma Member Agencies including GWD, and USBR, are currently engaged with NFMS in a Biological Opinion Reconsultation on the Cachuma Project. The updated Biological Opinion may require substantial additional water releases from Lake Cachuma for protection of steelhead trout.

[29]GWD notes in its winter, 2014 newsletter that Cachuma supplies are delivered to the District through the Tecolote Tunnel and treated at the Corona Del Mar Water Treatment Plant. The District states that Cachuma water is the cheapest water source in its portfolio and that maximum use of Cachuma water keeps costs lower for the customers.

as well as the establishment and maintenance of a Drought Buffer. The District has a water right to pump and treat 2,350 AFY, or about 14 percent of customer demand. The portion of the annual water right not used by the District is stored in the Basin for use in dry years. As of 2013, the District has approximately 50,000 AF of water stored in the Basin.

The Coastal Act requires in Section 30231 that groundwater depletion (among other measures) be avoided to ensure that the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes is protected. Groundwater overdraft has the potential to reduce the elevation of underground water bearing formations and aquifers, which in turn may affect the health of surface vegetation, and to dry up surface waters including lakes, streams and wetlands. Even temporary reductions in the water supply for these habitat areas can affect the survival of aquatic organisms, vegetation, and wildlife dependent on the habitat. Groundwater depletion may also cause land subsidence. Land subsidence from water withdrawals may permanently reduce the porosity of underground formations, through compression. These changes may permanently prevent the subsequent infiltration of rainfall, decrease the recharge of the underground aquifer, and cause rain that does fall to pond and run off, increasing runoff, erosion, and flooding.

Goleta Water District has explained that groundwater is a substantial part of the District's water supply portfolio, and that therefore groundwater would be used to serve the LRDP projects. (Exhibit 8, GWD Letter to CCC Staff.) The letter states that the District manages its groundwater supplies drawn from the Goleta Groundwater Basin to preserve the aquifer as a sustainable resource for future generations. The letter also notes that the District manages the Basin pursuant to its Groundwater Management Plan.

The Goleta Water District confirms that groundwater will be drafted to supply the 2010 LRDP projects. The current drought and uncertainties surrounding the surface water sources that ordinarily provide the majority of the District's water supplies, suggest that the District will increase groundwater pumping to offset the other supplies. Under conditions of water jeopardy, groundwater resources will be strained, even if well-managed as is the case with Goleta Water District. Suggested Modification 10 includes measures to strengthen the water supply conservation and mitigation requirements of Public Services policies set forth in the 2010 LRDP, including Policies PS-02, PS-03, PS-04, PS-05, PS-06, and adds PS-07 to provide the Executive Director of the Coastal Commission to determine when circumstances exist that constitute an extraordinary water supply shortage to Goleta's water supply exists, and under those circumstances, require that any NOID submitted to the Commission thereafter shall demonstrate that the development will not result in a net increase of potable water demand over existing use levels at the time the NOID is submitted. The 2010 LRDP as proposed does not provide the means to increase the required level of water conservation and to require increased offsets of a projects water demand. The 2010 LRDP as modified by Suggested Modification 10 would include measures to limit the increased water demands of new campus development on the water supply portfolio of Goleta Water District during times of extraordinary water shortages. As UCSB is the District's largest customer, the savings could be beneficial to groundwater resource protection, especially when considered on a cumulative basis. Therefore the 2010 LRDP as modified by Suggested Modification 10 is consistent with the groundwater protections of Coastal Act Section 30231.

Suggested Modification 10 includes revisions pertaining to Policy PS-03; these changes are necessary to clarify that the availability of GWD supplies notwithstanding, each project should incorporate the maximum feasible water efficiency and conservation measures to reduce the development's anticipated potable water use and projects must demonstrate compliance with these requirements at the time of NOID submittal. Policy PS-03 establishes a hierarchy of measures ranging from the design of the project to options to secure offsets through water-saving technological innovations on campus. Allowable offsets could include other options, such as finding, new uses for reclaimed water. The revisions to PS-03 increase accountability and the potential for long term adherence to the goals of the 2013 Water Action Plan for future conservation. All steps in the hierarchy would, if implemented, help to maximize both energy and water savings when new development is proposed on campus, and thus reduce reliance on Goleta Water District's supply, while better ensuring a continued water supply for the community and for higher Coastal Act priority uses.

Policy PS-04 establishes a framework for acquiring project specific water availability analyses to better measure and track the match between the 2010 LRDP buildout as it progresses in the future, and the relationship of campus water demands to the 2013 WAP and the 945 AFY "planning threshold." The revisions to Policy PS-04 contained in **Suggested Modification 10** are necessary to ensure that compliance with the 945 AFY "planning threshold" is analyzed as buildout progresses, and to ensure that implementation of the 2013 WAP continues. **Suggested Modification 10** adds Policy PS-07 to require that the University annually prepare and submit to the Executive Director of the Commission a report analyzing campus water supply and demand, and the water supply remaining to serve the buildout of the LRDP. An important feature of Policy PS-07 is that it provides a "trigger" that would allow the Executive Director to determine that an extraordinary water supply shortage exists under specified circumstances, and to then require that any NOID submitted thereafter not result in a net increase of potable water demand over existing use levels at the time the NOID is submitted.

Suggested Modification 10 contains revisions to Policy PS-05 that to commit the University to active participation in any water use reductions during declared water supply shortages within Goleta Water District (GWD) boundaries and /or other affected campus water service. The 2013 Water Action Plan does not contain the Stage I –V drought requirements that Goleta Water District would impose on other customers. UC Santa Barbara is, by far, the District's largest customer and as such, , the University should participate in reducing water demand according to benchmarks expressed as a percentage of the University's regular potable water use, during times of water supply shortage.

Suggested Modification 10 includes revisions to Policy PS-06 to require during times of water supply jeopardy that the University either forego new water-consuming projects or secure equivalent offsets for the project's water demand within the customer base of the Goleta Water District. Policy PS-06 provides examples of possible sources of offsets but leaves open the means to secure the offset through a number of measures such as underwriting the installation of additional reclaimed water infrastructure to deliver reclaimed water to existing agricultural water users served by Goleta Water District, or through retrofitting of existing development within the Isla Vista/Goleta Water District service areas by such measures as replacing appliances and fixtures with low energy and water use versions.

Saving water minimizes energy consumption
Coastal Act Section 30253 in pertinent part states that development shall minimize energy consumption. Conserving water is the focus of a number of policies and provisions of the 2010 LRDP, and the main focus of **Suggested Modification 10**, which includes revisions for seven policies, Policies PS-1 through PS-7 focused on water conservation considerations. In every case, where a measure could result in a savings of water, it would also result in a savings of energy. In California, an estimated 19% of electricity use, 32% of all natural gas consumption, and 88 million gallons of diesel fuel consumption each year are related to water.[30] Several studies have demonstrated that saving water saves energy and that these savings can be highly cost effective. The California Energy Commission, for example, found that water-efficiency improvements could save as much energy as some of the existing energy efficiency programs in California but at about half the cost, suggesting it is cheaper to save energy through water conservation and efficiency measures than through current and planned energy efficiency programs.

The 2010 LRDP as submitted includes policies related to the conservation of water supplies as a part of development review; however, the Public Services policies PS-02 – PS-03 failed to require that development proposed during times of water jeopardy be required to implement sufficient water conservation and/or efficiency measures to offset the project's demands on the water supply of the Goleta Water District. In some cases revisions were necessary to ensure that the University continues to implement the new, 2013 Water Action Plan, or the Plan as it is updated from time to time. All of the revisions set forth in Suggested Modification 10 would directly or indirectly save both water and energy. Therefore, Suggested Modification 10 is necessary to ensure the 2010 LRDP minimizes the consumption of energy as required by Coastal Act Section 30253

Water supply shortfalls: Drought, Climate Change
California just entered the fourth year of the worst drought in state history, and Goleta Water District declared a Stage II water shortage emergency last month. Last January, the State Department of Water Resources, in an unprecedented action, halted deliveries of State Water Project water. In March, the Goleta Water District's Water Supply and Conservation Manager informed the Board of Directors that the District's modeling of Lake Cachuma predicted that only 50% of the annual supply would likely be available in 2014 – 15, and that the Lake could reach "deadpool" level the following summer. Discussions have begun about the possibility that Lake Cachuma could go dry in 2015, and what that means. Goleta Water District has obtained over 76% of its water supplies from Lake Cachuma over the past ten years.[31] With the uncertainties of State Water Project supplies, Goleta Water District would turn to groundwater, and pump more water to offset some of the shortfall. But with a normal water sales year running around 14,000 AFY, and groundwater pumping limited to 5,000 -7,000 AFY, there is a significant risk of getting to "Stage V" of the water shortage emergency hierarchy at Goleta Water District (50% mandatory cutbacks in water use for customers) if Lake Cachuma runs dry.

[30] "Water-Energy Synergies, Coordinating Energy Programs in California" September 2013. Heather Cooley and Kristina Donnelly, Pacific Institute.
[31] "Goleta Water District Water Supply Management Plan" prepared by Steven Bachman, Ph.D., dated April, 2011.

In the midst of all of this, a study announced in August suggests that during the next century, the southwestern United States faces a 50-80 percent chance of a decade-long drought (a "Dust Bowl" scale of drought) and a 20-50 percent chance of a "megadrought" – one that lasts up to 35 years. The study's lead author, Toby Ault, was quoted in the *Cornell Chronicle* on August 25, 2014:[32]

> *"For the southwestern U.S., I'm not optimistic about avoiding real megadroughts" said Toby Ault, Cornell assistant professor of earth and atmospheric sciences and lead author of the paper. "As we add greenhouse gases into the atmosphere – and we haven't put the brakes on stopping this – we are weighting the dice for megadrought… Ault said that the West and Southwest must look for mitigation strategies to cope with looming long-drought scenarios. "This will be worse than anything seen during the last 2,000 years and would pose unprecedented challenges to water resources in the region," he said.*

In addition, the State Department of Water Resources predicts that as the century unfolds, climate change may worsen drought cycles, the Sierra snowpack will dwindle, and all of this will put more pressure on overused groundwater resources. Chronic water insecurity may be the "new normal" facing the West. Therefore, it is important to ensure that the 2010 LRDP buildout is undertaken in the most sustainable manner possible. The Policies set forth in LRDP Section G (Public Services & Infrastructure) include Water Policies that require for example a demonstration of adequate water supplies when future development is proposed, encourage the incorporation of efficiency and conservation measures in new development, and require the feasible installation of meters, to better measure and manage best practices for the efficient use of water supplies and water conservation. Given that the University administration has control over all of the development within the 2010 LRDP, UCSB, as a water customer, is uniquely situated to achieve water savings in substantial and creative ways. This is evidenced by the extensive water conservation that has already been achieved campus-wide pursuant to the WAP. In addition to plumbing and other efficiency retrofits, the University has the ability to implement water conservation on a policy-level to implement conservation on a programmatic level to target campus programs and populations. For instance, the University may be able to identify research programs that could use reclaimed water, provide guidelines for water use in campus residential developments, limit available programs, or participate in water programs to offset inefficiencies off-campus. As the University implements best available technologies to effectuate water conservation across campus, it will become more and more difficult to achieve significant savings. Because the University has been proactively undertaking significant water conservation measures, and continues to undertake, the percentage of reductions that might be achievable specifically during a declared drought is difficult to estimate at this time. Therefore, Suggested Modification 10 requires a reasoned approach to determining a conservation target in consultation with the Goleta Water District during declared drought conditions.

[32]The study titled "Assessing the Risk of Persistent Drought Using Climate Model Simulations and Paleoclimate Data," by Toby Ault (Cornell); Julia E. Cole, David M. Meko and Jonathan T. Overpeck (University of Arizona); and Gregory T. Pederson (U.S. Geological Survey), was announced in August 2014 pending publication in the American Meteorological Society's Journal of Climate. The study was funded by the National Science Foundation, the National Center for Atmospheric Research, the U.S. Geological Survey, and the National Oceanic and Atmospheric Administration.

Therefore, for the reasons explained above, the Commission finds the 2010 LRDP to be consistent with Coastal Act Sections 30231, 30250, and 30253 with regard to water supply.

3. Sustainability

The 2010 LRDP encompasses the physical development, land use, transportation systems, open spaces, and infrastructure needed to provide for facilities and housing to accommodate planned enrollment growth of the campus through the year 2025. As described above, the new land uses have been sited and designed to ensure that they avoid significant individual and cumulative adverse impacts to coastal resources. Further, transportation improvements such as additional bicycle and pedestrian paths, new roadway segments, and additional parking spaces in both surface lots and parking structures have been provided to ensure both that public access to the coast will be maintained and enhanced, as well as to minimize energy consumption and vehicle miles traveled.

In addition, the 2010 LRDP proposes seven policies (Policies SUST-01 – SUST-07 beginning on Page G-10) to encourage sustainable practices on campus that will serve to further minimize energy consumption. Policy SUST-01 provides that the University will reduce transportation emissions associated with its own fleet vehicles. Measures that the University will implement include replacing existing vehicles with low or zero emission vehicles, reducing fuel consumption and miles traveled, and increasing the use of fuels with lower greenhouse gas emissions. Finally, the University will purchase the most efficient fleet vehicles with the goal of 95% of new vehicle purchases using alternative fueled vehicles by 2016. Policy SUST-03 requires that the use of vehicles with alternative fuel sources be promoted on campus by providing necessary infrastructure and incentives for such use. Electrical vehicle charging stations must be provided in housing and parking facilities to encourage the use of such vehicles.

Policy SUST-04 specifies that the campus will continue to reduce greenhouse gas emissions in accordance with its Climate Action Plan and will inventory and publicly report all such emissions. Similarly, as stated in Policy SUST-07, the campus will continue to monitor energy usage and prepare a report available to the public that details purchased electricity and natural gas consumption, as well as onsite and offsite renewable energy generation.

The LRDP states, in Policy SUST-05, that the University shall reduce consumption of non-renewable energy through a combination of energy efficiency projects, local renewable power measures, green power purchases, and other energy measures that reduce fossil fuel usage. Policy SUST-06 requires that the University will minimize energy use and reduce pollution through the use of solar power, renewable energy systems, natural lighting, passive solar heating and cooling, light colored building and roof materials, and efficient building management.

A modification is suggested to Policy SUST-02, pursuant to **Suggested Modification 19**, in order to clarify that all NOIDs for future development of campus facilities must include an evaluation detailing how the requirements of the LRDP's sustainability policies and other campus-wide sustainability programs have been incorporated into the development. This will ensure periodic assessments for important campus sustainability programs regarding clean energy, transportation, climate protection, sustainable operations, waste reduction and recycling, environmentally preferred purchasing, sustainable food service, and water conservation.

If Policy SUST-02 is modified as suggested, the Sustainability and Recycling Policies of the LRDP will be consistent with Sections 30252 and 30253(d) of the Coastal Act.

G. WATER QUALITY

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored though, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The UC Santa Barbara campus is bordered by five surface water bodies: Devereux Slough, Goleta Slough, Campus Lagoon, Storke Wetlands, and the Pacific Ocean. The 2010 LRDP commits the University to extensive water quality protection standards, which confer direct protection not only on the water bodies on campus lands, but indirectly on the down gradient portion of the Pacific Ocean that borders UC Santa Barbara. As an area of statewide significance for fisheries, it is considered a “No-Take” State Marine Conservation Area (SMCA) and fishing/taking of marine resources is prohibited. Exhibit 7 shows the relationship of the campus water bodies to regional streams and wetlands, and the Pacific Ocean, as well as the 100-year floodplains on and near campus.

The Commission recognizes that new development has the potential to adversely impact coastal waters quality through the removal of vegetation, increase of impervious surfaces, increases in runoff, erosion, and sedimentation resulting in the introduction of pollutant sources. The 2010 LRDP proposes extensive new development and redevelopment to meet housing and academic and support goals as fully described in Section C (Amendment Description) above. These developments have the potential to contribute debris, sediment, and pollutants to coastal waters such as nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, and viruses. In addition, when hardened surfaces such as roads, parking lots, and rooftops are constructed, the movement of water is altered; in particular, the amount of runoff increases and infiltration decreases. This results in increased peak flow rate and volume, and pollution levels in storm water runoff.

Commission staff and University staff have coordinated closely to develop several policies to protect and enhance water quality which have been incorporated into the proposed 2010 LRDP.

To protect water quality consistent Coastal Act Sections 30230 and 30231, the LRDP includes a comprehensive Water Quality (WQ) Program that consists of water quality protection policies (Policies WQ-01 – WQ-17 beginning on Page F-33 of the 2010 LRDP) and implementation standards (Appendix 3 Water Quality Protection Program). The LRDP policies address water quality protection measures during the siting and design phase, the construction phase, and the post-development phase. The policies emphasize siting and design measures, particularly Low Impact Development (LID) planning practices to allow land development while maintaining the natural hydrologic character of the site or region. The WQ Program requires that LID measures be given precedence in designing all development, where appropriate and feasible. LID designs with nature in mind: working with the natural landscape and hydrology to minimize these changes. LID accomplishes this through source control, retaining more water on the site where it falls, rather than using traditional methods of funneling water via pipes into local waterways. Both improved site design and specific management measures are utilized in LID designs. The proposed LID policies seek to maximize the area available for infiltration so that runoff volume and pollutant concentrations are reduced, including engineered grassy swales, bioretention basins, and porous pavement. To encourage the use of these water quality features, WQ-02 Part D specifies that where a drainage facility was created from dry land, pursuant to a NOID, and has been diligently managed and maintained to serve its drainage function, then that water quality feature will not be considered to be a wetland subject to Section 30233 of the Coastal Act.

To reduce runoff and erosion and provide long-term, post-construction water quality protection in all physical development, the WQ Program requires that measures be prioritized in the following order: 1) site design BMPs, 2) source control BMPs, 3) treatment control BMPs. When the combination of site design and source control BMPs is not sufficient to protect water quality, treatment control BMPs shall also be required. Any required treatment control BMPs (or suites of BMPs) must be designed, constructed, and maintained so that they treat, infiltrate, or filter the amount of storm water runoff produced by all storms up to and including the 85^{th} percentile, 24-hour storm event for volume-based BMPs, and/or the 85^{th} percentile, 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

A Construction Pollution Prevention Plan (CPPP) is required for all development that requires a NOID and entails construction. The CPPP is required to describe the temporary BMPs that will be implemented to minimize erosion and sedimentation during construction and to minimize pollution of runoff by construction chemicals and materials. Erosion control measures are required during all grading operations.

In addition to the WQ Program, natural vegetation buffer areas adjacent to habitats also provide water quality benefits. Buffers are required to serve as transitional habitat and provide a separation from developed areas to minimize adverse impacts on water quality and sensitive habitat. The proposed ESHA policies require that buffers from streams and other habitat shall be no less than 100 feet and, in some circumstances, 200 and 300 feet (more fully described in Section E, Wetland and Environmentally Sensitive Habitat Area, above).

As described in Section L, Applicability, Interpretation, and Conflicts, below, **Suggested Modification 19** includes a minor change to Policy WQ-06 to correct a typo.

For the above, reasons, the Commission finds that the water quality protection provisions of the proposed 2010 LRDP, as proposed, meet the requirements of and are in conformance with the Chapter 3 policies of the Coastal Act.

H. HAZARDS AND GEOLOGIC STABILITY

Section 30232 of the Coastal Act states:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Section 30235 Construction altering natural shoreline

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

Section 30253 of the Coastal Act states in part that new development shall:

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
(b) Assure stability and structure integrity, and neither create nor contribute significantly to erosion, geological instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The LRDP amendment contains policies to ensure that new development minimizes risks to life and property and assures structural stability and integrity consistent with Section 30253 of the Coastal Act, including policies related to geologic, bluff face, flooding, and tsunami hazards (Policies GEO-01 – GEO-12 beginning on Page G-4 of the 2010 LRDP). Coastal Act Section 30232 addresses chemical hazards, requiring protection from hazards materials spills and effective containment and cleanup facilities and procedures for accidental spills. The 2010 LRDP proposes seven policies (Policies HAZ-01- HAZ-07 beginning on Page G-3 of the 2010 LRDP) to provide a comprehensive approach to hazardous materials movement, storage, and handling procedures as well as spill response. In addition, Coastal Act policies 30235 and 30253 provide that new development shall not require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs, and that shoreline protective devices only be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion. The 2010 LRDP proposes shoreline policies (Policies SH-01 – SH-07 beginning on Page F-41 of the 2010 LRDP) that include (1) studies to determine anticipated impacts of sea level rise on campus lands along Goleta Slough and the Pacific Ocean and (2) strict requirements for potential future shoreline structures.

1. Geologic Hazards

As more fully described in Section IV.A.1, Environmental Setting, above, the University is located on a mesa of the Santa Barbara coastal plain that extends between the Santa Ynez Mountains and the Pacific Ocean. The campus is located on a marine terrace, from Coal Oil Point to Goleta Point, and is bound on the north by the More Ranch fault, and to the west, south and easy by the modern day sea cliff and Pacific Ocean. Portions of Main Campus, North Campus, and West Campus (see Exhibit 2) are aligned along sandy beach and coastal bluffs and subject to bluff and shoreline erosion. The FEIR for the 2010 LRDP states that a 1999 Fugro West Inc. study concluded that terrace deposits in campus areas erode at approximately 2 to 6 inches per year. However, studies completed in nearby Isla Vista have measured a bluff retreat rate of 6 inches to 18 inches per year (FEIR, page 4.5-6). The FEIR further indicates that the lower rate of retreat on Main Campus is probably the result of "generally larger wider beaches, which protect the bluff toe from wave-action." (FEIR, page 4.5-6).

The FEIR indicates that the Santa Barbara area is seismically active including a large number of active and potentially active faults (FEIR, page 4.5-7). Faults on campus are described in the FEIR (page 4.5-9):

> *Faults having been identified on or in the vicinity of the UC Santa Barbara campus include the More Ranch, Campus, Coal Oil Point, Goleta Point, and North Channel Slope faults (see Figure 4.5-2). There is some inconsistency regarding which faults are located on the University campus, where they may connect with each other, and if certain geologic structures are actually faults.*[7] *For the purposes of this study, information concerning campus faults is referenced from a report prepared for the University in 2003.*[8]

To ensure consistency with Coastal Act Section 30253, the proposed 2010 LRDP hazard policies (Policies GEO-01 – GEO-10) emphasize the avoidance of geologic hazards to minimize the risks to life and property, including setbacks from seismic hazards (Policy GEO-02) and along bluff tops (Policies GEO-03 – 04). Policy GEO-03 requires new development to be setback from the bluff and shoreline a sufficient distance to ensure that the structure would not need a bluff stabilization or shoreline protective device for a minimum of 100 years, with setbacks calculated in consideration of anticipated shoreline changes due to sea level rise. Policy GEO-3 includes provisions that the University will remove or relocate the development if unanticipated bluff erosion occurs that threatens the structure or the safety of the public. Policy GEO-04 allows for some exceptions to the geologic bluff top setback such as public access stairways, pathways, fences, or parks. Where such development is located within 50 feet of the bluff, the development shall be designed to ensure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability as outlined in Policy GEO-05.

All new campus development shall be supported by studies that demonstrate that the new development is sited, designed, and constructed in a manner that minimizes risks in areas with geologic hazards (Policy GEO-01). As proposed, some developments such as stairways, pathways, fences, and parks may be allowed within geologic bluff-top setbacks under certain conditions, provided that the new development minimizes risks to life and property and does not contribute to erosion or geologic instability (Policies GEO-04 – GEO-06, Policy GEO-09). In

addition, there are policies prohibiting development on bluff faces and discouraging unimproved paths on bluff faces (Policies GEO-07 – GEO-09) except for staircases or other access ways for the express purpose of proving public coastal access. Policies GEO-11 and GEO-12 address development in flood hazard zones consistent with all provisions of the LRDP and require tsunami-ready procedures to be in place for all campus-based populations.

The 2010 LRDP includes policies that provide for the siting, design and construction of new development in a manner that minimizes risks from flood hazard. Policy SH-02 requires that new development be sited to avoid potential flooding, inundation, and erosion hazards, considering changes to inundation and flood zones caused by rising sea level, for the life of the structure. In addition, new development shall be sited to avoid the need for bluff retaining walls or shoreline protective devices for the life of the structure.

In addition, the proposed water quality protection program (Policies WQ-01 – WQ-17 beginning on Page F-33 of the 2010 LRDP and Appendix 3 Water Quality Protection Program), as described in Section G, requires that new development implement Low Impact Development (LID) measures in project design to preserve the natural hydrologic cycle and minimize increases in storm water or dry weather flows. LID is an alternative method of land development that seeks to maintain the natural hydrologic character of the site or region. The natural hydrology of a watershed is shaped over centuries under location-specific conditions to form a balanced and efficient system. When hardened surfaces such as roads, parking lots, and rooftops are constructed, the movement of water is altered; in particular, the amount of runoff increases and infiltration decreases. This results in increased peak flow rate and volume in stormwater runoff, which can lead to flooding. LID employs source control principles to maximize stormwater infiltration and natural hydrology, such as minimizing impervious surfaces by the use of bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. LID design requirements reduce the volume and speed of stormwater runoff and thereby reduce the frequency and severity of flooding, erosion, and impacts to aquatic habitats.

The University staff has indicated that it overlooked the addition of the Introductory Policies outlined in **Suggested Modification 14**. Policy INTRO-01 specifically adopts the Coastal Act policies into the LRDP. The GEO policies are tiered off of Coastal Act Section 30253; therefore, the Commission finds that Policy INTRO-01 in **Suggested Modification 14** is necessary to incorporate Coastal Act 30253 directly into the LRDP to ensure adequate implementation and overarching guidance to minimize risks to life and property from natural hazards.

2. Flood Hazards and Sea Level Rise

Flooding can occur from both upstream accumulation of rainfall and runoff, and from the ocean via tidal flooding. Tidal flooding occurs when extreme high tides occur concurrently with storm surge events. Anticipated future sea level rise will exacerbate tidal flooding. Sea level rise is expected to lead to increased erosion, loss of coastal wetlands, permanent or periodic inundation of low-lying areas, increase in coastal flooding, and salt water intrusion into water systems. Structures and recreation areas located along bluffs susceptible to erosion and in areas that already flood during high tides will likely experience an increase in these hazards from sea level rise. Sea level rise also threatens the integrity of roads and other infrastructure. Thus, it is important that the impacts of sea level rise on proposed development be considered.

Given the location along 2.5 miles of shoreline as well as its border with Goleta Slough, areas of the campus are subject to the effects of sea level rise. To ensure consistency with Coastal Act Sections 30235 and 30253, the 2010 LRDP proposes shoreline policies (Policies SH-01 – SH-05 beginning on Page F-41 of the 2010 LRDP) that outline measures to further research and respond to sea level rise, such as continuing to gather information on the effects of sea level rise on the shoreline, including identifying the most vulnerable areas, structures, facilities, and resources.

Policy SH-01 calls for the University to prepare a Comprehensive Sea Level Rise Assessment that includes a campus-wide vulnerability analysis that uses best available science and multiple scenarios including best available scientific estimates of expected sea level rise, such as by the Ocean Protection Council (OPC) [e.g. 2013 OPC Guidance on Sea Level Rise], National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance. Based on the campus' vulnerability analysis, Policy SH-01 requires that the Assessment contain a risk analysis that identifies all areas of campus that are potentially subject to the effects of sea level rise. This information will then be used to identify areas that will require a targeted coastal hazards analysis if development is proposed in that location. Further, the Assessment must include adaptation measures that minimize risks to coastal resources such as relocation of development and establishing conservation areas to allow wetland and habitat migration. The Assessment will identify specific adaptation strategies that will be processed via an LRDP Amendment in order to be effectuated. **Suggested Modification 19** clarifies that the Assessment must be reviewed pursuant to a LRDP Amendment rather than a Notice of Impending Development because the proposed 2010 LRDP does not include a standard by which to review the future document. Additionally, the modification to Policy SH-01 clarifies that the Assessment must be completed prior to proposing development along the north boundary of the Storke Campus or the Facilities Management site on Main Campus.

Related to this, 2010 LRDP Policy FIL-03 proposes to allow fill to address potential 100-year flooding impacts, consistent with federal law. Exhibit 7 shows the regional flood context in relation to UCSB. Policy FIL-03 inadvertently suggests that fill of tidally influenced areas, and areas that may be inundated in the future as a result of sea level rise, is a priority adaptation measure. **Suggested Modification 8**, Shoreline Fill, is necessary to clarify that areas that are within or adjacent to tidally influenced areas and/or potentially subject to inundation as an effect of sea level rise may only be filled if the vulnerability, risk assessment, and adaptation approach (Policy SH-01) supports this option and is approved via an LRDP Amendment.

Policy SH-02 requires that the siting of new development avoid potential flooding, inundation, and erosion hazards accounting for sea level rise and coastal storm surge projections. All new development potentially subject to the effects of sea level rise must be evaluated by a coastal hazards assessment. New development shall not result in impacts to coastal resources or encroach into habitats and shall not indirectly impact sensitive habitat or species. The coastal hazards assessment must also consider the potential need for larger setbacks near ESHA and natural open spaces to allow for habitat sustainability and migration. Policy SH-04 outlines the parameters of the required site-specific coastal hazards assessment, including potential hazards from erosion, flooding, wave attack, scour, or other hazardous conditions that may be affected by sea level rise.

Policy SH-03 requires best available science to be updated, in keeping with regional policy efforts, as new, peer-reviewed studies on sea level rise become available and as agencies such as the OPC or the California Coastal Commission issue updates to their guidance reports. Based on information gathered over time, the University may propose additional policies and other actions for inclusion in the LRDP in order to address the impacts of sea level rise. In addition, the Policy SH-05 calls for the University to coordinate, or participate in, regional studies of sea level rise vulnerability, and adaptation, and in shoreline monitoring to identify sea level rise concerns.

3. Shoreline Protection

Beaches, dunes and coastal bluffs are some of the most valued biological, recreational, and visual resources of the coastal environment and the Coastal Act places a high priority on preserving these ocean and recreation values. These shoreline resources are subject to coastal erosion, and with projected sea level rise, erosion may be even more pronounced in the future. But measures to address this erosion, including armoring with shoreline protective devices, can have significant adverse impacts. Some of these impacts include:

- Direct loss of sandy and rocky intertidal areas that often have been found to be a critical component of the marine ecosystem;
- Interruption of natural shoreline processes, that may contribute to erosion of the shoreline in many areas;
- Impedance of public access to and along the coastline as a result of the structure's physical occupation of the beach; and
- Degradation of scenic and visual resources.

The campus is located along 2.5 miles of shoreline. Consistent Coastal Act Section 30235, proposed Policy SH-06 prohibits shoreline structures, including piers, groins, revetments, breakwaters, seawalls, pipelines, and other such construction that alters natural shoreline processes, except where there is no less-environmentally-damaging alternative for the protection of coastal-dependent uses, existing development, or public beaches in danger from erosion. Any such structures shall be sited to avoid sensitive resources and designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Where feasible, the use of soft structures and living shorelines are required. Policy SH-06 also requires that any such permitted shoreline protection structures shall be sited to avoid impacting sensitive resources. Policy SH-07 prohibits development on the dry sandy beach. Policy SH-02 requires that new development be sited to avoid the need for bluff retaining walls or shoreline protection devices.

4. Hazardous Materials

The campus supports academic, research, and residential uses that have the potential to release hazardous materials into the environment. For instance, campus laboratory activities may generate hazardous materials that require special containment, transport, and disposal methods.

Coastal Act Section 30232 addresses chemical hazards, requiring protection from hazards materials spills and effective containment and cleanup facilities and procedures for accidental spills. The 2010 LRDP includes seven policies (Policies HAZ-01- HAZ-07 beginning on Page

G-3 of the 2010 LRDP) which outline the University's approach to hazardous materials management, including compliance with all regulations for all storage, handling, transport, disposal and spills (Policy HAZ-1); maintaining and upgrading resources for chemical spill response (Policy HAZ-2); confirming the Environmental Health and Safety Office's primarily role (Policy HAZ-3); emphasizing waste minimization (Policy HAZ-4); outlining protocols when soil or groundwater contamination is encountered during construction (Policy HAZ-5); minimizing the use of pesticides on campus (Policy HAZ-6); and utilizing integrated pest management practices (Policy HAZ-7).

The Commission finds that the hazards provisions of the proposed 2010 LRDP, as modified as suggested, meet the requirements of and are in conformance with Sections 30232, 30235, and30253 of the Coastal Act.

I. PUBLIC ACCESS AND RECREATION

Coastal Act Section Coastal Act Section 30001.5 states in part:

The Legislature further finds and declares that the basic goals of the state for the coastal zone are to:

(c) Maximum public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.

Coastal Act Section 30210 states:

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

Coastal Act Section 30211 states:

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

Coastal Act Section 30212 states in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Coastal Act Section 30212.5 states:

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

Coastal Act Section 30213 states in part:

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

Coastal Act Section 30214 states in part:

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case…

Coastal Act Section 30221 states in part:

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

Coastal Act Section 30252 states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provisions or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provisions of onsite recreational facilities to serve the new development.

One of the basic mandates of the Coastal Act is to maximize public access and recreational opportunities along the coast. The public possesses ownership interest in tidelands or those lands below the mean high tide line. These lands are held in the State's sovereign capacity and are subject to the common law public trust. The protection of these public areas and the assurance of access to them lies at the heart of Coastal Act policies requiring the implementation of a public access program and the minimization of impacts to access and the provision of access, where applicable, through the regulation of development. New development raises issues as to whether the location and amount of new development maintains and enhances public access and recreational opportunities to and along the coast.

In addition, Coastal Act Sections 30210 and 30211 mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. Section 30212 of the Coastal Act requires that public access from the nearest

public roadway to the shoreline and along the coast be provided in new development projects with certain exceptions such as public safety, military security, resource protection, and where adequate access exists nearby. Further, Section 30213 requires that lower cost visitor and recreational opportunities be protected, encouraged and, where feasible provided. Section 30214 of the Coastal Act provides that the implementation of the public access policies take into account the need to regulate the time, place, and manner of public access depending of such circumstances as topographic and geologic characteristics, the need to protect natural resources, proximity to adjacent residential uses etc. Moreover, Section 30211 ensures protection of oceanfront land for recreational use and development.

The University of California, Santa Barbara campus is situated along 2½ miles of coastline in Santa Barbara County. Public pedestrian access is available to and along the entire 2½ miles of coastline contiguous to the campus. In addition, the campus is developed with an extensive bicycle and pedestrian path network which is available for public use. The bicycle and pedestrian paths on campus connects to a regional bicycle/pedestrian network which provides access to Goleta County Beach, Goleta, and the City of Santa Barbara. There are also multiple beach access points on campus including a bluff stairway on the eastern side of Main Campus and several smaller trails which provide pedestrian access to the sandy beach on Main Campus and Coal Oil Point.

In addition, the parking facilities on campus constitute a significant supply of publicly-available beach parking in the area through both dedicated coastal access parking locations as well as parking available to all visitors to campus (Parking Permit "C"). Further, the LRDP provides for the provision of 154 parking spaces on campus that are dedicated for public coastal access only. The parking facilities on campus constitute the majority of publicly-available beach parking in the Goleta area and provide for important overflow parking for the County of Santa Barbara operated Goleta Beach Park located adjacent to the campus.

1. Trail and Bicycle Paths

The University Campus contains an extensive bicycle and pedestrian path network which is available for public use. In addition, there are several existing public hiking trails which are located in the open space areas on campus and which connect to a larger regional trail network. Pursuant to the 2010 LRDP, these hiking trails will be maintained by the University for public access including two primary east-west trails (the Coastal Trail and Juan Bautista de Anza Trail) and three north-south trails (the Windrow Trail, Sierra Madre/Dune Pond Trail, and Devereux Road) as shown on Figure E.3 of the 2010 LRDP. In addition, there are numerous smaller connector trails which link the above referenced trails and provide access to the beach.

The proposed LRDP includes several public access policies beginning on Page E-10 of the 2010 LRDP) that are intended to ensure the permanent protection and enhancement of public access resources and amenities on campus. For instance, Policies PA-01 through PA-04 and PA 09 and PA-11 specifically provides that the public shall have the permanent right to access to campus beaches, coastal access stairways, and coastal trails on campus and that these facilities shall be maintained in good condition for public use. In addition, all new development projects on campus shall include the construction of adequate bicycle and pedestrian paths and facilities pursuant to Policies TRANS-06, TRANS-07, TRANS-08, TRANS-09, PA-06, and PA-07. Moreover, Policies PA 08 and PA-09 require the University to maintain publicly accessible

accurate maps of all trails, bike paths, coastal access parking, and beach access points and that all such areas shall have adequate signage informing the public of their locations and highlighting any sensitive habitat areas which should be respected by trail users. In addition, Policy TRANS-011 provides for the construction of a new permeable surface bicycle path adjacent to Mesa Road (a primary vehicular route on Main Campus) provided that the path avoids adjacent ESHA areas while minimizing intrusion into sensitive habitat buffer areas.

In addition, Policies TRANS-21 and TRANS-22 provide that public pedestrian access to the beach and hiking trails shall be maintained on North and West Campuses, including Coal Oil Point. Moreover, Policy TRANS-24 provides that public access shall be allowed within and around Coal Oil Point Reserve, consistent with the Coastal Access Program and Trail Maps (Figures E.3 and E.4 of the LRDP). However, although the above referenced policies generally provide for public access at Coal Oil Point, they do not contain adequate detail regarding the types of public access and recreational amenities that should be provided. Therefore, in order to ensure that adequate public access and recreational amenities are available at Coal Oil Point, including the provision of ADA compliant access, **Suggested Modification 11** requires the addition of a new policy to the public access provisions of the LRDP that provides that not only should public access at Coal Oil Point be maintained but that new development to facilitate public access opportunities shall include, at a minimum: establishment of three disabled public coastal access parking spaces, bike racks, picnic table(s), and ADA-compliant trail improvements to the bluff and overlook. The feasibility of a restroom and drinking fountain should also be considered. These public access features shall be included in the development proposed for the first Notice of Impending Development for a significant West Campus or Reserve development that is submitted subsequent to the date of effective certification of the 2010 LRDP. The public coastal access improvements approved by the Commission pursuant to the pertinent NOID shall be installed in conjunction with the other construction proposed in the NOID. The design and location of the parking shall facilitate an ADA-accessible connection to the trail corridor along the West Campus Bluffs and, if feasible, to a portion of the Slough Road trail/road corridor.

Further, although several trails are located within the Coal Oil Point Reserve and on West Campus, pedestrian and bicycle access along the eastern side of Devereux Slough is currently only available along Slough Road, a narrow vehicular access road located immediately adjacent to the slough bank. The historic construction of Slough Road immediately adjacent to the edge of Devereux Slough has resulted in ongoing resource impacts to wetland habitat areas and species due to disturbance from noise, light, and water quality impacts from the lack of any buffer between the road and slough. As proposed, the 2010 LRDP commits the University to establishing a new route for primary vehicular access to future West Campus development areas (West Campus Mesa, Devereux North & South Knoll) and Coal Oil Point. Once the new road is constructed, the 2010 LRDP would provide for the conversion of Slough Road to pedestrian/bicycle use (with continuing vehicular access only for essential emergency vehicles). This change would significantly reduce disturbance near the environmentally sensitive Devereux Slough habitat and provide a significant new public coastal access amenity on West Campus.

As proposed, Policy TRANS-12 would provide that Slough Road shall be converted exclusively to use by pedestrians, bicyclists, and essential emergency vehicles and shall not be expanded beyond its existing footprint. However, this policy does not contain adequate provisions to ensure the conversion of Slough Road is implemented in a timely manner. Moreover,

redevelopment of the North Knoll Site, which is currently accessed via Slough Road would be authorized by the LRDP 2010. The redevelopment of this site prior to the conversion of Slough Road would result in greater vehicular use of Slough Road and an increase in adverse impacts to the adjacent wetland habitat areas and the ability of pedestrians and bicyclists to safely continue using Slough Road. Thus, to ensure that public access opportunities are maintained and enhanced within the Devereux Slough area, **Suggested Modification 4** requires that the conversion of Slough Road shall be completed prior to occupancy of the first redevelopment project or other significant construction of 10,000 GSF or greater on West Campus at either the West Campus Mesa or North Knoll site.

2. Circulation and Parking

The Main Campus is served by three campus gateways, an internal roadway network, and adjacent roadways within Santa Barbara County and the City of Goleta. Access to and around the campus is provided by several major roadways including U.S. Highway 101, Hollister Avenue, Storke Road, El Colegio Road, Los Carneros Road, Mesa Road, Ocean Road, Lagoon Road, and Stadium Road, Highway 217.

In addition, as a result of their proximity, the University and the neighboring community of Isla Vista are inextricably linked. Particularly notable are the impacts to transportation and parking conditions as a result of the influx of students, staff, researchers, and the many other visitors associated with the University. Main, Storke, and West Campus areas of UCSB effectively surround the community of Isla Vista on three sides, with the southern limits aligning the Pacific Ocean (Exhibit 1). Isla Vista is a residential community with a small commercial center, located in an unincorporated area of Santa Barbara County immediately west of the University and immediately east of the Coal Oil Point Natural Reserve. The current population of Isla Vista is approximately 23,000. Isla Vista is known primarily for its role in providing housing for students from UCSB as well as Santa Barbara City College.

The community of Isla Vista has 5 public coastal access points (with blufftop stairways providing access to the sandy beach) and an existing supply of parking that can accommodate coastal visitors. However, as a result of the proximity of the University to Isla Vista, the University's parking needs and effects on traffic and circulation have the potential to impact the public's ability to access the coast within this area. The heart of the matter is that the University must ensure that its overall parking and transportation corridors are adequate to serve all of its commuters, visitors, and residents to avoid displacement of parking to the Isla Vista community. Parking displacement to Isla Vista has the potential to adversely impact the public's ability to access the coast by filling spaces for University uses that would otherwise be available to the public. Moreover, the proposed increases in development on campus may also result in potential cumulative adverse impacts to transit corridors, such as local roadways which provide public access to the coastline within the area, if such transit corridors become overburdened.

<u>Alternative Transportation Measures and Circulation Improvements</u>

Section 30211 of the Coastal Act states that development shall not interfere with the public's right of access to the sea. Further, Section 30252 of the Coastal Act provides that new development should provide substitute means of serving the development with public transportation and assume the potential for public transit for high intensity uses.

The Commission has found in past actions that incorporating provisions for alternative methods of transportation, such as mass transit and bussing, as part of new, large residential developments serves to minimize adverse impacts to existing infrastructure, including roadways from increased traffic, consistent with the provisions and policies of both the certified LRDP and the Coastal Act. In this case, the circulation policies of the 2010 LRDP (Policies TRANS-01 – TRANS-12) include several provisions intended to ensure that the adequate traffic circulation is maintained in a manner that will not adversely impact public access and recreational resources within the area.

In order to reduce traffic and circulation impacts, Policy TRANS -05 specifically provides that the University shall work with the local governments in the area as well as with the Santa Barbara Metropolitan Transportation District to develop a Transit Plan incorporating alternative transportation methods to offset the demand for public transit that will result from the build-out of the LRDP, including subsidies for public transportation, free passes, additional transit services, transit vehicles and facilities, and car loan pools such as Zip-Car. In addition, Policy TRANS-03 provides that the University shall continue its transportation alternatives program with the goal of diverting at least 10 percent of all single occupancy vehicle trips to and from campus. Further, TRANS-02 provides that the University shall cooperate with the Santa Barbara Metropolitan Transportation District to maintain, and expand as feasible, regular bus and shuttle service between Main Campus and all University housing, campus neighborhoods, regional shopping centers, and the train station.

Policy TRANS-01, TRANS-04, and TRANS-10 provides that the University will work with local governments and regional transit providers to provide a balanced transportation system on campus, including improvement of existing traditional vehicular, bicycle, and pedestrian facilities as well as augmenting external transit systems with targeted bus or shuttle systems as necessary to serve the UCSB population. Specifically, TRANS-01 also provides that if new development on campus causes an intersection to degrade to unacceptable levels of service (LOS E or lower) then the University shall implement necessary traffic improvement measures to restore traffic conditions to an acceptable level of service.

UCSB Dedicated Coastal Access Parking

As discussed above, the parking facilities on campus constitute a significant supply of publicly-available beach parking in the area through both dedicated coastal access parking locations as well as parking available to all visitors to campus (Parking Permit "C"). The parking facilities on campus constitute the majority of publicly-available beach parking in the Goleta area. Nearly 3,000 parking spaces on campus may be used by the general public for a nominal charge and 154 parking spaces will be dedicated for public coastal access parking only, pursuant to the proposed 2010 LRDP. Moreover, Campus parking facilities provide overflow parking for the County of Santa Barbara operated Goleta Beach Park located adjacent to the campus.

The proposed 2010 LRDP includes a number of policies related to campus parking, including visitor parking that serves coastal access visitors including Policy PA-05 that provides that the University shall monitor use in parking lots where designated coastal access parking spaces are located to ensure that parking demand is adequately supplied. In the event that monitoring indicates that inadequate parking supply is available for public coastal access, Policy PA-05 requires the University develop alternative options to address the parking shortage pursuant to a

new NOID or LRDP amendment, as appropriate. Specifically, to maximize public access to and along the coast consistent with the public access policies of the Coastal Act, the 2010 LRDP includes four policies (Policies TRANS-13, TRANS-14, TRANS-23, and TRANS-25) that ensure adequate parking is available to coastal visitors.

Proposed Policy TRANS-13 requires that the University continue to allow visitors to use campus parking facilities (all "C" or metered spaces). In addition to general campus parking, there are 154 parking spaces specifically dedicated to coastal access visitors on Main Campus and currently 40 dedicated coastal access parking spaces on North and West Campuses. Policy TRANS-14 of the 2010 LRDP requires that the 154 coastal access spaces be permanently maintained on Main Campus and Policy TRANS-23 requires that a total of 70 coastal access parking spaces be provided on North and West Campus, including 27 new spaces at Devereux South Knoll and 3 new Americans with Disability Act (ADA)compliant spaces at Coal Oil Point.

Policy TRANS-25 provides that the fee charged for general "C" spaces or coastal access parking shall not exceed the fees charged for any other parking permits on the Main Campus. In addition, to encourage the use of these spaces for public coastal access purposes, Policy TRANS-25 requires that the pay stations or other infrastructure necessary to pay for, and/or obtain a permit, shall be easily accessible within the parking lot itself. Further Policy TRANS-25 requires a system of signage in high visibility areas that guide drivers to public parking opportunities for visitors to access the beach.

Off-Campus Public Access Parking

Development in Isla Vista is generally characterized as high-density residential with some single-family residential neighborhoods and a small commercial "downtown" district. The multiple residential areas in Isla Vista are generally characterized by a lack of parking, landscaping, and architectural amenities. There are approximately 3,500 existing on-street parking spaces in the community, nearly all of which are currently available for public use on a "first-come, first-serve" basis. There are five existing vertical access ways that provide public access from Del Playa Drive to the sandy beach. In general, users of on-street parking in the community include: residents; visitors to the area; customers to stores, shops, and restaurants; employees of businesses; students of the University; and beachgoers.

The on-street parking spaces within Isla Vista are heavily used, with generally the highest percentage rates of occupancy on the eastern end of Isla Vista adjacent to the University and commercial district. The historical lack of parking in Isla Vista has been attributed to a number of different factors, including: substantial development of Isla Vista in the 1950s and 1960s when only one space per unit was required; the large number of residents (primarily students) per unit was not contemplated at the time of development; dense multi-unit housing stock was encouraged on the east side of Isla Vista in order to make development of Isla Vista feasible (which may now provide housing such as off-campus dormitories, fraternities, and sororities); and commuters to the University utilizing on-street parking in the areas close to the University to avoid on-campus parking fees.

Currently, in the east and central portions of Isla Vista, parking is constrained. A recent parking study (Fehr & Peers, Aug 2013) indicates a daytime peak of 85% parking occupancy in the eastern portion of Isla Vista closest to the University between 9 a.m. and 11 a.m. and a peak of

90% parking occupancy in the central portion of Isla Vista between 7 a.m. and 9 a.m. Parking surveys from 2007 (Fehr & Peers, Mar 2008) indicate that parking in Isla Vista is on a downward trend given that the parking occupancy peaks in the eastern portion of Isla Vista at 90% occupancy between 4 a.m. and 5 a.m. and 95% occupancy between 4 a.m. and 5 a.m. in the central portion of Isla Vista.

Although the parking occupancy from 2007 to 2013 indicates an improvement with regard to parking occupancy, 85% and 90% parking occupancy discourages local coastal access in the Isla Vista area contrary to the requirements of Coastal Act Section 30252.

A number of 2010 LRDP policies (Policies TRANS-15 – TRANS-20 beginning on Page E-16 of the 2010 LRDP) provide parking parameters to ensure that the University provides adequate parking to serve all of its needs while at the same time avoiding over-parking. Specifically, Policy TRANS-15 addresses residential parking parameters such that family housing units (including units for faculty, staff, or student families) would provide a minimum of 1.5 parking spaces per unit plus 0.5 spaces per unit for visitors, whereas shared housing for individuals, including dormitories, shall be calculated at one parking space per four "bed spaces." These are the target ratios based on the campus' records and latest assessment of parking trends. However, given the fluctuation in parking needs over time, Policy TRANS-15 allows for a greater or reduced number of parking spaces based on a site-specific parking study that demonstrates a different parking demand is applicable for the life of the development. Where parking ratios are lowered, Policy TRANS-15 requires parking studies for the life of the project and where parking is shown to be displaced to other areas, the University shall commit to resolving the under-parked situation.

Policy TRANS-16 addresses situations where new development removes existing parking spaces. In such cases, the number of removed spaces must be replaced with new spaces or accommodated in existing campus parking facilities; however, where the need for those spaces is no longer required as a result of redevelopment of a site, the policy allows for the spaces to be removed without be replaced or reassigned.

Policy TRANS-17 provides parking parameters for commuter parking. In this case, commuter parking is defined to include all parking spaces necessary to serve vehicles arriving to campus for any purpose, including students, faculty, staff, vendors, visitors, etc. but not including residential spaces. Commuter parking shall be sufficient to accommodate all UCSB-bound drivers and dispersed at multiple locations on Main Campus to avoid over-crowding. Because commuter needs may fluctuate over time, a critical component of Policy TRANS-17 is to monitor and document commuter parking supply and demand on a running basis, including any actions that modify the parking supply such as new buildings, lot restriping etc. Suggested Modification 13, Parking Space Tracking and Accounting, includes a clarifying modification to Policy TRANS-17 regarding the timing of parking monitoring and provides a trigger based on that monitoring as to when the University must construct additional parking to serve commuters.

Policy TRANS-18 requires on-going monitoring and reporting of the residential parking supply and demand. This policy provides a feedback loop to ensure that there is sufficient parking to serve the needs of campus residential communities. Where the residential parking supply is determined to be insufficient to serve a campus housing development and/or the conditions of the residential parking supply result in displacement of parking to Isla Vista, the University shall

submit a NOID (or LRDP Amendment as necessary) to construct or assign additional parking to remediate the situation.

Policy TRANS-19 requires the University to maintain parking for recreational uses to serve the core recreation areas that serve organized sports and recreational programs. Policy TRANS-20 requires the University to contribute fair-share funds toward the development and implementation of a parking program in Isla Vista.

Although Policy TRANS-17 and Policy TRANS-18 require documentation of commuter and campus residential parking, respectively, these are just two pieces in the overall parking puzzle. **Suggested Modification 13**, Parking Space Tracking and Accounting, requires that the results of commuter and residential parking be combined into a comprehensive parking space and accounting report that will be submitted to the Executive Director. This report is necessary to track the additional factors related to parking (e.g., timed parking, fees, as well as break-out the important sub-categories of parking such as dedicated coastal access parking locations, recreation, and event parking supply and demand. Additionally, **Suggested Modification 13** provides details to the parameters that need to be tracked such as parking permits by user-type. Given the complex and often fluctuating University parking, an annual report will provide a key tool to understand the parking conditions and ensure sufficient parking supply. Therefore the Commission finds that **Suggested Modification 13** is necessary to ensure that the University provides sufficient parking to all of its users to avoid displacement and impacts to coastal access parking.

Similarly, with regard to tracking of parking, the site-specific policy for Ocean Road Housing (Policy LU-15) requires a clarification, as detailed in **Suggested Modification 19**, to ensure that continued tracking of the Faculty Club parking continues to be tracked even after Ocean Road Housing is developed. In addition, Policies LU-16 (East Side Residence Halls) and LU-23 (San Joaquin Housing) are modified pursuant to Suggested Modification 19 to indicate the portfolio of parking locations that may be utilized to support the redeveloped housing sites.

The Commission finds that the public access and recreation provisions of the proposed 2010 LRDP, as modified as suggested, will meet the requirements of and are in conformance with the public access policies of the Coastal Act.

J. SCENIC AND VISUAL RESOURCES

Section 30251 of the Coastal Act states:

> *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land form, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreational Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

One of the primary objectives of the Coastal Act is the protection of scenic and visual resources. Coastal Act Section 30251 requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas. New development must minimize the alteration of natural landforms and be sited and designed to be visually compatible with the character of the area. Where feasible, development shall include measures to restore and enhance visual quality in visually degraded areas.

As described in detail in Section IV.A.1, Environmental Setting, above, the campus contains extensive open space, including two large water bodies: the Campus Lagoon on the Main Campus and Devereux Slough on the West Campus. The campus is also uniquely situated near significant expanses of open space, including the Pacific Ocean, the 430-acre Goleta Slough, and the Ellwood-Devereux Regional Open Space. In addition, the Santa Ynez Mountains rise distinctly in the background approximately six miles to the north of campus. The campus is located along approximately 2.5 miles of coastline with coastal views to and along bluff top trails and beaches. In addition there are interior campus vantage point views to coastal and mountain resources. In addition to bluff top trails, there are a number of other trails that traverse through campus open space such as those around the Lagoon and North and West Campuses natural open space areas (see 2010 LRDP Figure E.3).

The 2010 LRDP provides for the protection of scenic and visual resources (Policies SCEN-01 – SCEN-12 beginning on Page F-28 of the 2010 LRDP), including views of the beach and ocean, views of mountains, and views of natural habitat areas and unique natural features. The 2010 LRDP proposes to protect public viewsheds generally in two primary ways. First, it clusters structural development in concentrated development zones (see 2010 LRDP Figure D.3), generally as redevelopment to higher densities and preserving the natural terrain and open space views over the remainder of the site. The boundaries of the development zones were at least partially created based on mapping and avoiding certain University-identified view corridors (see LRDP Figure F.4). Second, it sets policy and design standards for development, including heights, site character, building materials, landform alteration, scenic trees and landscaping.

As explained in detail in Section D, Coastal Act Policy Conflict, and Section F, New Development, the cornerstone of campus development planning under the 2010 LRDP is to site new development in and adjacent to existing developed areas able to accommodate it while permanently preserving the maximum amount of natural open space. The siting of development in existing developed areas to preserve large areas of natural open space of high scenic value is a key strategy in the LRDP protecting visual resources. This planning strategy is consistent with Coastal Act Section 30250 requirements for siting new development, with the additional benefit of protecting the natural scenic qualities of coastal areas. The potential new development areas identified under the 2010 LRDP (see Figure D.3) are mostly comprised of the redevelopment of existing developed sites into higher density developments. This translates to more densely concentrated structures and taller heights campus-wide.

1. Height Zones

The increases in height are necessary to support campus growth and development in designated clustered areas and to preserve other natural areas. Height increases will result in visual changes, but given that all development sites, except West Campus Mesa, are already developed or adjacent to development, the increases in heights do not reflect a significant change to public

views, community character, or other visual resources. Descriptions of the proposed height increases are described below.

Proposed Policy SCEN-04 states that development shall not exceed the height limits established in 2010 LRDP Figure D.4, which does not include mechanical equipment, electrical equipment, or solar energy systems on the roof in the height measurement. Some areas of campus are not assigned a height category on LRDP Figure D.4, including open space, recreational fields, and environmentally sensitive habitat areas. There are a number of existing buildings that exceed the certified height limits as they predated the certified LRDP. On Main Campus, the tallest structure is Storke Tower at 176 feet and the library at 92 feet. There are another 9 buildings on Main Campus that exceed the maximum certified height, ranging from 67 to 88 feet in height. On Storke Campus, the maximum height of the two Santa Catalina towers is 111 feet. The 2010 LRDP proposes to retain the as-built height of each of these non-conforming structures as reflected in Figure D.4.

Main Campus

The certified 1990 LRDP height limits on Main Campus are distributed into three height categories: 35 feet, 45 feet, and 65 feet. The 35-foot height is limited to a few perimeter areas on Main Campus: the northwest corner (including Facilities Management, Public Safety, & Environmental Health and Safety); Parking Lot 30 just south of Facilities Management; a portion of the area designated Recreation in the location of the Recreation Center (constructed at 35 feet in height); and the Marine Sciences Building at the terminus of Lagoon Road in the southeast edge.

The certified 45-foot height limit aligns the north, east, south, and west edges of Main Campus, encircling the 65-foot height limit that is applied to the interior core of Main Campus. The 45-foot height limit to the south of the Campus core encompasses the East Side Residence Halls south of UCEN Road, then jumps northward to include the music, arts, University Center, and other buildings (as well as Storke Tower) out to the Isla Vista border. The westward portion of the 45-foot height limit encompasses the area along Ocean Road, including San Rafael Hall & Manzanita Village, Parking Lots 22 and 23, and the area between Student Resources and Student Health buildings up to El Colegio Road. The northern 45-foot height limit encompasses a small portion of the area designated Recreation where Robertson Gym and the Intercollegiate Athletics buildings are located as well as the swath of parking areas east of Ocean Road and south of Mesa Road. The 45-foot height limit on the eastern perimeter of Main Campus aligns the area from East Gate and Elings Hall to the engineering buildings and down to Harold Frank Hall, with the exception of the Campus Parking Structure which was approved via LRDP Amendment at 65 feet in height. The Bren School building is built partially within the 45-foot zone and partially within 65-foot zone.

The certified 1990 LRDP 65-foot height limit is at the core of Main Campus, including the Events Center, performing arts, and counseling and career services in the west portion; Girvetz, Kerr, North, Cheadle, Campbell, Phelps, Buchanan, & Ellison Halls and the Library comprising the central portion; and Psychology, Life Sciences, and the physical sciences making up the eastern portion of the core Campus.

The proposed 2010 LRDP proposes to modify the campus height limits into seven height categories as shown on 2010 LRDP Figure D.4: 20 feet, 35 feet, 45 feet, 55 feet, 65 feet, 70 feet,

and 85 feet. There are no locations on Main Campus designated within the 20-foot height category, and only four small portions on Main Campus would retain the 35-foot maximum height: the Public Safety services area at the northwestern tip of Main Campus along Goleta Slough, the Environmental Health and Safety complex, a strip of recreation-designated area south of Mesa Road, and the Marine Sciences Complex. The 45-foot height zone would be applied to the existing San Rafael and Manzanita Village housing sites (these sites are not proposed for redevelopment), the East Gate, the southern portion the Ocean Road Housing site, and a majority of the Main Campus Core Recreation Area, including the Recreation Center, tennis courts, stadium areas, and intercollegiate athletics fields. There are no areas of Main Campus proposed within the 55-foot height limit.

The 65-foot height limit is proposed to be applied to the southern half of the Facilities Management Site as well as most of the Academic & Support area of Main Campus, encircling an 85 ft. high interior core. In addition, existing dorm buildings in the East Side Residence Halls site on Main Campus are proposed to be elevated to the 65-foot height category (raising these heights above the certified 45-ft. maximum). Additionally, the music, arts, and UCEN area at the northern tip of the Lagoon would also be recategorized from a 45-foot maximum height category to a 65-foot maximum height. Further, the certified 45-foot height limit along the northern portion of the core campus that includes Robertson Gym and the Intercollegiate Athletics buildings as well as the parking areas east of Ocean Road and south of Mesa Road are also proposed at the 65-ft. height limit. A portion of the proposed Ocean Road Housing site is certified at a 45-ft. maximum height and the other portion along the windrow of trees does not have an assignment of height because it designated as open space. The proposed 2010 LRDP heights for the Ocean Road Housing are 65 feet in the northern portion and 45 feet in the southern portion.

The 70-ft height limit is proposed in one location on Main Campus, directly across from Harder Stadium where Parking Lot 30 currently exists. Parking Lot 30 does not have an assigned height limit in the certified LRDP because it is currently a surface parking lot.

The interior core of Main Campus is proposed at 85 feet; however, the interior core, as proposed, is a smaller reconfiguration of the certified 65-ft height core. The reconfigured core would encompass the two largest structures on Campus, Storke Tower and Davidson Library as well as some of the adjacent smaller, unnamed buildings. In addition, the interior core would encompass, at its western boundary, the area that is currently Parking Lot 29; then east to cover South, Kerr, Girvetz, and the western edge of Broida Hall; and south to include a portion of Parking Lot 7, the Psychology Buildings, Parking Lot 3, and the Music Building; and finally, aligned adjacent to the north boundary of the UCEN allowing for potential stepped-up expansions or additions.

In sum, the heights on Main Campus are generally proposed to increase under the 2010 LRDP, except at Manzanita Village, Environmental Health and Safety, and the Marine Sciences Complex. The assigned heights are proposed to increase by 20 feet in most of the core campus academic area and residence halls. In addition heights of recreational areas are increased to 45 feet whereas these areas were either not designated with a height or have a certified height of 35 feet, with the outcome of an approximately 10-foot increase. These increases are not significant given the extent of the existing development in the core campus since the increases will not impact public views, as implemented consistent with all other policies and provisions of the 2010 LRDP, or the character of the area.

On Main Campus, Facilities Management and Parking Lot 30 represent the most dramatic increases to heights. Facilities Management is certified at 35 feet and proposed to have a height increase of 30 feet, resulting in a maximum height of 65 feet. Parking Lot 30 currently has no assigned height whereas new development at this site may reach a maximum height at 70 feet pursuant to the 2010 LRDP.

There are two heights identified for the Facilities Management site: 35 ft on the north portion, adjacent to the Goleta Slough and consistent with certified height limits, and 65 ft to the south where the site tucks into a carved out portion of the hillside. In the 1940s, a large portion of this site was carved out and the material presumably used to fill what is now the airport, leaving an approximately 20-foot high hillside which aligns the south of the site. It is in this location, adjacent to the hillside, that the 65-ft heights are proposed. With lower structures in the front (north) of the site and the taller structures placed back near a 20-foot hill, the primary visible portion will be the part that extends above the top of the hill, and this portion is adjacent to the baseball stadium, Harder Stadium and the proposed 70-foot parking structure. Given that natural buffers will be maintained along the Goleta Slough, that the height-profile of the site will be stepped up from 35 ft to 65 ft as it moves away from the Slough, that there is limited visibility of the site due to topography and existing development, the additional height increase is not anticipated to adversely impact public views, scenic resources, or the character of the area.

The 70-foot height assigned to Parking Lot 30 is designed to allow Academic and Support buildings as well as a large parking structure to park up to 2,000 vehicles. This site is surrounded by existing development, and is encircled by 45-ft maximum height zones for recreation facilities. Although this height is 25 feet higher than the adjacent uses, it would not impact any scenic resources, including any view points, scenic routes, or trails shown in Figure F.4. In addition, the site is located in an existing developed area of Main Campus and proximate to the Harder Stadium facilities, and although this would result in a more densely crowded structure, the increase in height would not appreciatively change the character of the area.

Storke Campus

The certified 1990 LRDP height limits on Storke Campus are distributed into two height categories: 35 feet and 45 feet. A majority of Storke Campus is not designated with a height category since much of Storke Campus is open space, recreational fields, or existing housing and support services development. The certified height limits for San Clemente Housing are 35 feet along El Colegio Road, with a maximum 45 feet height limit for the northern half of the housing development situated along the south edge Storke Field. The parking garage in the southeast corner of Storke Campus is subject to a 45-ft. maximum height limit. Additionally, the area along the northern edge of Storke Campus, adjacent to Goleta Slough, and north of Mesa Drive between Los Carneros and the east boundary of Storke Campus (but not including Central Stores or Public Safety Services), are designated with a 35-foot height maximum. However, the designation of these bluffs is likely an unintended error that occurred during the certification of the 1990 LRDP Update (LRDPA 1-91). It would appear that no height limit would have been applicable because the Commission required the sites to be designated as Open Space on the land use map and eliminated it from further development potential.

The 2010 LRDP proposes heights in five categories on Storke Campus: 20 ft, 35 ft, 45 ft, 55 ft., and 70 feet (see 2010 LRDP Figure D.4). The 20-foot height category is assigned to Parking Lot

38 and an area of the proposed Storke Apartments site adjacent to the Storke Ranch subdivision. There is no certified height assigned to the existing Storke Apartments; however, existing buildings are built at 35 feet in height. Therefore, that portion of the site provides a 15-foot reduction in comparison to existing height. Parking Lot 38 is an existing surface parking lot that would be assigned a 20-ft height limit to accommodate covered parking that supports solar facilities.

Four areas are proposed to be subject to 35-ft heights: the southern portion of the San Clemente Housing site, Central Stores, a majority of the San Joaquin/Santa Catalina site, and the northern portion of the Facilities Management site. This is consistent with the heights of the existing development in those locations. The 45-ft height category covers the northern portion of the San Clemente site as well as the Kavli Housing site, Harder Stadium and the existing sports courts. The 45-ft height limit is representative of the heights of the existing development in those locations. In addition, the Santa Ynez Apartment site is proposed to be redeveloped to 45 feet which is 10 feet higher than the existing development on the site. Only one location is subject to the 55-ft height category, a portion of Storke Family Apartments which is currently built at 35 feet. The southwest portion of the San Joaquin/Santa Catalina Housing site, adjacent to the two existing towers, is proposed to be a maximum of 70 feet in height.

In sum, the heights on Storke Campus are generally proposed to be in keeping with certified height categories and/or existing height patterns with three exceptions: Parking Lot 38 is proposed to have a 20-ft height limit where no height is presently assigned; the Santa Ynez Housing site is proposed 10 feet higher than the existing development; and a majority of the Storke Apartment Housing site is proposed 20 feet higher than the existing structures.

Parking Lot 38 is an existing surface parking lot. The 20 ft height at Parking Lot 38 is proposed only as necessary to accommodate covered parking that supports solar facilities as described in Policy LU-29. To ensure that the only development that is allowed in this location is either surface-level or the covered solar parking structure, **Suggested Modification 18** requires a footnote to Figure D.4 that indicates “The 20-foot height assigned to this site shall be for the sole purpose of accommodating the covered parking solar panels.”

The Santa Ynez Housing site is an existing developed site, a majority of which is located outside of the Coastal Zone. The 2010 LRDP proposes to assign a 45-foot height for redevelopment which is 10 feet in excess of the existing structural heights. The site is located south of West Storke Wetlands, a scenic and open space resource with visual qualities to be protected. However, the site is already built-out and there are no public views that would be affected as a result of redevelopment. Therefore, this increase in height does not have an impact on public views or other scenic resources. Further, the increase in height is substantially the same as the existing development and would not adversely impact community character.

The Storke Apartments Housing site is located on Storke Campus north of west Storke Wetland and West of Goleta Slough and East Storke Wetlands, three scenic, open space resources that must be protected pursuant to Coastal Act Section 30251. As proposed in the 2010 LRDP, the site will be redeveloped in a manner that provides a 200-foot buffer from these resources, to maximize views to and along the open space itself. The site will be visible from Los Carneros Road; however, setting back the development consistent with the 200-ft wetland buffer provides an open space connection to preserve views of these resources. The remaining clustered

redevelopment area, increased in height by 20 ft, will not adversely impact public views, scenic resources, or change the character of the site and is designed to be compatible with Goleta's Storke Ranch Housing by aligning development along west boundary of the site to be no higher than 20 feet.

The San Joaquin site does not have a certified height category in the 1990 LRDP because it was purchased by the University in 2002 and has not yet been incorporated into the LRDP. Prior to University purchase, the site was within Santa Barbara County's jurisdiction and was designated "Residential, 30 du/acre" within the Goleta Community Plan which would have applied a maximum height of 35 feet. The existing 111-foot towers were built in 1966, prior to the Coastal Act. The University proposes to add the site into the 2010 LRDP. The 2010 LRDP proposes to retain the two existing towers and construct additional buildings to house an additional 1,000 students. The result is an increase in the structural density on the approximately 20-acre site, including: two 6-story buildings on the west side of the site adjacent to Storke Road and four 2- to 3-story buildings on the north (with a 35-foot height limit). There will also be a new dining commons constructed on the southeast corner, with a maximum height that varies between approximately 21 and 35 feet due to grade changes around the building. Development would be within the existing developed footprint with the exception of a portion of a Class I bike path on the southeast corner, and the Open Space and ESHA to the east would be preserved and restored.

The 2010 LRDP applies a 35-ft height zone on approximately 5 acres to the north and east of the existing high-rise towers. In addition, approximately 8 acres of the site, west of the towers, near corner of the El Colegio and Storke Road intersection, are assigned a maximum 70-ft height limit. The 70-ft height zone is anticipated to accommodate two additional residential towers. The San Joaquin/Santa Catalina site is adjacent to a two-story suburban neighborhood (Storke Ranch Homeowners) including multi-unit townhome development along the San Joaquin site's northern boundary. To the east of the site is open space; to the south across El Colegio Road is an elementary school; and to the east across Storke Road are existing campus apartments.

The San Joaquin/Santa Catalina site does not provide coastal views and the existing development constrains views of the mountains to the north. However, the site is located west of the toe of the West Storke Wetlands which is a scenic and open space resource with visual qualities that requires protection pursuant to Coastal Act Section 30251. The 2010 LRDP addresses this issue by assigning a significantly lower-profile to all areas east of the existing 111-ft towers, in this case 35 feet. This provides a stepped-up relief to the site's visual profile, 35 ft, 70 ft, and up to the exiting 111-ft buildings. The changes to public views through the site toward the scenic open space will not be appreciably different under the 2010 LRDP because the site is already developed and views are considerably constrained. In addition, the University is proposing to restore the wetland buffer including removal of non-native trees, which would enhance the quality of the scenic views.

In addition, the 2010 LRDP assigns a 35-ft height zone along the north side of the site adjacent to Goleta's Storke Ranch homes. Additional development in this portion of the site may impact private views from some of the homes. To address this, the University has designed the project in this location with stepped back development on the north side of the site, with matching 2-story elements adjacent to Storke Ranch and stepped up to 3 stories further south on the site. Development will be brought into the foreviews of some of the residences but it will not block any views of the coast or open space areas because there are no such views currently from this

vantage point. San Joaquin development will be setback 35-50 from the property line with Storke Ranch and landscaping will also soften the view of this development. Exterior lights on the north side will include the most efficient new lighting technologies allowing the light to be very focused and aimed away from adjoining residences. The University has attempted to address potential noise concerns through project design, which places public gathering areas and potential noise-generating uses on the interior of the development and away from the neighbors. Living rooms, kitchens and common open spaces are located to the south within the units to minimize noise impacts.

The 2010 LRDP results in a densely built-out footprint by replacing large expanses of surface-level parking area with 35-foot and 70-foot buildings. Although all structures would be significantly shorter than the existing towers, the proposed development would result in raising the height profile across the site, including 35 ft buildings in areas that are currently surface parking and the addition of tall structures up to 70 feet in height. The existing, legally-developed site itself deviates from its surroundings because the existing towers do not conform with the lower-profile single-family and townhome residences in Goleta and Isla Vista, and are also much taller than the 35-ft campus housing structures that align the other side of Storke Road. The addition of the proposed development to this anomalous site does not significantly change character of the site which can be described as highly developed. The existing towers are highly visible and would continue to be a focal point given their size. The University has sited the taller, 70 ft. structures to be clustered on the west corner of the site, away from the open space and away from the Storke Ranch homes to minimize impacts to visual resources as much as feasible. As proposed, the additional build-out of the San Joaquin/Santa Catalina site would add to the density of the views and raise the overall profile of the site; however, the new development would not adversely impact public views or other scenic resources, and would not significantly change the character of the site.

North Campus

The only height category assigned to North Campus is 35 feet assigned to each of the two housing sites, Ocean Walk and Sierra Madre. These two sites have certified 1990 LRDP heights of 35 feet and the project have been approved and are under construction at a maximum of 35 feet. The remaining area of North Campus is Open Space and is not assigned a height category. In sum, the heights on North Campus are proposed consistent with certified height categories and existing height patterns and therefore there are no adverse impacts to visual resources.

West Campus

The certified 1990 LRDP assigns two height limits on West Campus: 30 feet at Coal Oil Point and the Reserve Field Station and 35 feet at the West Campus Mesa site. A majority of West Campus is not designated with a height category since much of West Campus is comprised of open space or existing housing development. There are no assigned heights to the Devereux School site because this site was not owned by the University when the 1990 LRDP Update was developed.

The 2010 LRDP proposes heights in three categories on West Campus: 20 ft, 35 ft, and 55 ft. (see 2010 LRDP Figure D.4). The 20-foot height category is assigned to the Reserve Field Station and along the West Campus Apartments Housing Site where it aligns the 300 ft buffer from Devereux Slough and Open Space. Most of the other developed sites on West Campus area

a maximum of 35 feet in height, including the Devereux School Site (North Knoll and South Knoll) and West Campus Mesa Housing, Academic and Support, and Recreation. The 55 ft. height zone is applied to a portion of the West Campus Apartments Site. The remainder of West Campus in not assigned to a height category due to the presence of open space and ESHA.

Pursuant to the 2010 LRDP, the height at Coal Oil Point has been removed because the existing Cliff House has been abandoned and is anticipated to be removed. The removal of the height category is an appropriate action to ensure that new development is not placed in this highly scenic area between Sands Beach and West Campus Bluffs Nature Park. In addition, the 2010 LRDP proposes to reduce the height from 30 feet down to 20 feet at the Reserve Field Station to reflect actual development and to protect this highly scenic area.

The proposed height at the West Campus Mesa site continues to reflect the certified 1990 height zone, 35 feet. However, the West Campus Mesa site footprint has been reduced from its 1990 extent to accommodate the 300-ft buffer from Devereux Slough. In addition, to maximize retention of existing natural open space areas, protective of scenic resources, **Suggested Modification 1** requires an additional 6.3 acres of Open Space to be retained in the location of the West Campus Mesa (see Exhibit 5c). **Suggested Modification 1** correspondingly requires that the Height Map, Figure D.4, shall be modified to remove the height zone from this 6.3-acre open space area. This will serve to maximize public views from scenic routes and trails as identified in 2010 LRDP Figure F.4. In addition, to ensure that the recreation site at West Campus Mesa does not include development other than active recreational fields and passive parking opportunities, **Suggested Modification 18** clarifies that the height map shall be modified to remove the 35-foot height designation within the West Campus Mesa Recreation Site. No height shall be assigned to the recreation area because structures are prohibited in the 2010 LRDP. The proposed 35-ft height at the West Campus Mesa site is consistent with other campus housing developments aligning the north and west campus open space and would not have an adverse impact to community character.

The West Campus Apartments site is located in the northwest corner the El Colegio and Storke Road intersection. The site is aligned by development on its north and east perimeters. However, the south and west sides align with a scenic expanse of the Ellwood-Devereux Regional Open Space which must be protected pursuant to Coastal Act Section 30251. As proposed in the 2010 LRDP, the site will be redeveloped in a manner that provides a 300-foot buffer from the Devereux Slough. In addition, a 20-ft height category aligns the 300-ft bluffer and open space buffer to step back the visual impact. This configuration is intended to maximize views to and along the open space. This configuration will serve to maximize public views from scenic routes and trails as identified in 2010 LRDP Figure F.4. The remaining clustered redevelopment area, proposed at 55 feet, increases the site height by 20 ft over existing build-out. However, the site is already built-out and there are no public views that would be significantly affected by a 20 ft increase in height. Therefore, this increase in height does not have an adverse impact on public views, scenic resources, or change the character of the site.

The 23-acre Devereux School site was purchased by the University in 2007 and is proposed to be incorporated into the 2010 LRDP. The site is almost entirely surrounded by Open Space, Wetlands, and ESHA with the exception of the West Campus Point Faculty Housing on its eastern perimeter. The site is currently under the jurisdiction of the Santa Barbara County LCP with a land use designation of Profession and Institutional and has an approved Master Plan. The

Master Plan allows for a maximum height limit of 35 feet. The 2010 LRDP proposes to apply a 35-ft height limit to the entire site, including both North Knoll and South Knoll. This site is currently developed with academic and residential buildings that served the previous Devereux School occupants. The proposed 35-ft height at the Devereux School site is consistent with other campus housing developments aligning the north and west campus open space and would not have an adverse impact to views or community character.

2. Visual Resources Policies

In addition to potential development site locations and height categories, the 2010 LRDP includes visual policies that require new development to be sited and designed to protect public views, scenic resources, and community character consistent with Coastal Act Section 30251. 2010 LRDP Figure F.4 identifies public viewing points, scenic routes, and trails that provide high value coastal, open space and mountain views. In addition Figure F.4 shows primary and secondary campus view corridors that are important to internal campus aesthetics and are intended to provide long-term through-views in and among the developed campus.

Several policies address the siting of new development in a manner that protects visual resources, including: clustering of development (Policy SCEN-01) providing setbacks on bluff tops to protect coastal views (Policy SCEN-02), avoiding the removal of scenic trees (Policy SCEN-07) where feasible, avoiding development along Lagoon Road (Policy SCEN-08), minimizing alteration of natural land forms on North and West Campuses, including topography and vegetation, to the extent feasible (Policy SCEN-09), and the protection of view corridors on 2010 LRDP Figure F.4 (Policy SCEN-03).

To ensure adequate clarity and implementation of 2010 LRDP Figure F.4, **Suggested Modification 19** proposes to add language to Policy SCEN-03 to underscore that the overarching purpose of Figure F.4 is to site and design new development to minimize adverse impacts to scenic resources, including public views to and along trails, beaches, parks, etc. Specifically, Figure F.4 addresses key view points, scenic routes, and trails that must be protected pursuant to Coastal Act Section 30251. However, the primary and secondary corridors on Figure F.4 are primarily internal to existing campus development and are University-targeted circulation and view corridors that are generally unrelated to the protection of public views to and along coastal resources. In such cases, the University is proposing to enhance these view corridors as feasible. As modified, Policy SCEN-03 will serve to protect public views consistent with Coastal Act Section 30251.

In addition, the 2010 LRDP policies address design requirement for new development, including that it be in general conformance with the scale and character of surrounding development (Policy SCEN-01), that it utilize natural building materials and colors compatible with its surroundings (Policy SCEN-05), that landscaping be included to soften and mitigate the visual impacts of development (Policy SCEN-06), blend graded surfaces to achieve a natural appearance on North and West Campuses (Policy SCEN-10), and use native plantings to integrate natural areas with developed areas on North and West Campuses (Policy SCEN-11).

The Commission finds that the visual resources policies of the proposed 2010 LRDP, as modified as suggested, meet the requirements of and are in conformance with the public access policies of the Coastal Act.

K. ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

Coastal Act Section 30244 states:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Archeological and paleontological resources are significant to an understanding of cultural, environmental, biological, and geological history. Degradation of these resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological or paleontological materials to such an extent that the information that could have been derived would be permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. As a result, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites which remain intact.

The proposed 2010 LRDP contains policies to protect archaeological and paleontological resources consistent with Coastal Act Section 30244. These policies (Policies ARC-01 – ARC-08 beginning on Page F-29 of the LRDP) detail the manner in which cultural resources would be protected, including LRDP requirements for consultation and mitigation requirements.

The 2010 LRDP proposes policies that require that new development protect and preserve archaeological, historical, and paleontological resources from destruction and avoid and minimize impacts to such resources. Pursuant to Policy ARC-01, new development involving ground disturbance shall be evaluated for its potential to impact archaeological resources, including records reviews and surveys. Policy ARC-08 requires that new development be sited and designed to avoid adverse impacts to archaeological and paleontological resources to the maximum extent feasible. Where project alternatives cannot avoid all impacts to archaeological or paleontological resources, the alternative with the fewest impacts to coastal resources shall be implemented and reasonable mitigation measures shall be required. Where mitigation is applicable, a mitigation plan is required to be prepared by a qualified archaeologist in consultation with Native American tribal groups (Policy ARC-03). Mitigation shall be designed with the highest priority given to preserving the resources in place; where that is not feasible, recovery may be an option.

To supplement the requirements of Policy ARC-08, activities that have the potential to degrade archaeological resources, such as collecting artifacts, shall be prohibited (Policy ARC-06). In addition to protecting cultural resources, and implementing mitigation measures, all grading, excavation, and site preparation that involves earth-moving operations for new development must be monitored by a qualified archaeologist and appropriate Native American consultant (Policy ARC-04). Work shall be immediately halted if suspected human bone is discovered

(Policy ARC-07). This will allow consultations to occur if the remains are of Native American origin.

Policy ARC-02 requires consultation with appropriate Native American representatives to assure the identification of reasonable mitigation measures that will adequately protect cultural resources to address the concerns of associated Native American communities. Policy ARC-05 requires consultation with qualified archaeologist/paleontologists and Native American representatives, and requires mitigation if any archaeological and/or paleontological resources are encountered during any construction on the Campus.

The proposed 2010 LRDP has provided a comprehensive approach to protecting archaeological and paleontological resources, with avoidance identified as the first measure, to the maximum extent feasible. In addition, the policies require Native American consultations at multiple stages in the process and Native American monitors during construction activities to ensure the concerns of the Native American tribal groups are addressed. Therefore, the Commission finds that the archaeological and paleontological provisions of the 2010 LRDP meet the requirements of and are in conformance with Section 30244 of the Coastal Act.

L. APPLICABILITY, INTERPRETATION, & CONFLICT

The University indicated that it inadvertently omitted the proposed introductory policies within the proposed 2010 LRDP. As detailed in **Suggested Modification 14**, there are five introductory policies (Policies INTRO-01 – INTRO-05) which explain the purpose of the LRDP and the means of resolving conflicts: internal to the LRDP, with non-certified documents, other state laws, and outside MOUs or other legal agreements. To ensure the maximum level of protection of coastal resources, the Commission finds that **Suggested Modification 14** is necessary to clarify the purpose and authority of the LRDP. **Suggested Modification 14** specifies the hierarchy of conflict resolution in the Coastal Zone as follows: (1) the provisions of the LRDP shall take precedence over any other non-certified provisions, guidelines, agreements, campus programs, or plans and (2) the standards that are most protective of coastal resources shall take precedence where conflicts occur within the LRDP, specifically that protection of ESHA and public access shall take priority over other coastal resources in the event of a conflict.

In addition **Suggested Modification 14** addresses another important implementation issue by clarifying that in the Coastal Zone, where provisions of State law are amended, such changes require an LRDP amendment to be effective within the Coastal Zone. Another key to consistent implementation is to incorporate the Chapter 3 policies of the Coastal Act directly into the document, as provided in Policy INTRO-01. This establishes the hierarchy by integrating the overarching coastal resource policy directly into the LRDP.

Internal errors and inconsistencies within the LRDP have the potential to obscure the implementation of the LRDP. **Suggested Modifications 17, 18, and 19** include minor modifications and clarifications to LRDP text, figures, and policies. This includes spelling and grammar, cross-references, linguistics, minor errors, duplicative language, policy omissions, and minor clarifications that further the intent and implementation of the policy. In addition **Suggested Modification 20** deletes five ESHA policies with provisions that are duplicative to other LRDP policies. The Commission finds that **Suggested Modifications 17, 18, 19, and 20**

are essential to correct minor errors and omissions where the lack of information may cause inadequate interpretation and implementation of the LRDP.

M. LRDP PROCEDURES

Coastal Act Sections 30605 and 30606 describe LRDPs and outline the procedures for implementing the LRDP. The pertinent provisions follow:

> ***Section 30605****. …Where a [LRDP]…has been certified by the commission, any subsequent review by the commission of a specific project contained in the certified plan shall be limited to imposing conditions consistent with Sections 30607 and 30607.1.*
>
> ***Section 30606.*** *Prior to the commencement of any development pursuant to Section 30605, the …state university…, shall notify the commission and other interested persons, organizations, and governmental agencies of the impending development and provide data to show that it is consistent with the certified [LRDP]. No development shall take place within 30 working days after the notice.*

Section 30605 indicates that LRDP development projects may be subject to terms and conditions consistent with Section 30607. Section 30607 states as follows:[33]

> ***Section 30607.*** *Any permit that is issued or any development or action approved on appeal, pursuant to this chapter, shall be subject to reasonable terms and conditions in order to ensure that such development or action will be in accordance with the provisions of this division.*

In addition to these Coastal Act sections, several sections of the Commission's regulations (i.e., Title 14, Division 5.5 of the California Code of Regulations) (14 CCR) amplify these basic requirements. 14 CCR Section 13548 identifies that coastal development permits are not required for LRDP development pursuant to a certified plan, and identifies the University noticing requirements in this respect:

> ***14 CCR Section 13548. Effect of Final Certification of LRDP.*** *After certification of the LRDP for an educational facility has become final, the governing authority may undertake or authorize any development project for such educational facility within the coastal zone without a coastal development permit obtained pursuant to Sections 13050 to 13173 if:*
>
> *(1) the governing authority provides timely notice of the impending development as provided in Section 13549, and*
>
> *(2) the proposed development is found to be consistent with the certified LRDP pursuant to Section 13550.*
>
> *If the Commission fails to act upon the notice of the impending development within thirty (30) days after the notice is filed in the office of the Commission, the development is*

[33] Coastal Act Section 30607.1, also cited by Section 30605, specifically describes mitigation measures required for filling wetlands if allowed pursuant to Coastal Act Section 30233. However, the LRDP does not allow for wetland fill, and this Section is therefore not applicable to it.

deemed consistent with the certified LRDP.

14 CCR Section 13549 identifies the basic noticing requirements that educational facilities must follow before initiating an LRDP development project. 14 CCR Section 13549 states:

14 CCR Section 13549. Notice of the Impending Development.

(a) At least thirty (30) days prior to beginning construction for any development, the governing authority shall notify in writing the following parties of the nature and location of the impending development: the Commission, contiguous local governments, owners of each parcel of record within 100 feet of the proposed development, persons residing within 100 feet of the proposed development, and all other interested persons and agencies who have requested such notice. The governing authority shall post conspicuous notice of such impending development at the proposed site. Notice to the Commission, and interested persons and agencies who have so requested shall be accompanied by sufficient supporting information to allow determination of whether such development is consistent with the certified LRDP.

(b) Within ten (10) days of the receipt of a notice of the impending development, the executive director shall review the notice. If there is insufficient supporting information to determine whether the proposed development is consistent with the certified LRDP, the executive director shall inform the governing authority of what further information is needed to make such determination. The notice shall be deemed filed when all necessary supporting information has been received by the executive director.

(c) No construction shall commence until at least thirty (30) days after the notice is filed in the office of the Commission.

(d) This section shall not apply to those development projects defined pursuant to Section 13511(g).

14 CCR Section 13511(g), referenced above as authorizing the identification of developments for which the normal noticing requirements won't apply, states:

14 CCR Section 13511(g). *With regard to LRDPs, the governing authority may propose in the LRDP those categories of development for which no coastal development permit is required pursuant to Public Resources Code Section 30610, and those categories of development within specifically defined geographic areas for which there is no potential for adverse effects, either individually or cumulatively, on coastal resources or on public access to or along the coast. After certification of the LRDP, categories of development defined pursuant to this subsection will not be subject to the procedures specified in Sections 13549 and 13550 requiring notice of the impending development and allowing Commission review of such proposed development projects.*

Section 30610 of the Coastal Act, referenced by 14 CCR Section 13511(g), identifies the types of development for which coastal development permits aren't required pursuant to the Act. Section 30610:

Section 30610. *Notwithstanding any other provision of this division, no coastal*

development permit shall be required pursuant to this chapter for the following types of development and in the following areas:

(a) Improvements to existing single-family residences; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter.

(b) Improvements to any structure other than a single-family residence or a public works facility; provided, however, that the commission shall specify, by regulation, those types of improvements which (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division. Any improvement so specified by the commission shall require a coastal development permit.

(c) Maintenance dredging of existing navigation channels or moving dredged material from those channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

(e) Any category of development, or any category of development within a specifically defined geographic area, that the commission, after public hearing, and by two-thirds vote of its appointed members, has described or identified and with respect to which the commission has found that there is no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along, the coast and, where the exclusion precedes certification of the applicable local coastal program, that the exclusion will not impair the ability of local government to prepare a local coastal program.

(f) The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this division; provided, however, that the commission may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.

(g) (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

(2) As used in this subdivision: (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner. (B) "Bulk" means total interior cubic volume as measured from the

exterior surface of the structure. (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

(h) Any activity anywhere in the coastal zone that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate, or use, as defined in Section 11003.5 of the Business and Professions Code. If any improvement to an existing structure is otherwise exempt from the permit requirements of this division, no coastal development permit shall be required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this subdivision. The division of a multiple-unit residential structure into condominiums, as defined in Section 783 of the Civil Code, shall not be considered a time-share project, estate, or use for purposes of this subdivision.

(i) (1) Any proposed development which the executive director finds to be a temporary event which does not have any significant adverse impact upon coastal resources within the meaning of guidelines adopted pursuant to this subdivision by the commission. The commission shall, after public hearing, adopt guidelines to implement this subdivision to assist local governments and persons planning temporary events in complying with this division by specifying the standards which the executive director shall use in determining whether a temporary event is excluded from permit requirements pursuant to this subdivision. The guidelines adopted pursuant to this subdivision shall be exempt from the review of the Office of Administrative Law and from the requirements of Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(2) Exclusion or waiver from the coastal development permit requirements of this division pursuant to this subdivision does not diminish, waive, or otherwise prevent the commission from asserting and exercising its coastal development permit jurisdiction over any temporary event at any time if the commission determines that the exercise of its jurisdiction is necessary to implement the coastal resource protection policies of Chapter 3 (commencing with Section 30200).

Several of the development types identified in Section 30610 are further elaborated by the regulations, as contemplated by Section 30610, including 14 CCR Sections 13250 (Improvements to Existing Single-Family Residences), 13252 (Repair and Maintenance Activities Requiring a Permit), and 13253 (Improvements to Structures other than Single-Family Residences and Public Works Facilities that Require Permits). These CCR sections identify the subset of the types of development listed in Section 30610 that <u>do</u> require a permit notwithstanding the general direction of Section 30610.

Finally, 14 CCR Section 13550 identifies the provisions for Commission review of LRDP development. CCR Section 13550 states:

14 CCR Section 13550. Commission Review of Development Projects.

(a) Categories of development defined in a certified LRDP pursuant to Section 13511(g) shall not be reviewable by the Commission.

(b) Within thirty (30) days after the filing of the notice of the impending development, the executive director shall report in writing to the Commission the pendency of the proposed development. The report shall include a description sufficient to allow the Commission to understand the location, nature, and extent of the proposed development, and a discussion and recommendation regarding the consistency of the proposed development with the certified LRDP. Copies of the report shall be available at the meeting and, if possible within the time available, shall have been mailed to the Commission, the governing authority and those persons known by the executive director to be interested in receiving such notification.

(c) Proposed developments which in the opinion of the executive director of the Commission are de minimis with respect to the purposes and provisions of the certified LRDP may be scheduled for Commission review at one public hearing during which all such items may be taken up as a single matter. This procedure shall be known as the Consent Calendar. The procedures governing such Consent Calendar shall be comparable to the procedures set forth in Sections 13101-13103.

(d) Within thirty (30) days of the filing of the notice and after a public hearing the Commission shall, by a majority of its membership present, determine whether the proposed development is consistent with the certified LRDP and whether conditions are required in accordance with the provisions of Public Resources Code Sections 30605-30607 and 30607.1. If the Commission determines that conditions are required to render the proposed development consistent with the certified LRDP, the Commission shall schedule a public hearing on the proposed conditions no later than twenty-one (21) days after the close of the hearing that determined consistency with the LRDP. No construction shall commence until after the Commission votes to impose any condition necessary to render the proposed development consistent with the certified LRDP. The hearing procedures governing the Commission's determinations pursuant to this subsection shall be in conformance with Section 13064-13096.

In sum, the Coastal Act and the Commission's regulations contemplate that state universities like UCSB may propose and the Commission may certify LRDPs that provide for development of Campus facilities. Such development projects are then subject to a different noticing and review procedure than the Coastal Act's coastal development permit procedure, including that the Commission's review is generally more limited than with coastal permits. The LRDP concept is to frontload review of potential Campus development in an overall plan that then allows for streamlined review of individual projects for consistency with the development parameters identified in the plan. Toward this end, Coastal Act Section 30605 explicitly refers not to development more generally, but rather to "review by the commission of a specific project contained in the certified plan." In other words, the streamlined review is in part due to the fact that the specific projects have already received some general level of review in order to be certified into the plan. That said, the Commission's regulations also define a coastal LRDP as akin to a Land Use Plan of an LCP (i.e., including identifying types, locations, and intensities of development, etc.), albeit with certain specific requirements. Thus, 14 CCR Section 13511(b) states:

With regard to LRDPs, the level and pattern of development selected by the governing authority shall be reflected in a long range land use development plan. The LRDP shall

> *include measures necessary to achieve conformity with the policies of Chapter 3 of the California Coastal Act of 1976. Any plan submitted pursuant to this subchapter shall contain sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the plan to determine conformity with the policies of Chapter 3 of the Coastal Act. Such information shall include, but is not limited to the following: (1) the specific type of development activity or activities proposed to be undertaken; (2) the maximum and minimum intensity of such activity or activities (e.g., number of residents, capacity and service area of public works facility, etc.); (3) the proposed and alternative locations considered by any development activities to be undertaken pursuant to the LRDP; (4) a capital improvement program or other scheduling or implementing devices that govern the implementation of the LRDP; and (5) other information deemed necessary by the executive director of the Commission.*

Finally, certain categories of development projects can be excluded from the noticing and Commission review parameters that typically apply by virtue of 14 CCR Section 13511(g). In sum, both the Coastal Act and the implementing sections of the Code of Regulations must be read together to ensure LRDP procedural consistency.

The 2010 LRDP includes a comprehensive update of the existing 1990 LRDP Implementation Section, which provides procedural sections for campus development. Pursuant to Coastal Act Section 30606 and Sections 13549 and 13550 of the California Code of Regulations, at least thirty (30) days prior to beginning construction for any development, the governing authority shall notify in writing the following parties of the nature and location of the impending development: the Commission, contiguous local governments, owners of each parcel of record within 100 feet of the proposed development, and all other interested persons and agencies who have requested such notice. The University shall post conspicuous notice of such impending development at the proposed site. The notice shall be accompanied by sufficient supporting information to allow determination of whether such development is consistent with the certified LRDP.

Within ten (10) days of receipt of this notice, the Executive Director shall review the notice. If there is insufficient supporting information to determine whether the proposed development is consistent with the certified LRDP, the Executive Director shall inform the University of what further information is needed to make such determination. Within thirty (30) days after filing the notice of impending development, the Executive Director shall report in writing to the Commission the pendency of the proposed development. The Commission shall determine whether the proposed development is consistent with the certified LRDP and whether any conditions are required to render the proposed development consistent with the certified LRDP within thirty (30) days after filing the notice of impending development. These requirements have been incorporated into the Implementation Section of the 2010 LRDP. Furthermore, the proposed Implementation Section provides substantial detail on the NOID review process, including the preliminary steps leading up to a NOID submittal, public noticing requirements, Commission review deadlines, filing requirements, standard of review, and hearing procedures for NOIDs. The proposed Implementation Section also includes: 1) a series of development projects categories that would be exempted from the requirements to issue a notice of impending development, such as certain types of repairs, maintenance, and improvements on Campus and exemption determination request procedures; 2) details regarding the Commission's retained coastal permit jurisdiction; 3) a description of enforcement parameters; procedures for

emergency LRDP authorizations; 4) standards for non-conforming uses and structures; and 5) design guidelines for signs, fences, and bird safe buildings on campus. The standard of review for the types of development projects categories that would be exempted from the requirements to issue a notice of impending development are consistent with those provided in the Coastal Act Section 30610 and Section 13253 of the California Code of Regulations.

Another component of LRDP implementation is the approach to phase out non-conforming uses and non-conforming structures over time as the campus redevelops and structures become outdated. The 2010 LRDP allows for repair and maintenance of non-conforming structure. However, **Suggested Modification 7** is necessary to clarify that "repair and maintenance" does not include improvements or changes that would result in the enlargement of the structure or increase the size or degree of non-conformity. In addition, Suggested Modification 7 clarifies that *conforming* additions that increase the size of the structure by 50% or more (effectively constituting a redevelopment of the structure) are prohibited unless the entire structure is brought into the conformance with the requirements of the LRDP.

Therefore, the Commission finds that the provisions in the proposed 2010 LRDP Implementation Section are consistent with the LRDP processing regulations in the Coastal Act and Coastal Act Regulations.

N. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of CEQA.

Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Section 21080.5(d)(I) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LRDP, "…if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment." For the reasons discussed in this report, the LRDP amendment, as submitted is inconsistent with the intent of the applicable policies of the Coastal Act policies and feasible alternatives are available which would substantially lessen any significant adverse effect which the approval would have on the environment.

The Commission has, therefore, modified the proposed LRDP amendment to include such feasible measures adequate to ensure that such environmental impacts of new development are minimized. As discussed in the preceding section, the Commission's suggested modifications

bring the proposed amendment into conformity with the Coastal Act. Therefore, the Commission finds that the LRDP amendment, as modified, is consistent with CEQA.

APPENDIX 1

Certified LRDP Documents:

University of California, Santa Barbara, 1990 Long Range Development Plan, as amended.

Other Supporting Documents:

American Planning Association. October 2013. Planning and Drought.

Compton, D. and J.H. Davis (Dudek). 2013a. Letter report dated February 13, 2013 to S. Hammond (UCSB) regarding "Wintering raptor report for former Devereux School and Ocean Road project sites, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013b. Letter report dated March 14, 2013 to S. Hammond (UCSB) regarding "Monarch butterfly observations, Ocean Road project site, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013c. Letter report dated June 24, 2013 to S. Hammond (UCSB) regarding "Breeding season raptor report for main campus sites and west campus sites, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013d. Letter report dated August 2, 2013 to S. Hammond (UCSB) regarding "Wintering raptor report for the Lot 38 road improvements site, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013e. Letter report dated August 2, 2013 to S. Hammond (UCSB) regarding "Breeding raptor report for the Lot 38 road improvements site, University of California, Santa Barbara, Long Range Development Plan."

Davis, F.W., D. Theobald, R. Garrington and A. Parikh. 1990. University of California, Santa Barbara Campus Wetlands Management Plan. Part 2 – Technical report on hydrology and water quality of West and Storke Campus Wetlands. A report dated December 31, 1987 to the UCSB Campus Wetland Committee.

Davis, F.W. (Chairman) and 17 members of the UCSB Campus Wetlands Committee. 1991. University of California, Santa Barbara Campus Wetlands Management Plan. Part 4 – Recommendations for enhancement, restoration, and public access. A report to the California Coastal Conservancy and the University of California, Santa Barbara.

Dudek. 2012a. Biological resource survey report for the University of California, Santa Barbara Long Range Development Plan. A report dated October 2012 to the UCSB Office of Campus Planning and Design. The report cover 12 areas clustered in west campus and around the developed areas adjacent to the Storke wetland and Goleta Slough. Wetland

delineations and rare plant surveys were conducted. No overall classification of vegetation communities was provided.

Dudek. 2012b. Raptor and bird nesting survey report for the University of California, Santa Barbara Long Range Development Plan. A report dated August 2012 to UCSB Office of Campus Planning and Design.

Dudek. 2013a. Raptor and bird nesting survey report for the University of California, Santa Barbara Long Range Development Plan, West Storke Campus. A report dated August 2013 to UCSB Office of Campus Planning and Design.

Dudek. 2013b. Final Lot 38 and area northwest of facilities management biological resources survey report for University of California, Santa Barbara. A report dated August 2013 to the UCSB Office of Campus Planning and Design. Wetland and rare plant surveys. No overall classification of vegetation communities was provided.

Ellis, D. (Consulting arborist). 2012. Tree condition assessment & risk-prioritized recommendations for tree work or tree removal. A report dated December 18, 2012 to S. Hammond (UCSB).

Ferren, W.R, D.G. Capralis, and D. Hickson. 1987. University of California, Santa Barbara Campus Wetlands Management Plan. Part 1 – Technical report on the botanical resources of West and Storke Campus Wetlands. A report dated December 31, 1987 to the UCSB Campus Wetland Committee.

Goleta Water District. Fiscal Year 2014-15 Draft Budget.

Goleta Water District. July 2014. Drought Preparedness and Water Shortage Contingency Plan.

Goleta Water District. February 2014. Drought Outreach Plan 2014.

Goleta Water District. November 2011. 2010 Urban Water Management Plan. Final. Prepared by Kennedy/Jenks Consultants.

Goleta Water District. April 2011. Water Supply Management Plan. Prepared by Steven Bachman, Ph.D.

Goleta Water District. May 2010. Groundwater Management Plan, Goleta Groundwater Basin, Final. Prepared by Steven Bachman, Ph.D.

Holmgren, M. (UCSB Center for Biodiversity and Ecological Restoration). 2007. Letter dated July 24, 2007 to M. Hetrick (CCC) regarding “Raptors affected by the East Storke Campus wetland enhancement project.”

Holmgren, M. and S. Rothstein (UCSB Center for Biodiversity and Ecological Restoration). 2005. The birds of prey using the East Storke Campus Eucalyptus row at the University of

California, Santa Barbara. A report to the UCSB Office of Campus Planning and Design dated August 3, 2005.

Holmgren, M., L. Hunt, and E. Schultz. 1987. University of California, Santa Barbara Campus Wetlands Management Plan. Part 3 – Draft report on the vertebrate resources of West and Storke Campuses. A report dated December 31, 1987 to the UCSB Campus Wetland Committee.

Holmgren, M. No date. Ocean Meadows Golf Course: Analysis of the data from bird surveys 2011 – 2012. A report for The Land Trust of Santa Barbara and the Cheadle Center for Biodiversity and Ecological Restoration.

Hongola, S.J. and J. Dreher (Rincon). 2011. Letter report dated June 20, 2011 to S. Hammond (UCSB) regarding "Wetland delineation results for the San Joaquin student housing project, University of California Santa Barbara, County of Santa Barbara, CA."

Meade, D.E. (Althouse & Meade). 2013. Letter report to S. Hammon (UCSB) regarding "Devereaux Campus monarch butterfly study."

Morro Group. 2006. Ocean Road nesting raptor survey. A report dated June 26, 2006 to the University of California at Santa Barbara.

Morro Group. 2007. Ocean Road nesting raptor survey. A report dated June 12, 2007 to the University of California at Santa Barbara.

Pacific Institute. September 2013. Water-Energy Synergies. Coordinating Efficiency Programs in California. Authors: Heather Cooley and Kristina Donnelly.

Padre Associates. 2000. Constraints analysis for Storke Campus, University of California, Santa Barbara, Santa Barbara County, California. A report dated December 2000 to UCSB Office of Budget and Planning.

Tierra Madre Consulting. 1999. Raptor habitat assessment of the Bolsa Chica Mesa. A report dated December 5, 1999 to the Bolsa Chica Land Trust.

University of California. April 2014. Drought Summit.

UCSB Office of Campus Planning and Design. 2008. Draft Environmental Impact Report for the Long Range Development Plan "Vision 2025" dated March 2008.

UCSB Office of Campus Planning and Design. 2011. Draft Long Range Development Plan "Vision 2025" dated April 2011.

UCSB Office of Campus Planning and Design. 2014. Long Range Development Plan "Vision 2025" dated October 2014.

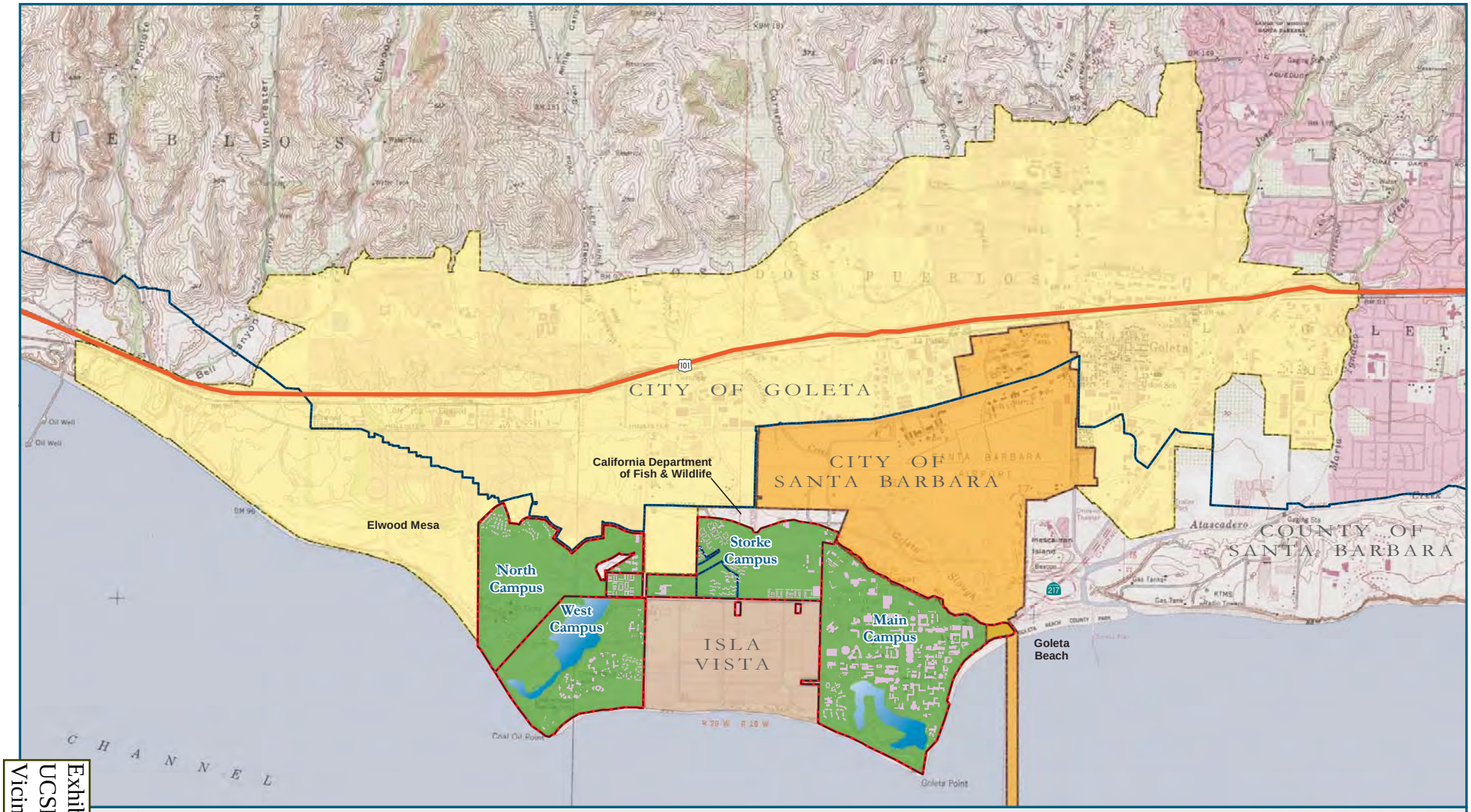

Exhibit 1
UCSB LRDPA 1-11
Vicinity Map

Campus Planning & Design | LOCAL VICINITY AND CAMPUSES | 2014

Figure B.5

Exhibit 2a
UCSB LRDPA 1-11
Aerial View: Main Campus

Exhibit 2b
UCSB LRDPA 1-11
Aerial View: Storke Campus

Storke Campus Boundary

0 400 800
Feet

Vision 2025 UC Santa Barbara Long Range Development Plan

Document Path: G:\Planning\Projects\06-062 2010 LRDP\-10.Misc\GIS\studies\CCC\31_Aerial_StorkeCampus.mxd Date: 7/1/2014

Document Path: G:\Planning\PJs\06-062 2010 LRDP\-10.Misc\GIS\studies\CCC\31_Aerial_NorthCampus.mxd Date: 7/1/2014

Exhibit 2c
UCSB LRDPA 1-11
Aerial View: North Campus

0 400 800
Feet

North Campus Boundary

Vision 2025 UC Santa Barbara Long Range Development Plan


West Campus Boundary
0
400
800
Feet
Exhibit 2d
UCSB LRDPA 1-11
Aerial View: West Campus
Document Path: G:\Planning\PJs\06-062 2010 LRDP\-10.Misc\GIS\studies\CCC\31_Aerial_WestCampus.mxd
Date: 7/1/2014

The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS
September 14, 2010

The Committee on Grounds and Buildings met on the above date at UCSF–Mission Bay Community Center, San Francisco.

Members present: Regents DeFreece, Hime, Johnson, Makarechian, Ruiz, and Schilling; Advisory member Anderson

In attendance: Regents Cheng and Island, Regents-designate Hallett and Mireles, Faculty Representative Simmons, Secretary and Chief of Staff Griffiths, Associate Secretary Shaw, General Counsel Robinson, Provost Pitts, Executive Vice President Brostrom, Vice President Lenz, Chancellors Desmond-Hellmann, Kang, and Yang, and Recording Secretary McCarthy

The meeting convened at 2:40 p.m. with Committee Chair Schilling presiding.

1. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

Upon motion duly made and seconded, the minutes of the meeting of July 13, 2010 were approved.

2. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING, 2010-12 STATEWIDE ENERGY PARTNERSHIP PROGRAM, SYSTEMWIDE**

The President recommended that:

A. The 2009-10 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Systemwide: 2009-2011 Statewide Energy Partnership Program – preliminary plans, working drawings, construction, and equipment – $247,367,204 to be funded from external financing ($178,018,202), campus funds ($7,916,946), and energy efficiency incentive payments from investor-owned and publicly-owned utilities ($61,432,056).

To: Systemwide: 2010-2012 Statewide Energy Partnership Program – preliminary plans, working drawings, construction, and equipment – $262,608,879 to be funded from external financing ($193,714,283), campus funds ($7,916,946), and energy efficiency incentive payments from investor-owned and publicly-owned utilities ($60,977,650).

Exhibit 3
UCSB LRDPA 1-11
Regents' Approval (Excerpt from Mtg Minutes)

Regent Makarechian asked why the current cost is lower than the initial estimates. He also asked if the current contractors and subcontractors were involved in the previous construction on the site. Mr. Bade responded that savings came from materials and labor costs drastically lower than the original estimates. He added that there was no forensic evidence or legal justification for exclusion of the original underground construction contractor from the bidding. Mr. Bade elaborated that, in fact, the original company won the bid, since it had by far the best project plan scored on a cost per quality basis.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

5. **CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF THE 2010 LONG RANGE DEVELOPMENT PLAN, SANTA BARBARA CAMPUS**

The President recommended that, upon review and consideration of the Environmental Impact Report (EIR), the Regents:

A. Certify the Environmental Impact Report for the Santa Barbara Campus 2010 Long Range Development Plan (Vision 2025 LRDP), as modified and amended in Supplemental Information Memoranda #1 and #2 Regarding 2010 LRDP, Santa Barbara Campus.

B. Adopt the Mitigation Monitoring Program for the Final EIR, as modified and amended in Supplemental Information Memoranda #1 and #2 Regarding 2010 LRDP, Santa Barbara Campus.

C. Adopt the Statement of Overriding Considerations included in the Findings.

D. Adopt the Findings pursuant to the California Environmental Quality Act (CEQA), as modified and amended in Supplemental Information Memoranda #1 and #2 Regarding 2010 LRDP, Santa Barbara Campus.

E. Adopt the 2010 Long Range Development Plan (LRDP), Santa Barbara campus, on the condition that the Regents grant the Authorization to Enter into Agreements Resolving Disputes Related to the Proposed Long Range Development Plan – California Environmental Quality Act – Santa Barbara Campus, which includes authorization for the President to enter into agreements described therein.

F. Authorize the President or designee to modify the LRDP, if required, in response to comments received from the California Coastal Commission, provided that any substantial changes in principles or policies of the LRDP would be brought to the Regents for consideration.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Committee Chair Schilling observed that the members of the Committee had been provided with the proposed action item that involves a request to approve the Santa Barbara campus' proposed 2010 LRDP. Committee members were also provided with an EIR in support of the proposed LRDP, Mitigation Monitoring Program and Findings prepared pursuant to the CEQA. Committee members received copies of all public comments received and responses prepared by the University. The members of the Committee have also been provided with Supplements #1 and #2 to the item, which include letters received after the close of the public comment period and publication of the EIR and the University's responses to those letters and make revisions to the EIR and Mitigation Monitoring Program. The members of the Committee had reviewed and considered the information contained in the environmental documents, including all comments received in writing or presented to the Committee that day; they had balanced the specific benefits of the proposed action against its unavoidable adverse environmental effects.

Chancellor Yang stated that UC Santa Barbara's LRDP is an essential planning tool enabling UCSB to carry out its tripartite mission of teaching, research, and public service. He noted that UCSB has fulfilled or exceeded all of its obligations under its prior LRDP from the early 1990s. The new LRDP, planning of which began a decade ago, was built around the guiding academic principles of excellence, diversity, and collaboration. He noted that more than 60 public meetings have been held in the development of the LRDP. He reported that the Santa Barbara Board of Supervisors and the Goleta City Council each unanimously approved UCSB's LRDP on September 7, 2010. One of the goals of the LRDP is to strengthen connections between UCSB's surrounding community and natural conservation areas, exemplified by the preservation of more than 650 acres on a two and a quarter mile stretch of coastline for community use.

Chancellor Yang recalled that UCSB was elected to the Association of American Universities (AAU) in 1995. *U.S. News and World Report* recently ranked UC Santa Barbara ninth among public research universities; Academic Ranking of World Universities placed UCSB 32nd in the world and 24th in the nation. Current UCSB faculty include five Nobel Laureates, a Millennium Technology Prize winner, a Fields Medalist, 86 Guggenheim Fellows, and scores of members of national and international academies and societies. UCSB alumna Carol Greider won the 2009 Nobel Prize in Physiology or Medicine.

Chancellor Yang reported that the number of freshman applicants to UCSB has nearly tripled since 1994, with the high school grade point average of entering freshmen rising from 3.47 to 3.92. During the same period, student body diversity has increased from 14 percent to 25 percent enrollment of Chicano, Latino, African American, and American Indian students. UCSB has the highest percentage of Hispanic enrollment of any AAU member. UCSB's research funding has almost tripled since 1995, from $81 million to $222 million. The current comprehensive campaign has raised more than $590 million;

a second phase of the campaign would be launched later that fall with a total goal of $1 billion.

Executive Vice Chancellor Lucas reviewed UCSB's 2007 academic plan, which includes a vision statement and core principles. Over the upcoming 20 years, UCSB plans to increase its enrollment from 20,000 to 25,000 students and its percentage of graduate students to at least 17 percent of its total student body. Economic conditions have forced a change in the timeline for the increase in enrollment; UCSB's enrollment is currently contracting. Mr. Lucas enumerated the economic, cultural, and intellectual benefits UCSB provides to the region.

Mr. Lucas pointed out challenges facing UCSB, such as enrollment increases in the current fiscal environment. He noted that the biggest challenge in recruiting and retaining faculty and staff is the cost of local housing. A major component of UCSB's LRDP is to develop housing for faculty, staff, and students. Graduate student support is another priority. Mr. Lucas emphasized that UCSB sees itself as a leader in resource management and sustainability.

Senior Associate Vice Chancellor Fisher reviewed UCSB's physical plan, involving four areas of campus: the main campus, Storke Campus, West Campus, including the recently purchased Devereux property, and North Campus. He noted that it is important to the surrounding community that projected faculty and student growth take place within UCSB's current 1,055-acre campus and not spread into the adjacent community. The LRDP provides for additional housing for all student growth and most faculty and staff growth. He pointed out that housing the increased student population on campus would reduce traffic and create a robust campus community. Protection of open spaces is important for both the University and the community. The plan provides for improved pedestrian and bicycle circulation systems.

UCSB's LRDP proposes adding 1.8 million assignable square feet (ASF) to its existing 2.7 million ASF of academic space for instruction and research. Currently UCSB houses 35 percent of its students and has 227 faculty housing units either built or under construction. Its 2010 LRDP proposes housing 50 percent of its students and providing over 1,800 faculty and staff housing units. Eight additional acres of athletic fields would be added, primarily along the western edges of campus. The LRDP proposes adding new parking in connection with on-campus student housing, as well as replacing surface parking lots with higher capacity parking structures.

Mr. Fisher related that the 2010 LRDP was based on the planning principles of orientation to UCSB's spectacular setting, optimization of the built environment, organization of growth around gridded, structured space, definition of sites around open space, establishment of clear circulation routes, and coordination of campus development. The LRDP calls for removal of temporary buildings and alignment of circulatory paths with view corridors to take advantage of the campus' spectacular natural setting. Tallest buildings would be at the core of the campus, with shorter buildings at the edges. The recent library project is an example of infilling the campus. Mr. Fisher

emphasized the importance of maintaining a balance between built and open spaces. The LRDP attempts to protect the wetlands and their setbacks. UCSB has a strong history of habitat restoration, which accrues additional benefits such as storm water management and creation of passive recreation areas.

Mr. Fisher reiterated that housing is very important for the University and for the community. The community supported the University's plan to increase its on-campus housing. The new student housing would be in defined neighborhoods, organized in grids surrounding open space, and diverse, including faculty, staff, and students.

Vehicular traffic and parking would be concentrated on the edge of the campus. UCSB has 15,000 to 18,000 daily bicycle trips on campus and the LRDP reflects a major commitment to bicycle routes. More gridded bicycle routes would be added on campus with trails leading through pastoral areas in the greensward. Bicycle lanes would be added to many local roads.

Mr. Fisher recounted the environmental review process for the LRDP. The LRDP and draft EIR were circulated in the spring of 2008. The community comment period was extended and five sections of the EIR were re-circulated, including sections about air quality, water, wastewater, population and housing, and transportation and circulation. Responses were published in the spring of 2010. UCSB has worked with the City and County on mitigation and cooperative negotiations. Mr. Fisher thanked the City and County for their efforts in discussions and negotiations around the LRDP and EIR. Mr. Fisher noted that UCSB was requesting authority to negotiate with the California Coastal Commission, which he anticipated would process the LRDP by 2011.

Faculty Representative Simmons congratulated the team from UCSB on its accomplishments so far. He was particularly impressed by the plan to separate bicycles, pedestrians, and skateboarders. Mr. Simmons asked what UCSB's anticipated enrollment is for fall of 2010. He also asked Mr. Lucas about faculty housing costs in relation to their total remuneration. Mr. Lucas responded that UCSB's anticipated freshman enrollment for the current fall was 3,800, with total enrollment at 21,000. UCSB instituted a waiting list for the current fall class. He affirmed that the cost of housing is a particular concern for UCSB faculty, with the median area home price at $1 million. UCSB intends to develop rental and for-sale housing for faculty and staff, so that they could live in Santa Barbara rather than commute from outlying areas.

Regent Johnson asked what portion of the 35 percent of students who live on campus are undergraduates. Mr. Lucas responded that UCSB currently houses one-third of UCSB's 3,000 graduate students and approximately 35 percent of undergraduates. Under the LRDP, UCSB would increase student housing to 50 percent. He noted that UCSB's graduate student housing has been very successful, with graduate students appreciating the opportunity to live in affordable, on-campus housing.

Regent Makarechian asked why the LRDP anticipated 38 percent external financing, when UCSF's plan projected only two percent external financing. Assistant Chancellor

Lee responded that the 38 percent debt financing involved student housing, which was not a part of the UCSF plan. The second largest component of potential debt is for student services facilities that would be approved by student vote.

Regent Makarechian asked if student housing projects were public/private projects. Mr. Lee responded that while each undergraduate student housing project is examined individually, student housing projects have typically been University projects. UCSB is currently negotiating its first third-party project for student housing.

Regent Makarechian asked about caps on student enrollment tied to student housing. Mr. Fisher replied that UCSB has agreed not to accept more than 1,000 new students without starting a housing project. As new housing is developed, more students can be accepted. The University has absorbed new students by using triple rooms over the past few years.

Regent Ruiz commented that UCSB is one of the University's most important campuses. He thanked Chancellor Yang and the faculty for their hard work. He also thanked involved members of the Santa Barbara community. Regent Ruiz expressed concern about student enrollment growth projections of only one percent for the first five years and 1.5 percent for the subsequent five years. Acknowledging the difficult financial times, Regent Ruiz noted that the increasing California population would need access to the University. He asked if the enrollment plan allows for a contingency for accelerated growth should future circumstances allow. Chancellor Yang responded that he fully appreciated the University's responsibility to educate the future workforce.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board.

6. **ACCEPTANCE OF 2010-20 CAPITAL FINANCIAL PLAN AND PHYSICAL DESIGN FRAMEWORK AND AUTHORIZATION TO PARTICIPATE IN THE PILOT PHASE OF THE REDESIGNED PROCESS FOR CAPITAL IMPROVEMENT PROJECTS, SANTA BARBARA CAMPUS**

The President recommended that the Regents:

A. Accept the *UC Santa Barbara 2010-20 Capital Financial Plan* and the *Physical Design Framework.*

B. Authorize the Santa Barbara campus to participate in the pilot phase of the redesigned process for capital improvement projects.

[Background material was mailed to the Committee in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Exhibits 4-6

University of California, Santa Barbara
LRDP Amendment No. 1-11

Exhibit 4. **Dr. John Dixon Memorandum, dated September 19, 2014**

Exhibit 5. **Open Space Additions**

Exhibit 6. **ESHA Addition**

CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT
1385 8th Street, Suite 130
ARCATA, CA 95521
(707) 826-8950

M E M O R A N D U M

FROM: John D. Dixon, Ph.D.
Ecologist

TO: Shana Gray

SUBJECT: UCSB LRDP Amendment

DATE: September 19, 2014 (corrected 10/27/14)

Documents reviewed:

Compton, D. and J.H. Davis (Dudek). 2013a. Letter report dated February 13, 2013 to S. Hammond (UCSB) regarding "Wintering raptor report for former Devereux School and Ocean Road project sites, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013b. Letter report dated March 14, 2013 to S. Hammond (UCSB) regarding "Monarch butterfly observations, Ocean Road project site, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013c. Letter report dated June 24, 2013 to S. Hammond (UCSB) regarding "Breeding season raptor report for main campus sites and west campus sites, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013d. Letter report dated August 2, 2013 to S. Hammond (UCSB) regarding "Wintering raptor report for the Lot 38 road improvements site, University of California, Santa Barbara, Long Range Development Plan."

Compton, D. and J.H. Davis (Dudek). 2013e. Letter report dated August 2, 2013 to S. Hammond (UCSB) regarding "Breeding raptor report for the Lot 38 road improvements site, University of California, Santa Barbara, Long Range Development Plan."

Davis, F.W., D. Theobald, R. Garrington and A. Parikh. 1990. University of California, Santa Barbara Campus Wetlands Management Plan. Part 2 – Technical report on hydrology and water quality of West and Storke Campus Wetlands. A report dated December 31, 1987 to the UCSB Campus Wetland Committee.

Davis, F.W. (Chairman) and 17 members of the UCSB Campus Wetlands Committee. 1991. University of California, Santa Barbara Campus Wetlands Management Plan. Part 4 – Recommendations for enhancement, restoration, and public access. A

Exhibit 4
UCSB LRDPA 1-11
Dr. Dixon Memo Regarding
2010 LRDP

report to the California Coastal Conservancy and the University of California, Santa Barbara.

Dudek. 2012a. Biological resource survey report for the University of California, Santa Barbara Long Range Development Plan. A report dated October 2012 to the UCSB Office of Campus Planning and Design. The report cover 12 areas clustered in west campus and around the developed areas adjacent to the Storke wetland and Goleta Slough. Wetland delineations and rare plant surveys were conducted. No overall classification of vegetation communities was provided.

Dudek. 2012b. Raptor and bird nesting survey report for the University of California, Santa Barbara Long Range Development Plan. A report dated August 2012 to UCSB Office of Campus Planning and Design.

Dudek. 2013a. Raptor and bird nesting survey report for the University of California, Santa Barbara Long Range Development Plan, West Storke Campus. A report dated August 2013 to UCSB Office of Campus Planning and Design.

Dudek. 2013b. Final Lot 38 and area northwest of facilities management biological resources survey report for University of California, Santa Barbara. A report dated August 2013 to the UCSB Office of Campus Planning and Design. Wetland and rare plant surveys. No overall classification of vegetation communities was provided.

Ellis, D. (Consulting arborist). 2012. Tree condition assessment & risk-prioritized recommendations for tree work or tree removal. A report dated December 18, 2012 to S. Hammond (UCSB).

Ferren, W.R., and D.A. Pritchett. 1988. Enhancement, restoration, and creation of vernal pools at Del Sol Open Space and Vernal Pool Reserve, Santa Barbara County, California. A report dated December 16, 1988 to the Isla Vista Recreation and Park District and the California State Coastal Conservancy.

Ferren, W.R, D.G. Capralis, and D. Hickson. 1987. University of California, Santa Barbara Campus Wetlands Management Plan. Part 1 – Technical report on the botanical resources of West and Storke Campus Wetlands. A report dated December 31, 1987 to the UCSB Campus Wetland Committee.

Holmgren, M. (UCSB Center for Biodiversity and Ecological Restoration). 2007. Letter dated July 24, 2007 to M. Hetrick (CCC) regarding “Raptors affected by the East Storke Campus wetland enhancement project.”

Holmgren, M. and S. Rothstein (UCSB Center for Biodiversity and Ecological Restoration). 2005. The birds of prey using the East Storke Campus Eucalyptus row at the University of California, Santa Barbara. A report to the UCSB Office of Campus Planning and Design dated August 3, 2005.

Holmgren, M., L. Hunt, and E. Schultz. 1987. University of California, Santa Barbara Campus Wetlands Management Plan. Part 3 – Draft report on the vertebrate resources of West and Storke Campuses. A report dated December 31, 1987 to the UCSB Campus Wetland Committee.

Holmgren, M. No date. Ocean Meadows Golf Course: Analysis of the data from bird surveys 2011 – 2012. A report for The Land Trust of Santa Barbara and the Cheadle Center for Biodiversity and Ecological Restoration.

Hongola, S.J. and J. Dreher (Rincon). 2011. Letter report dated June 20, 2011 to S. Hammond (UCSB) regarding "Wetland delineation results for the San Joaquin student housing project, University of California Santa Barbara, County of Santa Barbara, CA."

Meade, D.E. (Althouse & Meade). 2013. Letter report to S. Hammon (UCSB) regarding "Devereaux Campus monarch butterfly study."

Morro Group. 2006. Ocean Road nesting raptor survey. A report dated June 26, 2006 to the University of California at Santa Barbara.

Morro Group. 2007. Ocean Road nesting raptor survey. A report dated June 12, 2007 to the University of California at Santa Barbara.

Padre Associates. 2000. Constraints analysis for Storke Campus, University of California, Santa Barbara, Santa Barbara County, California. A report dated December 2000 to UCSB Office of Budget and Planning.

Tierra Madre Consulting. 1999. Raptor habitat assessment of the Bolsa Chica Mesa. A report dated December 5, 1999 to the Bolsa Chica Land Trust.

UCSB Office of Campus Planning and Design. 2008. Draft Environmental Impact Report for the Long Range Development Plan "Vision 2025" dated March 2008.

UCSB Office of Campus Planning and Design. 2011. Draft Long Range Development Plan "Vision 2025" dated April 2011.

Raptor and Butterfly Habitat Provided by Non-native Trees

Non-native trees and regionally inappropriate native trees, such as Eucalyptus, cypress, pine, and palm trees, are often removed as part of habitat restoration efforts since they are not part of the native vegetation community and often actually displace native vegetation and have negative effects on the community that is the subject of restoration. However, in some areas these trees, many of which were planted as windbreaks by farmers, have come to be used by wildlife species that society is trying protect, particularly birds of prey and Monarch butterflies. This may create conflicts among conservation goals.

The Commission has typically protected breeding by raptors and other birds by requiring that no construction activities take place within some distance of an active nest. This activity setback depends on the species, but the California Department of Fish and Wildlife has recommended as much as 600 feet for raptors. After the chicks have fledged and the nest is no longer in use, permanent development has been allowed quite close to the nest tree. However, where there is evidence[1] that a group of

[1] E.g., documentation of repeated annual use of trees for perching and nesting by several species of raptors or by a rare species, such as the white-tailed kite.

trees, including non-native trees, provides especially valuable ecosystem services to raptor species, the Commission has designated those trees as ESHA[2]. The Commission has also protected trees that are important to aggregating and wintering monarch butterflies[3].

There are three areas within the UCSB campus near proposed development where Eucalyptus and other non-native trees may provide important ecological services to birds of prey or butterflies. These are along Ocean Road between Isla Vista and the Main Campus, on East Storke Campus north of the playing field, and on West Campus adjacent to the North and South Knoll (Figure 1).

Ocean Road forms the western boundary of the UCSB Main Campus and is closely bordered by campus development and dense residential development in Isla Vista. Windrows of large Eucalyptus trees parallel the road and a bike path (Figure 2). The area was surveyed for nesting raptors during 2006 (June), 2007 (May-Jun), 2012 (May-Jun), and 2013 (Mar-May). Wintering raptor surveys were conducted in 2012-2013 (Dec-Jan). With the exception of a red-shouldered hawk flying through campus, no raptors were observed during the 2006 and 2007 surveys (Moro Group 2006, 2007). Inactive nests were observed, but were thought to be constructed by American crows. Cooper's hawks, including fledglings, were periodically observed perching in June and July 2012 (Dudek 2012b). In winter 2012-2013 perching was observed once for a Cooper's hawk and three times for red-tailed hawks (Dudek 2013a). Finally, in 2013 white-tailed kites and red-tailed hawks were observed flying over, a red-tailed hawk perched in the area, and a Cooper's hawk was observed on a nest, probably on eggs, but young were never seen (Compton & Davis 2013c). This area was also surveyed for butterfly use (Compton & Davis 2013b), but no Monarchs were observed. This level of use might be observed in any tall trees in the area. Due to the low level of raptor use and the high level of disturbance associated with the adjacent residential development and pedestrian, bicycle, and automobile traffic, it is my opinion that the trees within the Ocean Road study area do not meet the definition of Environmentally Sensitive Habitat Area (ESHA) in Section 30107.5 of the Coastal Act.

The East Storke Campus is located east of Los Carneros Road and contains extensive wetlands and stands of Eucalyptus and cypress trees north of Storke playing fields, Parking Lot 38, and Harder Stadium (Figure 3). Raptor use of these trees and adjacent foraging areas has been observed by UCSB ornithologists since at least 1987. Observations have been haphazard, but have been documented in field notes on numerous occasions, especially during 1998-2002 and in 2005. Holmgren & Rothstein (2005) wrote that, "Evidence of breeding was found for Red-tailed Hawk, White-tailed Kite, Great Horned Owl, and Red-shouldered Hawk. Other birds of prey species using the area include Cooper's Hawk, and Barn Owl and occasionally Sharp-shinned Hawk, Loggerhead Shrike, Northern Harrier, Peregrin Falcon, and Merlin." Breeding by white-

[2] Eg., Brightwater (5-05-020) and Parkside (Huntington Beach LCPA 1-06) developments at Bolsa Chica in Huntington Beach, and Arco Dos Pueblos golf course proposal (A-4-STB-93-154-A2) north of Goleta.
[3] Eg., City of Goleta/Comstock Homes (4-04-084/5, January 12, 2005); Moro Bay State Park (A-3-MRB-03-043, June 12, 2003).

tailed kites, a California fully protected species, was observed in most years from 1999 to 2005. Holmgren (2007) noted that six species of birds of prey regularly nest in the Eucalyptus and Monterey Cypress trees. He found that, "Usually only one of these species nests there in any year, but nesting by one of these occurs in every year that I've examined the area…." Surveys of a portion of the area discussed by Holmgren and Rothstein were conducted in 2013, both in the winter and during the breeding season (Compton & Davis 2013d, 2013e). During the winter, the area was used for perching and foraging by white-tailed kite, red-tailed hawk, and red-shouldered hawk. Perching by Cooper's hawk and unknown owl sign were also observed. During the 2013 breeding season, red-tailed hawks established a nest, and the area was used for perching and foraging by white-tailed kite and Cooper's hawk in addition to the red-tailed hawk. Owl sign was also observed. The documented long-term use of these trees for nesting, perching, and foraging by at least seven species of raptors[4] demonstrates that this habitat provides an especially valuable ecosystem role and meets the definition of ESHA in the Coastal Act (Figure 4). I recommend that new development be set back 100 m (328 feet) from the raptor tree ESHA as shown in Figure 13 (the rationale for a 100-m buffer is presented under "Habitat Buffers," below) and that lighting for new development be designed to minimize spillover, glare, and sky glow. To that end, I recommend that no new sports lighting be installed in the playing fields south of Parking Lot 38. The unnamed dirt road just north of Parking Lot 38 should only be used for pedestrian and bicycle traffic. Vehicular access to Los Carneros Road should be blocked to reduce use and disturbance. Although existing development occurs very close to the ESHA, disturbance is relatively low-level from gardens, parking areas, playing fields, and (most of the time) Harder stadium. Since these trees generally occur as a narrow windrow they would be quite susceptible to an increase in the intensity and proximity of disturbance because birds could not avoid line-of-sight to the disturbing activities.

At West Campus there are windrows and scattered individual Eucalyptus and other non-native trees at various locations that could provide habitat for raptors. Five areas were surveyed for raptor use in the Devereux area of West Campus (Figure 5). Surveys took place during the breeding season in 2012 (May-Jul; Dudek 2012b) and 2013 (Mar-May; Compton & Davis 2013c) and, at the three study areas adjacent to the former Devereux school, during the winter of 2012-2013 (Dec-Jan; Compton & Davis 2013a). Open areas were used for foraging by white-tailed kite, red-tailed hawk, red-shouldered hawk, Cooper's hawk, American kestrel, and merlin. All these species and a great horned owl were also observed perching. In 2012, an active red-tailed hawk nest was confirmed and nesting by red-shouldered hawks was likely. White-tailed kites nested in Eucalyptus trees nearby – one at the south end of the Camino Corto open space and one on the west side of Camino Majorca on the West Campus. Red-shouldered hawks and red-tailed hawks nested in Eucalyptus trees in 2013. The windrow of Eucalyptus trees adjacent to the former Devereux school on the south knoll was used for roosting by great egrets and black-crowned night herons in 2012. Double-crested cormorants and a great blue heron roosted nearby on the other side of Slough Road. The same

[4] Red-tailed hawk, red-shouldered hawk, white-tailed kite, Cooper's hawk, American kestrel, great horned owl, and barn owl.

row of trees adjacent to the south knoll is a fall (Oct-Dec) aggregation site for Monarch butterflies. Butterfly aggregations were documented in 1991, 1998, and 2013 (Althouse 2013), and probably occur most years. The areas documented to be used by raptors and butterflies at West Campus are shown in Figure 6. Due to the lack of long-term observations, it is difficult to assess the relative importance of each of the various groups of trees that occur on the West Campus. However, the many observations of raptor use during 2012 and 2013, suggest that the trees in the Devereux area are ecologically important due to the proximity of large areas of foraging habitat. I recommend that those groups of trees that border Devereux Slough, including the north and south fingers, and those that border the riparian corridor that extends east from the north finger of the slough be designated ESHA because of their important ecosystem functions of providing perching and nesting habitat for several species of raptors, roosting habitat for herons and egrets, and fall aggregation habitat for Monarch butterflies (Figure 7). I recommend that new development be set back 100 m (328 feet) from the Eucalyptus ESHA (as recommended above for Storke campus) to keep disturbance at a distance and to protect foraging habitat near the trees used for perching and nesting (Figure 14). Should development be allowed in closer proximity to these trees as a result of conflict resolution that considers the overall policies of the LRDP, I recommend a minimum setback of 100 feet where possible. Most of these trees are part of windrows or groves that are more than 100 feet deep and that border large expanses of open space on the side opposite development. In view of the protection offered by this configuration, I believe that development setbacks of at least 100 feet in width would provide a sufficient buffer from disturbance to enable the ESHA to continue to provide important ecosystem functions, although raptor use of the trees nearest development would probably be reduced. However, this recommendation is predicated on the assumption that Slough Road will not be used to access new development. I strongly recommend that this road be restricted to pedestrian and bicycle traffic[5] to the extent feasible and that new development and Coal Oil Point be accessed from roads serving existing development to the east.

A matter of concern at West Campus that is not an issue elsewhere at UCSB is the risk of predation by birds of prey on western snowy plovers, which are federally listed as Threatened. The dunes along the shore within the UCSB Coal Oil Point Reserve have long been an important wintering habitat for the snowy plover and were historically a significant breeding location. Since disturbance by humans and dogs has been reduced by intensive management actions, the area again supports breeding by plovers and the numbers of wintering plovers has generally increased[6]. Since 2001, when the first recent breeding was observed, predation has had a significant effect on reproductive success[7]. Most nest failure[8] through 2008 was due to crows and small mammals,

[5] The UCSB Campus Wetlands Committee in 1991 similarly recommended that, "…traffic on Devereux Slough road should be restricted to pedestrians, bicyclists, and emergency vehicles."

[6] Lafferty, K.D., D. Goodman, and C.P. Sandoval. 2006. Restoration of breeding by snowy plovers following protection from disturbance. Biodiversity and Conservation 15:2217-2230; Coal Oil Point Reserve Staff. No date. 2013 Final Report on the Western Snowy Plovers, Coal Oil Point Reserve, University of California, Santa Barbara. There has been a decline in wintering numbers since 2009 for unknown reasons.

[7] In the absence of human disturbance, predation by birds and mammals is probably the main factor limiting reproductive success of both western snowy plovers and least terns at every nesting area in coastal California.

especially skunks[9]. Predator control by U.S. Department of Agriculture Wildlife Services began in 2009 and skunk predation has been significantly reduced. In recent years, the cause of most nest failure has not been demonstrated, but is presumed to be due to avian predators[10]. The cause of chick mortality prior to fledging is difficult to determine. However, there is evidence that both great horned owls and red-tailed hawks have preyed on chicks in the nesting area along the beach[11]. The trees near the north and south knolls in the Devereux area (Figures 1 & 5) are located about 1500 ft to 3200 ft from the nearest plover habitat along the beach and are too distant to be used as hunting perches. Starting in 2008, plovers have also been nesting on the mudflat ("delta") in the upper slough (Figure 8, Table 1). These nests are much closer to the trees in the Devereux area that are used by raptors (Figure 9). The hunting radius from a perch tree varies among raptor species and generally increases with perch height, but is not well-documented. The hunting radius is probably on the order of 100 m (328 ft) for great horned owls and red-tailed hawks[12]. This is probably a reasonably conservative estimate of the effective raptor hunting radius from perches since smaller raptors tend to prey closer to the perch. Portions of the mudflats are probably at risk of direct predation by raptors perching and hunting from the nearest trees recommended for protection as ESHA (Figure 9). However, there are trees that could be used as hunting perches within the Reserve that are much closer to the main concentration of nests in the delta. Despite these various potential perches, the reproductive success rate of snowy plovers nesting in the delta area appears to be higher than on the beach. Since 2008, only 15 percent of the nests have occurred in the delta area, whereas 26 percent of the fledglings have been produced there (Table 1). The annual average number of fledglings per nest was 1.0 in the delta and 0.4 on the beach. At least during this period of time, the trees on west campus do not appear to have resulted in a disproportionate rate of predation on eggs and hatchlings in the nearby nesting area.

It is unlikely that potential perches more than a few hundred feet from nesting areas have a significant effect on plover populations beyond contributing to the maintenance

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Predator control, which involves the trapping and relocation or the killing of problem predators, appears to be a universal prerequisite to successful nesting by these species in the Coastal Zone. The predator species of greatest concern often changes from year to year. That pattern has also been observed at Coal Oil Point.

[8] Includes nest destruction from physical factors, nest abandonment, and predation on eggs and hatchlings.

[9] "Final Report on the Western Snowy Plovers, Coal Oil Point Reserve, University of California, Santa Barbara, California" for 2001-2004, 2005, 2006, 2007, and 2008 accessed on May 14, 2014 at http://coaloilpoint.ucnrs.org/SnowyPloverProgram.html. Reports for 2009, 2010, 2011-2012, and 2013 provided by Dr. Cristina Sandoval, the Coal Oil Point Reserve Manager.

[10] "Predator control plan for the Snowy Plover predators at Coal Oil Point Reserve" provided by Dr. Sandoval. The document is undated and does not indicate authorship.

[11] Owl tracks have been found at nest sites, shorebird chick remains have been found in owl pellets, in 2006 a great horned owl was observed to prey on snowy plover adults and chicks, and in 2011 nest loss ceased after 4 great horned owls and 1 barn owl were trapped and relocated. In 2004, a red-tailed hawk was observed to eat the chicks from six nests (data from snowy plover annual reports, from "Predator control plan for the Snowy Plover predators at Coal Oil Point Reserve" and from email from C. Sandoval to J. Dixon on July 11, 2014).

[12] Peterson, L. 1979. Ecology of great horned owls and red-tailed hawks in southeastern Wisconsin. Wisconsin Department of Natural Resources Technical Bulletin 111, 65 pages; Fitch, H.S., F. Swenson, and D.F. Tillotson. 1946. Behavior and food habitats of the red-tailed hawk. Condor 48:205-237

of raptor populations in the general region[13]. Although individual raptors may learn to prey on snowy plovers, most will forage in the significant areas of terrestrial open space near the trees they use for perching and nesting (cf. Figure 6). However, a single predator that focuses on snowy plovers may have a devastating effect. These individuals must be identified and captured or killed if nesting areas are to be productive. Focused predator control and the selective removal of non-native trees within the dunes that are very close to snowy plover habitat is a balanced approach that accommodates the goal of maintaining all native species within the ecosystem. The situation at Coal Oil Point is simply one example of the broader conflict of habitat goals that is present in our human-altered landscape when predators and their prey are both deserving of conservation.

Table 1. Percent of nests and percent of fledglings that occurred in the delta area, which refers to the mudflats in upper Devereux Slough adjacent to Ocean Meadows (Figure 8). Total numbers are the sum of occurrences at the beach and the delta. Data courtesy of C. Sandoval.

Year	Total Number of Nests	Percent of Total Nests at the Delta	Total Number of Fledglings	Percent of Total Fledglings from the Delta
2007	66	0	17	0
2008	57	3.5	34	17.6
2009	65	23.1	59	16.9
2010	74	20.3	19	52.6
2011	84	8.3	9	22.2
2012	73	16.4	22	40.9
2013	65	32.3	30	40.0

Wetlands

The main wetlands near areas proposed for development are the Storke wetlands (Figure 10) and Devereux Slough, including the north and south fingers and the

[13] A similar situation exists in Huntington Beach where Jack Fancher of the U.S. Fish and Wildlife Service was responsible for monitoring threatened and endangered (T&E) species and conducting predator control in the Bolsa Chica wetland below the Eucalyptus ESHA on the Bolsa Chica mesa. He wrote (email to J. Dixon 10-12-04) that, "[N]o individual of any raptor species utilizing the Bolsa Mesa ESHA has been identified as preying upon any T&E species nesting in the lowland, that is California least tern, western snowy plover, or Belding's savannah sparrow. There is no evidence that raptor reliance upon the Bolsa Mesa ESHA has any adverse effect upon T&E species breeding in the Bolsa Chica Lowland." At Bolsa Chica the distance from raptor trees to the nearest lowland nesting habitat varied from about 3500 to 4300 ft, roughly equivalent to the greatest distance from the beach nesting area at Coal Oil Point to the Devereux trees. At the time, the major avian predators of concern at Bolsa Chica were migrating American kestrels (J. Fancher personal communication to J. Dixon, 2004).

freshwater wetland and riparian habitat associated with the north finger (Figure 11). The Storke Campus wetlands, lowland basins to the west, and wetlands on the California Department of Fish and Wildlife property to the north are isolated remnants of the historical southwestern arm of the Goleta Slough (Ferren et al. 1987 and Figure 12). As a result of residual salt within the soil, saturated soils tend to be brackish or hypersaline, whereas surface water is fresh. The vegetation is a mix of estuarine, brackish, and freshwater species with freshwater species dominating portions of the west Storke wetlands. These wetlands are significantly degraded as a result of the deliberate draining with ditches and the blocking of tidal flow from Goleta Slough. The California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the UCSB Campus Wetlands Committee have all recommended that tidal circulation be returned to the Storke wetlands (Davis 1991)[14]. Such restoration may be particularly effective as sea level rises.

Devereux Slough is an estuary that occurs in the flooded canyon of Devereux Creek and includes two "fingers" that are currently connected to the main slough by culverts under Devereux Slough Road (Ferren et al. 1987). The north finger of the slough receives a considerable amount of freshwater runoff and supports both freshwater wetlands and riparian vegetation at its upper end. Only the area close to Slough Road supports saltmarsh. The south finger has a small watershed, receives less freshwater runoff and is dominated by saltmarsh vegetation. Both fingers receive estuarine waters during the highest tides; tidal waters only inundate the lower elevations of the north finger whereas the entire south finger may occasionally be inundated. The UCSB Campus Wetlands Committee recommended that the north finger be managed as palustrine[15] wetlands and the south finger be maintained as an estuarine habitat.

There also may be areas of man-made wetlands on the University Campus that have not been included on the maps that are available. The Commission has not distinguished between man-made and natural wetlands in exerting its jurisdiction and applying the provisions of Section 30233 of the Coastal Act. All such wetlands should be afforded protection under the Long Range Development Plan. However, I believe that water quality features are a special case. When constructed out of dry land for the express purpose of enhancing water quality, I recommend that they be maintained in a condition that will allow them to continue to function as designed and intended.

Habitat Buffers

The issue of development setbacks, or habitat buffers, around trees that are found to be ESHA due to their importance to raptors was considered in depth by staff[16] and the Commission in the context of the Hearthside Homes' development on the Bolsa Chica

[14] It appears that the major recommendations of the Campus Wetlands Committee have not yet been implemented by the University.
[15] "Palustrine" wetlands are non-tidal wetlands dominated by "emergent vegetation" (i.e., rooted in shallow water).
[16] Dixon, J.D. 2004. Memorandum dated July 15, 2004 to T. Henry (CCC) regarding "Proposed Brightwater Development on Bolsa Chica Mesa."

mesa in Huntington Beach. The two main considerations in establishing buffers in this context are keeping disturbance at a distance and protecting foraging habitat near the protected trees. Regarding the latter, biologist Ron Jurek[17] wrote that the Eucalyptus ESHA "...is a zone of trees with good perching and nesting conditions within raptor habitat. It is not the raptor habitat itself. In my professional opinion, for most of the raptor species known to use the ESHA, raptor use depends primarily on the availability of the food resources of the surrounding lands...." Regarding disturbance, in a review of a development proposal with a 100-ft setback, raptor biologist Brian Walton[18] found that developers "...often rely on buffers that I find largely ineffective for reducing raptor fright/flight response." and "They describe unusual tolerance, habituated individuals or exceptions to normal raptor behavior rather than the more common behavior of wild birds." In this context, a literature review[19] found that raptor biologists recommended buffers for various species of nesting raptors from 200 m to 1500 m in width, with the exception of 50-m buffers from visual disturbance for kestrels and prairie falcons after fledging. At Bolsa Chica, the California Department of Fish and Game and the U.S. Fish and Wildlife Service each recommended a 100-m buffer around the Eucalyptus tree ESHA[20]. For both the Hearthside Homes (5-05-020) and the Shea Homes (Huntington Beach LCPA 1-06) developments at Bolsa Chica and the City of Goleta-Comstock Homes development (4-04-084 & 4-04-085), I recommended that development be set back 100 m (328 ft) from the Eucalyptus tree raptor ESHA[21] and I believe that level of protection is also appropriate at the UCSB campus.

The Commission's past practice has been to protect wetlands, as defined under Section 30121 of the Coastal Act and Section 13577 of the Commission's Regulations, by generally requiring a development setback of at least 100 feet. Most wetlands protected in this manner are seasonal, freshwater wetlands. Other wetlands, which are more sensitive or provide greater benefits to plants and wildlife, may require larger setbacks[22].

At Storke campus, new development should be set back 100 feet from freshwater wetlands, which is the Commission's usual wetland buffer requirement. The brackish

[17] Jurek, R. (CDFG). October 16, 2000. Letter to S. Hansch (CCC) concerning probable effects of development on raptors at Bolsa Chica Mesa.

[18] Walton, B. (U.C. Santa Cruz Predatory Bird Research Group). October 23, 2000. Letter to S. Hansch (CCC) concerning probable effects of development on raptors at Bolsa Chica Mesa.

[19] Richardson, C.T. and C.K. Miller. 1997. Recommendations for protecting raptors from human disturbance: a review. Wildlife Society Bulletin 25:634-638.

[20] California Department of Fish and Game. June 3, 1982. Environmentally sensitive areas at Bolsa Chica. A report to the California Coastal Commission.; U.S. Fish and Wildlife Service, Ecological Services, Laguna Nigel, CA. May 1979. U. S. Fish and Wildlife Service Special Report: Bolsa Chica Area.

[21] In the case of Hearthside Homes, the Commission approved a buffer that varied from 150 ft. (46 meters) to 382 ft. (116 meters), with an average width of 274 ft. (84 meters). In the case of Shea Homes, the Commission approved a buffer from residential development and an active park that varied from 297 ft (91 m) to 650 ft (198 m), but that allowed a passive park within 150 ft (46 m) of the trees and a water quality feature 246 ft (78 m) distant. For the City of Goleta/Comstock Homes project, the Commission approved a 200-foot buffer from white-tailed kite nesting trees as a result of conflict resolution based partially on the benefits of protecting large areas of grassland habitat.

[22] For example, the U.C. Santa Cruz Long Marine Lab, seasonal wetlands were provided with a 100-ft buffer but a pond that persisted much of the year was given a 150-ft buffer because of its greater use by wildlife (UCSC LRDP for the Marine Science Campus 12-13-2007).

water wetlands provide a greater variety of habitats and although they are currently significantly degraded due to human alterations, they retain the potential for very significant restoration, including tidal restoration. I recommend that new development be set back 200 feet from these wetlands (brackish marsh in Figure 10) where not constrained by existing development.

Devereux Slough is comprised of a variety of estuarine habitats, including channels, mudflats, and saltmarsh. Unlike most other remaining saltmarsh habitats in southern California, Devereux Slough has not been closely surrounded by urban development. In order to maintain the integrity of this important habitat, I strongly recommend that new development be set back 300 feet from Devereux Slough, including the portions of the fingers that are tidal and support saltmarsh vegetation. UCSB independently presented development plans for north Devereux Slough that showed a 300-foot setback. For the freshwater wetlands and riparian habitats associated with the slough fingers but inland from the saltmarsh, I recommend new development be set back 100 ft.

The habitat buffers, or new development setbacks, recommended for ESHA and wetlands on Storke Campus are shown in Figure 13. The composite buffers for the various wetland types and ESHA in the Devereux area of West Campus are shown in Figure 14.

Open Space Set Aside for Preservation and Restoration

The open space areas on the West Campus and Storke Campus and within Isla Vista (Camino Corto Open Space and the Del Sol Vernal Pool Reserve) provide an important wildlife corridor between Devereux Slough and Goleta Slough. The University has recognized the importance of these undeveloped areas by designating them as part of a “regional Greenbelt” that provides both wildlife benefits and an amenity for University neighborhoods (UCSB Office of Campus Planning and Design 2011). In addition, all the remaining open space on Storke Campus and West Campus provides essential foraging habitat for raptors. Protecting trees that are used for perching and nesting by birds of prey would be a pointless exercise in the absence of such nearby foraging habitat. Without exception, campus open space that has been subject to a raptor survey has been documented to be used for foraging. These areas also contain vernal pools, native grasses, and rare plants, such as southern tarplant. In addition to the open space in the designated Campus areas, Ocean Meadows is an open space area of extraordinary importance because it was historically an integral part of the Devereux Slough (Figure 12) and there is significant potential to restore it to wetlands and other native habitat. I recommend that the open space areas shown in Figures 15-17 be designated as Protected Open Space and that they be preserved as habitat in perpetuity.

I also recommend that the University develop a comprehensive Restoration and Management Plan for the Protected Open Space. I suggest that this Plan be devised under the guidance of a technical team comprised of UCSB science faculty and staff

and invited outside specialists and that this technical group be a standing committee responsible for reviewing and overseeing specific restoration projects under the Plan. The development of the Campus Wetlands Management Plan for the Storke wetlands and Devereux slough[23] could serve as a model (Ferren et al. 1987, Davis et al. 1990, Holmgren et al. 1987, Davis et al. 1991).

In the absence of such a plan, piece-meal restoration may take place that is not appropriate. At Coal Oil Point, a parking lot that was present in 2010 was converted to shrub habitat by the university (Figure 18). To my knowledge, this was not part of a comprehensive restoration plan. Historically, the coastal terraces in the vicinity of the UCSB campus were probably a mosaic of native grasslands, shrubs, and oak woodland and were dotted with vernal pools (Ferren and Pritchett 1988). These coastal terraces generally have a shallow confining layer of clay that impedes percolation of rainwater and creates the conditions that support vernal pools and native grassland habitat. The 1871 U. S. Coast Survey Map (T-sheet) shows much of West Campus as grassland (Ferren et al. 1987). Whether the conversion of the parking lot to shrub habitat was appropriate is arguable, and that fact illustrates the importance of a comprehensive plan and a standing technical committee to vet and monitor individual projects that are implemented by others.

[23] This plan did not include vernal pools and other wetlands

Figure 1. Location of the various elements of the campus of the University of California at Santa Barbara. For reference, the University divides the campus into Main Campus, Storke Campus, West Campus, and North Campus. North Campus is divided into the North Parcel (now Ocean Walk Faculty Housing) and South Parcel between the Coal Oil Point Reserve and the old Ocean Meadows Golf Club. "Ocean Meadows," once the upper portion of Devereux Slough, is now owned by the University. This Base Map, which was prepared by the UCSB Office of Planning and Design, has been altered with additional place names for this memorandum.

BASEMAP

Figure 2. Ocean Road area between Isla Vista and the UCSB Main Campus. No raptor use was reported in 2006 or 2007. Raptor use in 2012 and 2013 is shown.

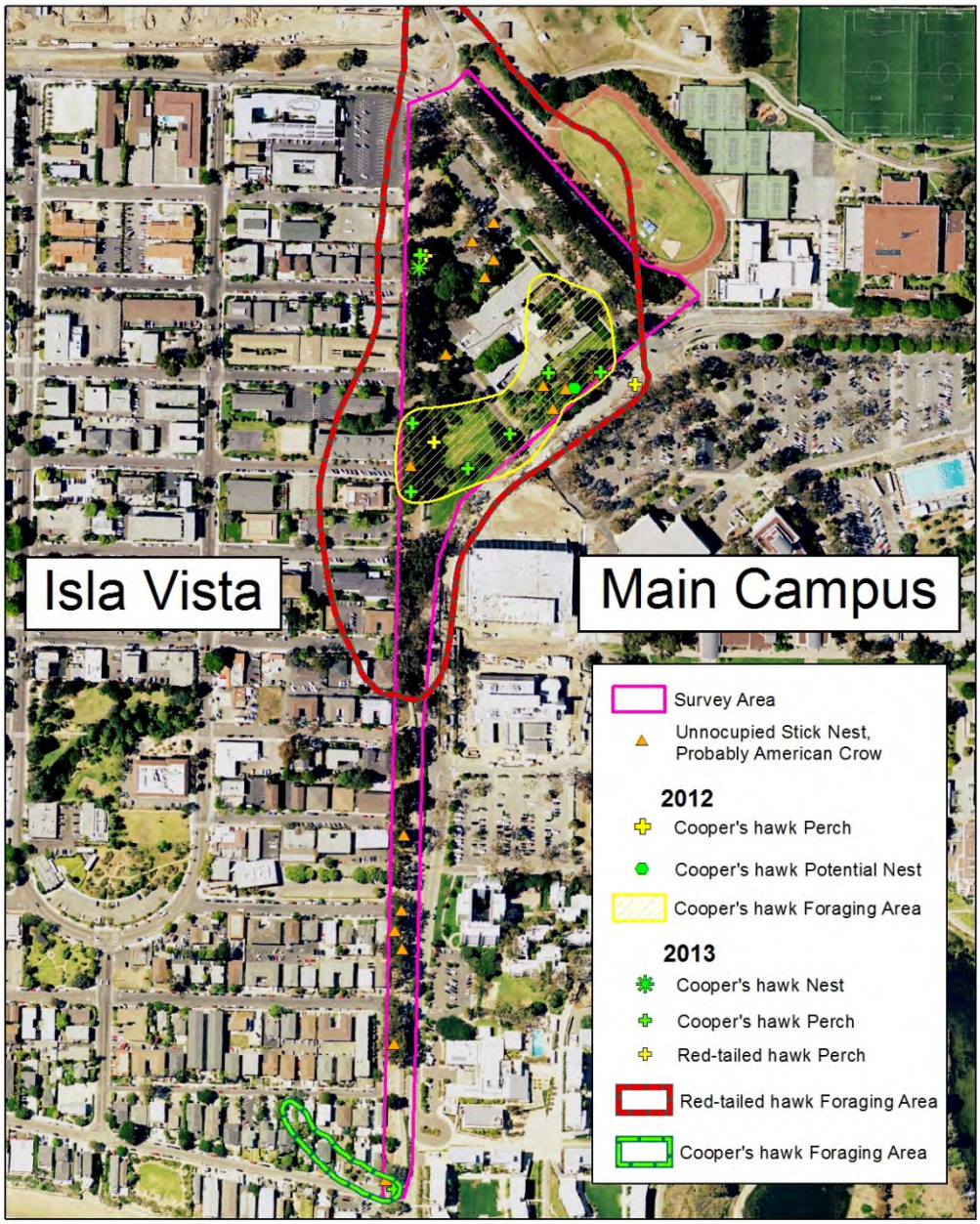
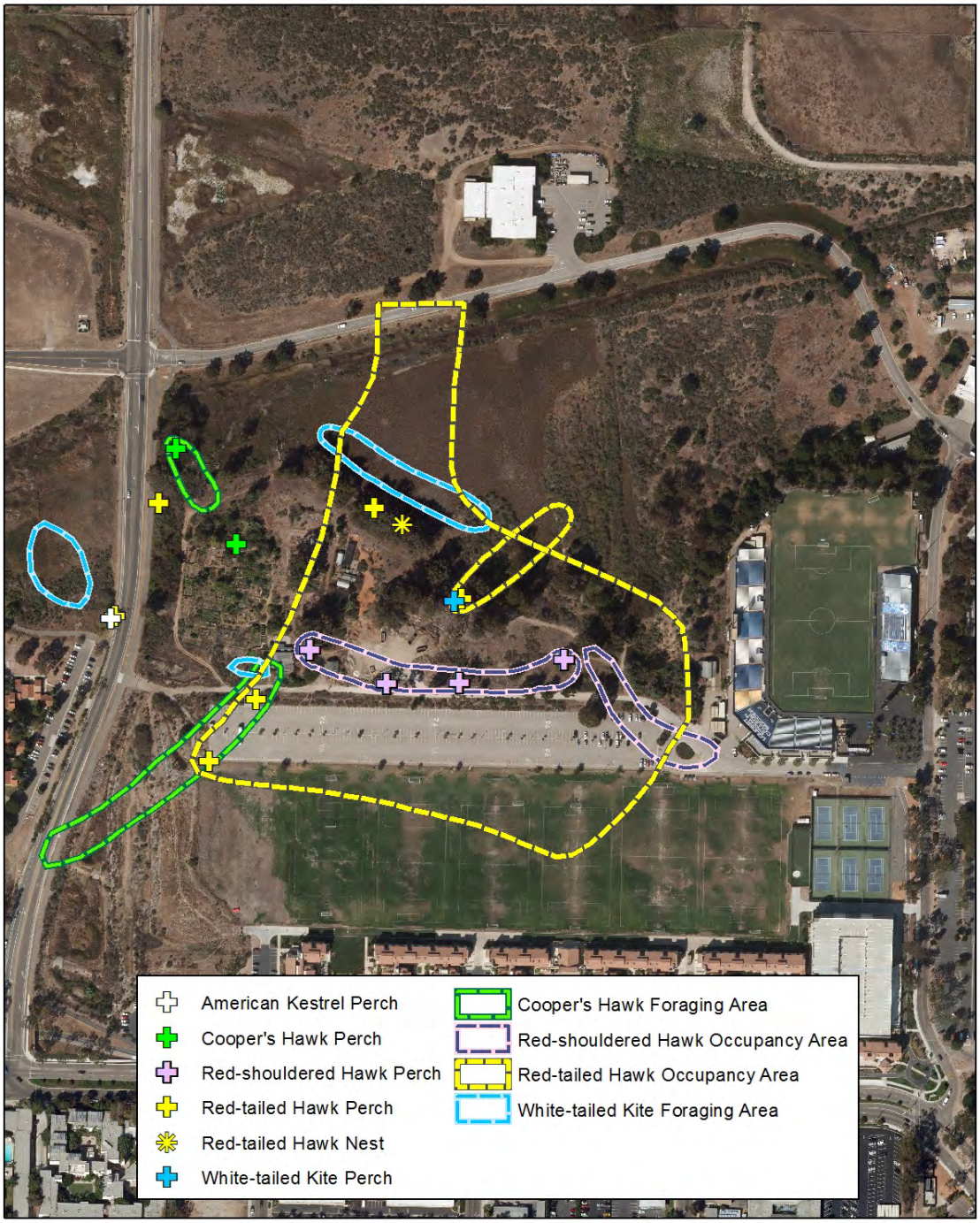


Figure 3. East Storke Campus area. This area has supported nesting, perching, and foraging by several species of raptors since at least 1987. Raptor use in 2013 is shown.



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Source: Dudek 2013, UCSB 2012.

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Figure 4. East Storke Wetland and bordering Eucalyptus and other non-native trees used for perching and nesting by raptors. The red polygon outlines contiguous groups of trees recommended to be designated ESHA in this memorandum and includes the nest and activity areas documented by Holmgren and Rothstein (2005).

Figure 5. Five study areas (3-7) used during 2012 and 2013 to document raptor use of the portion of West Campus east of Devereux Slough.

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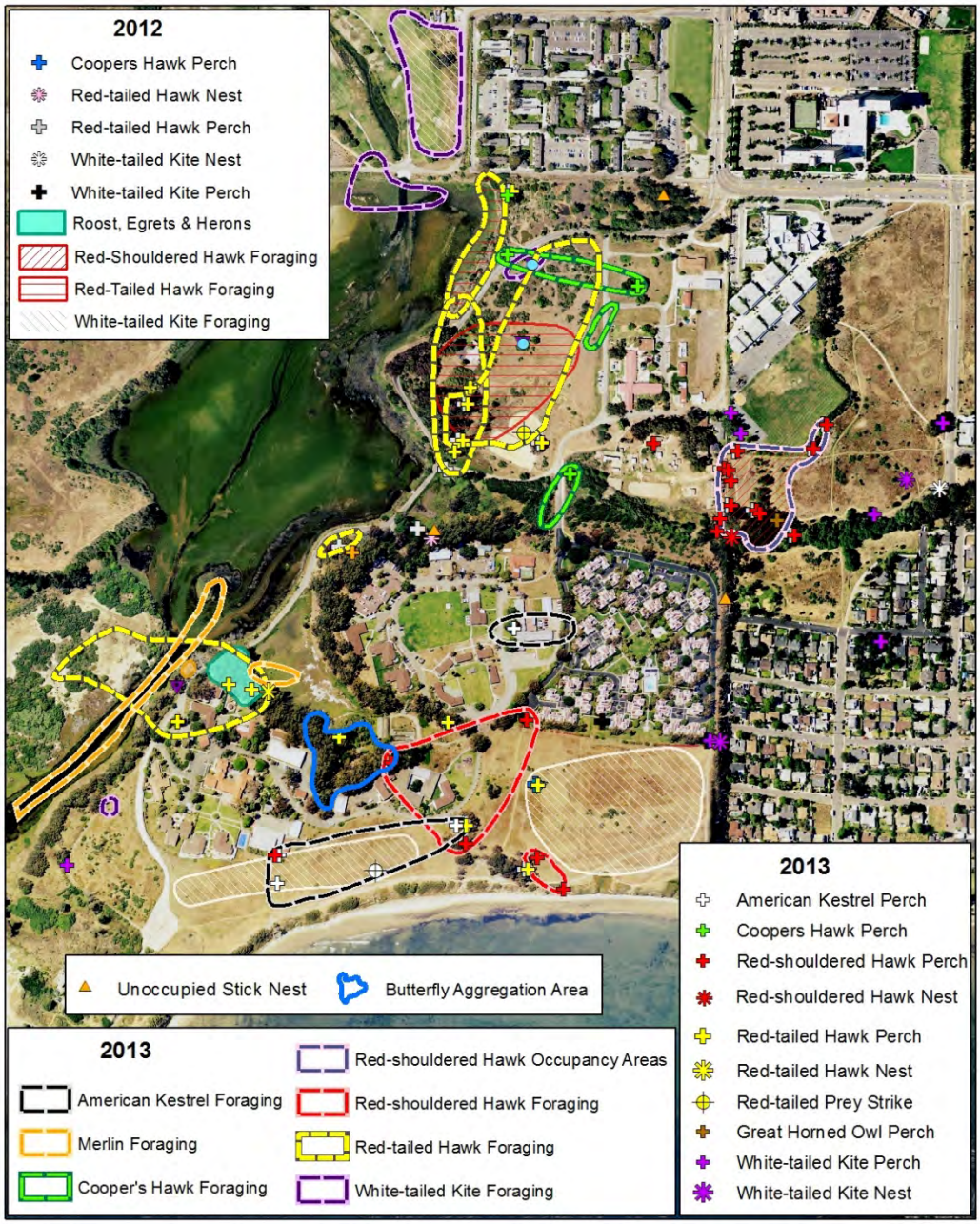
Source: Dudek 2013, NAIP 2007.

DSM 5/14

Figure 6. Use of the Devereux area of West Campus by birds of prey and butterflies during 2012 and 2013.



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Source: Dudek 2012, 2013, Meade 2013, NAIP 2007.

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Figure 7. Devereux area of West Campus. The red polygons delineate the location of Eucalyptus and other non-native trees that are used for perching and nesting by raptors and are recommended to be designated ESHA.

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Source: Dudek 2013, NAIP 2007.

DSM 5/14

Figure 8. Location of snowy plover nests in upper Devereux Slough relative to trees used by raptors during the period 2009 to 2014. Snowy plover data courtesy of C. Sandoval.

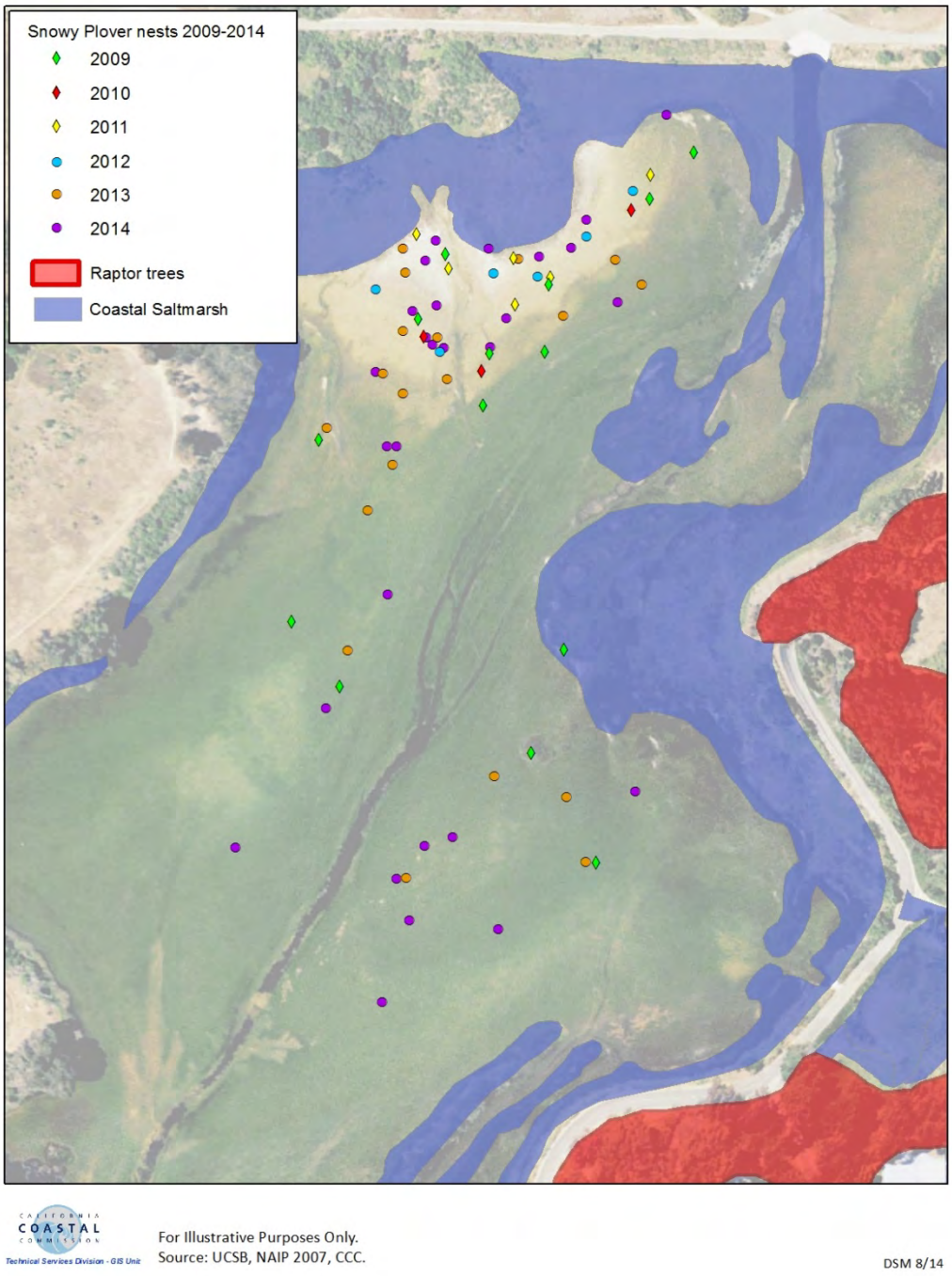

Figure 9. Distance of snowy plover nests from trees recommended to be designated as an Environmentally Sensitive Habitat Area because of their use by raptors for perching and nesting.

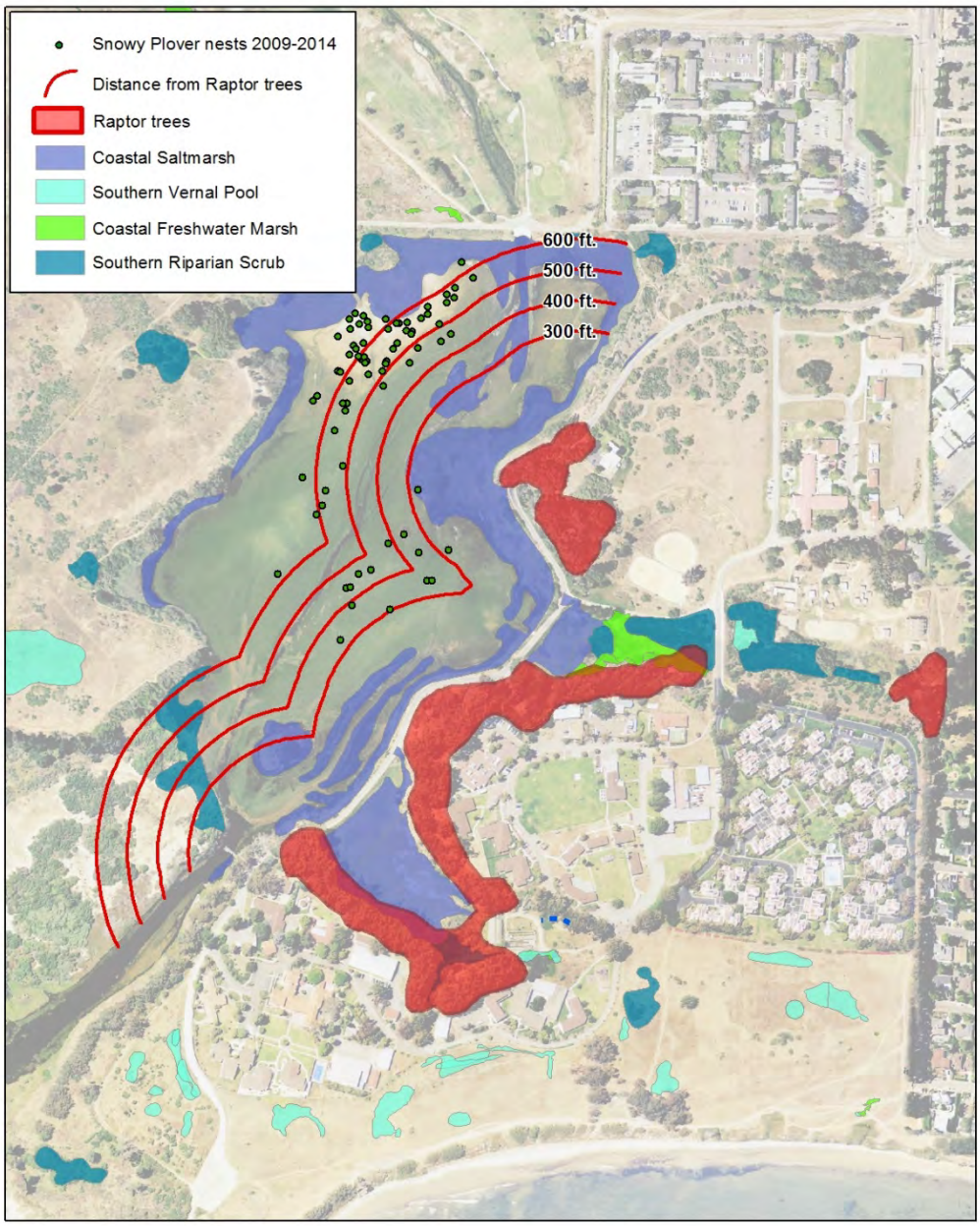

Figure 10. Wetlands on Storke Campus, including East Storke Campus.

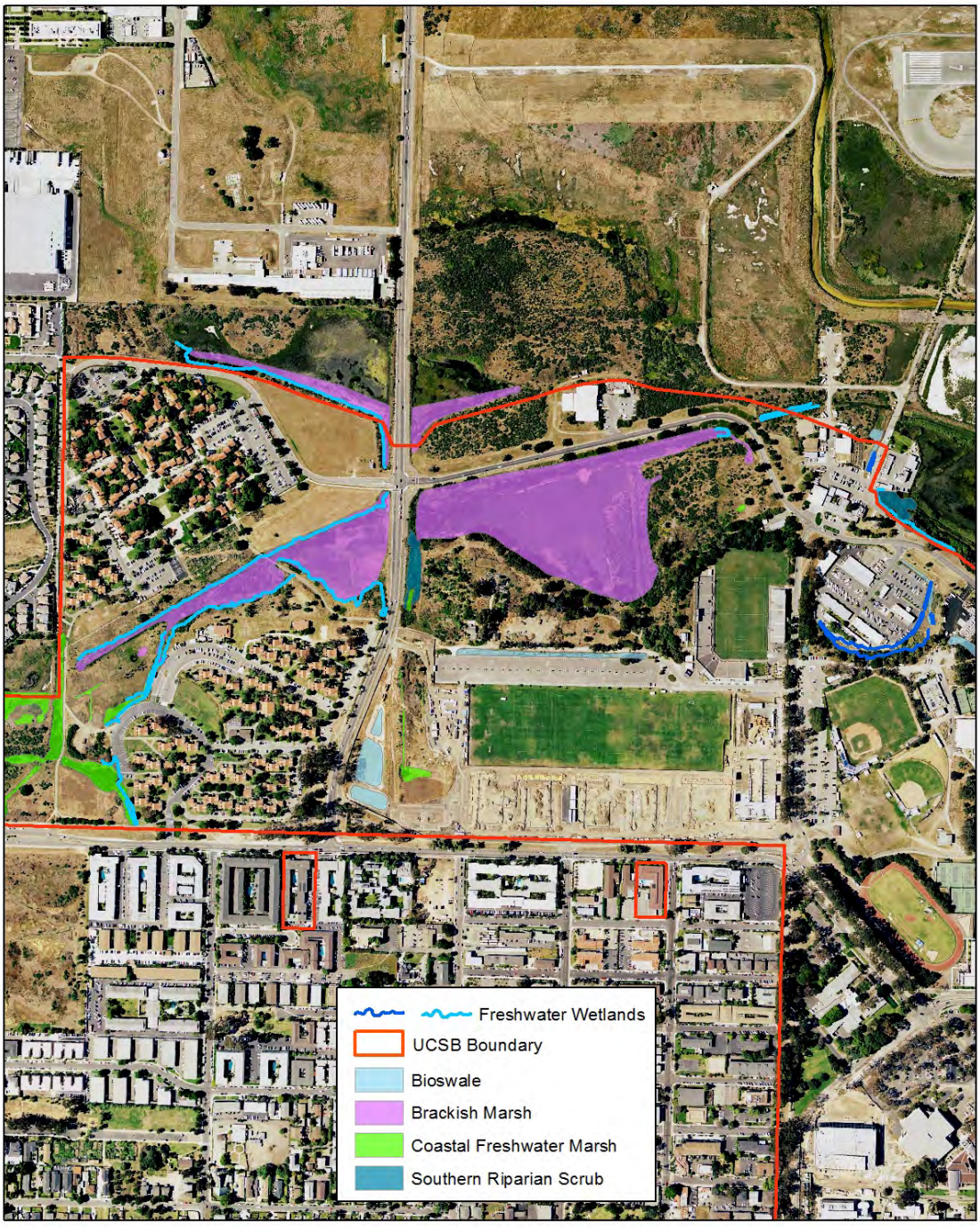

Figure 11. Wetlands in the Devereux area of West Campus. The mudflats and open waters of Devereux slough are not color coded.

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Source: Dudek 2012, NAIP 2007.

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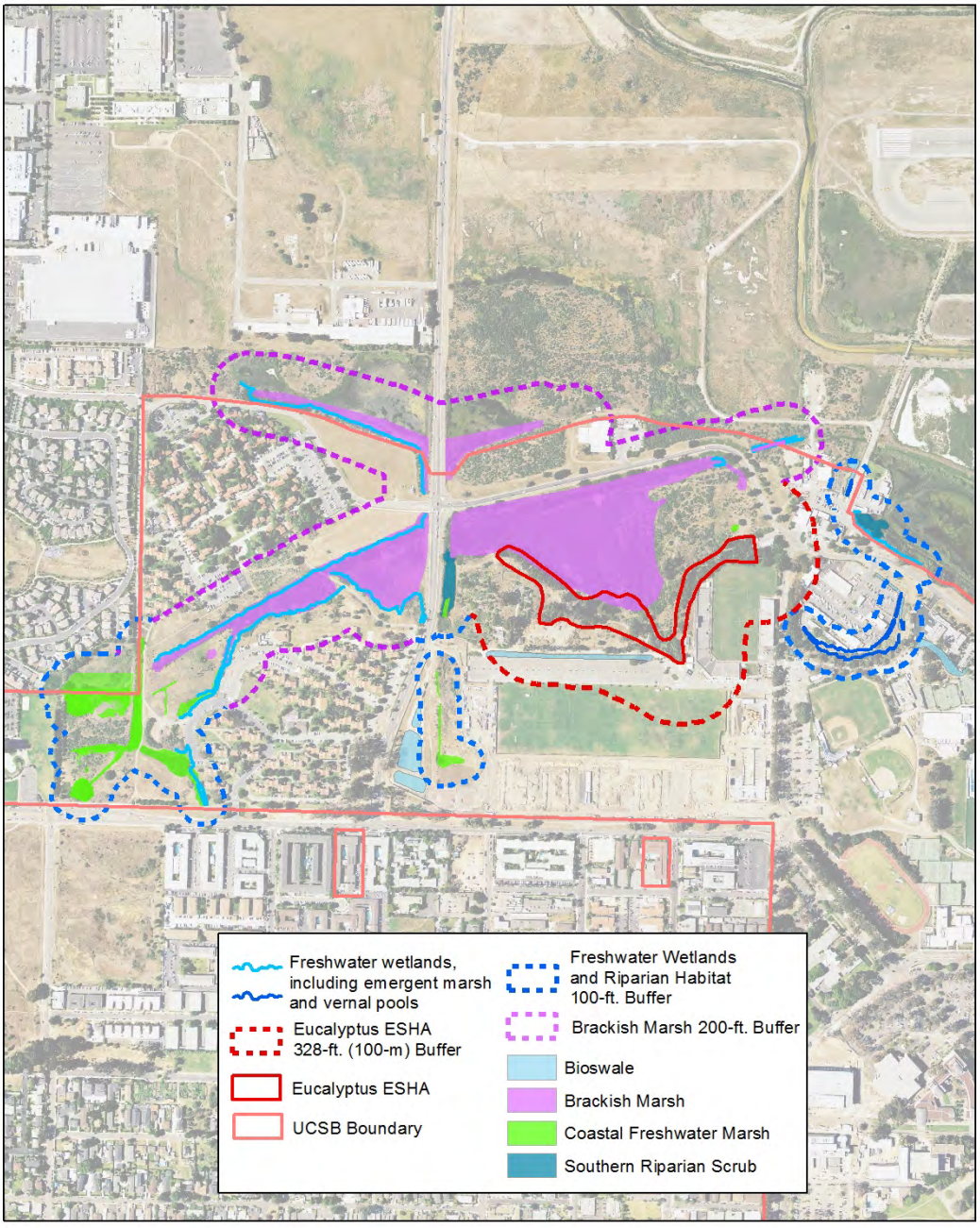
Figure 12. Goleta Slough and Devereux Slough as they existed in 1871 overlaid on 2005 aerial imagery. Key to 1871 habitats: Blue = open water, green = vegetated marsh, (greenish) tan = mudflat, red = salt flat, yellow = beach, and orange = dune. The southwest arm of Goleta Slough covered much of what is now Storke Campus. The east-west arm of Devereux Slough covered much of what is now Ocean Meadows open space. The 1871 overlay on recent aerial imagery was produced by the San Francisco Estuarine Institute and the Southern California Coastal Water Research Project and downloaded from their website (www.caltsheets.org).

Figure 13. Storke campus with wetland and ESHA buffers shown. Bioswales that were contructed for water quality purposes were not assigned a buffer



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For Illustrative Purposes Only.
Source: Dudek 2012, NAIP 2007, CCC.

DSM 7/14

Figure 14. Devereux area of West Campus with wetland and ESHA buffers shown. Buffers were only placed around the areas mapped as "riparian" if they were associated with a water body. The vernal pools buffers shown are nominal. Actual buffers would generally be larger and encompass the watershed for the pool.

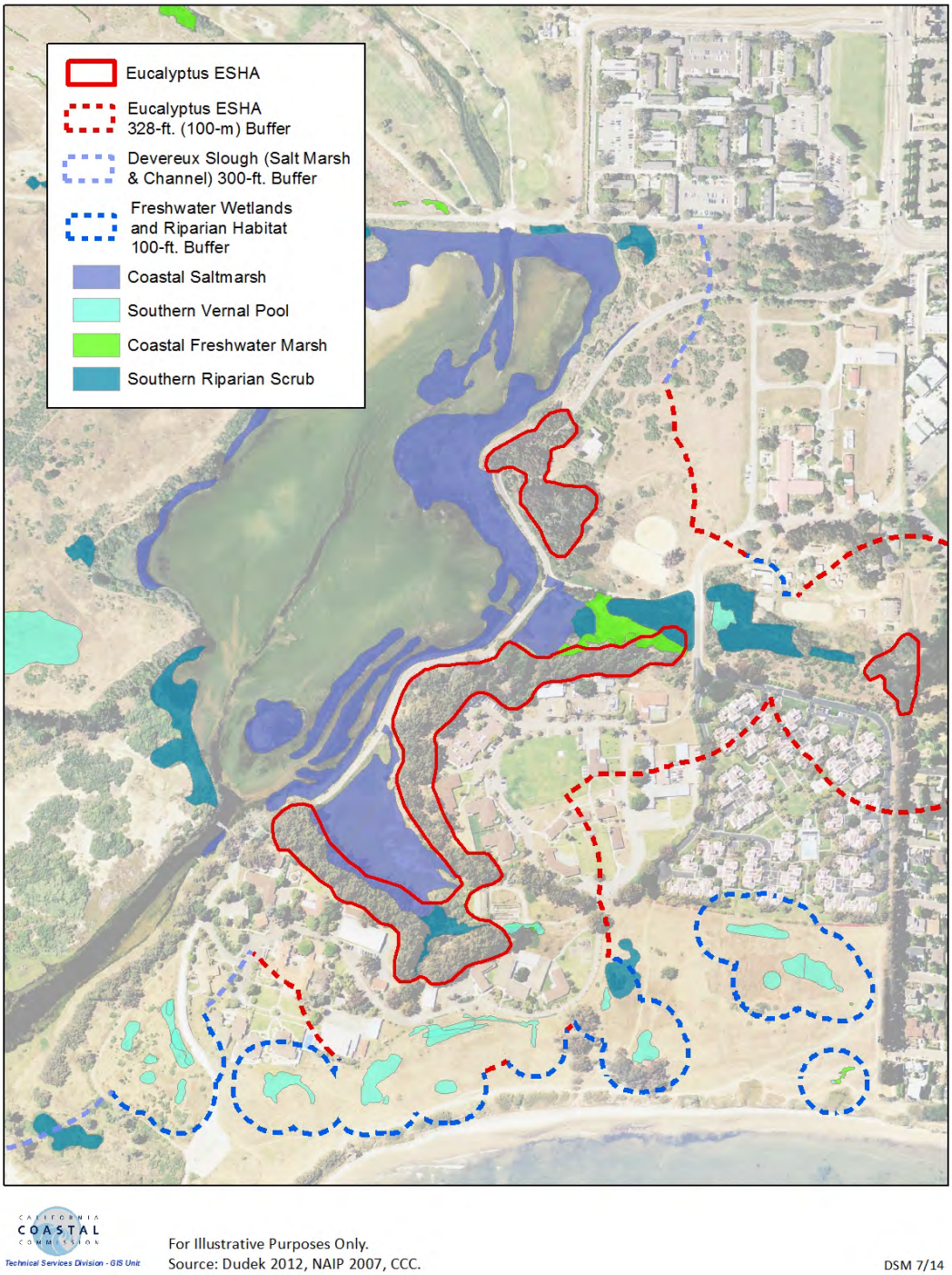

Figure 15. Campus overview of recommended Protected Open Space. Boundaries generally follow the boundaries shown by UCSB as "Open Space" (Figure 6 – Land Uses, 2010 LRDP Land Uses, May 2014 Amendment).

Figure 16. Recommended Protected Open Space boundaries at the Devereux area of West Campus. In the northwestern area, the boundary generally follows the "Open Space" land use designation provided by UCSB (Figure 6 – Land Uses, 2010 LRDP Land Uses, May 2014 Amendment) or the habitat buffers shown in Figure 14, above.

Figure 17. Recommended Protected Open Space boundaries in the area of Storke Campus. Boundaries generally follow the boundaries shown by UCSB as "Open Space" (Figure 6 – Land Uses, 2010 LRDP Land Uses, May 2014 Amendment). Some areas were adjusted to include habitat buffers (Figure 13, above).

Figure 18. The parking lot that was present in 2010 was converted to shrub habitat by 2013. Photographs on the Coastal Records Project web site indicate that the shrubs between the road and the peripheral trail were nearly absent in 1989, scattered in 2002, widespread by 2004, and now dense in patches. The woody plant invasion is likely a result of a change in management practices such as disking or mowing.

A. September 23, 2010 (Coastal Records Project image 201000517)

B. September 29, 2013 (Coastal Records Project image 201308087)

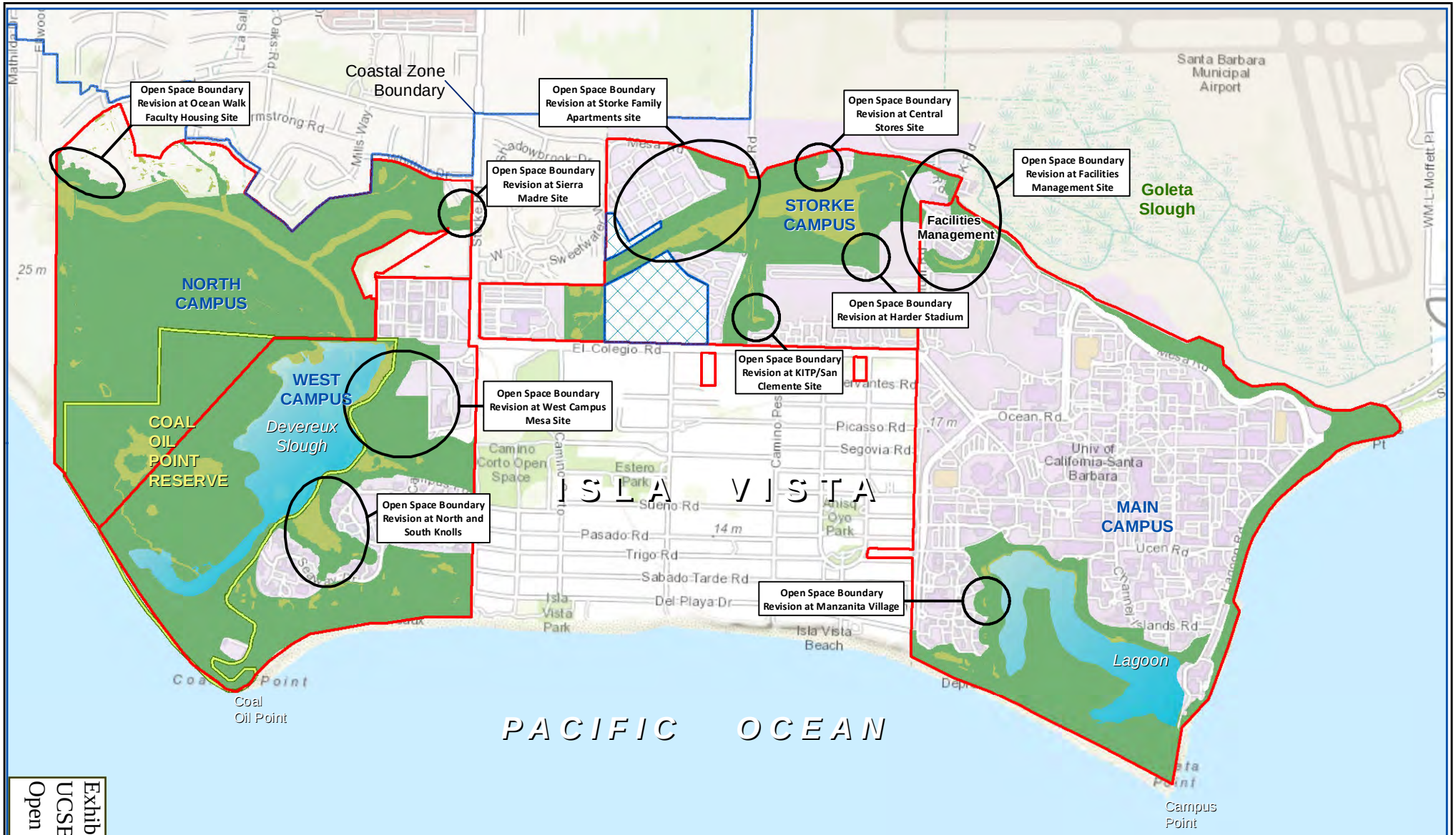

Exhibit 5a
UCSB LRDPA 1-11
Open Space Additions

Open Space Additions

UCSB Campus Boundaries
Wetlands
Coastal Zone Exclusion
Open Space
Coal Oil Point Reserve

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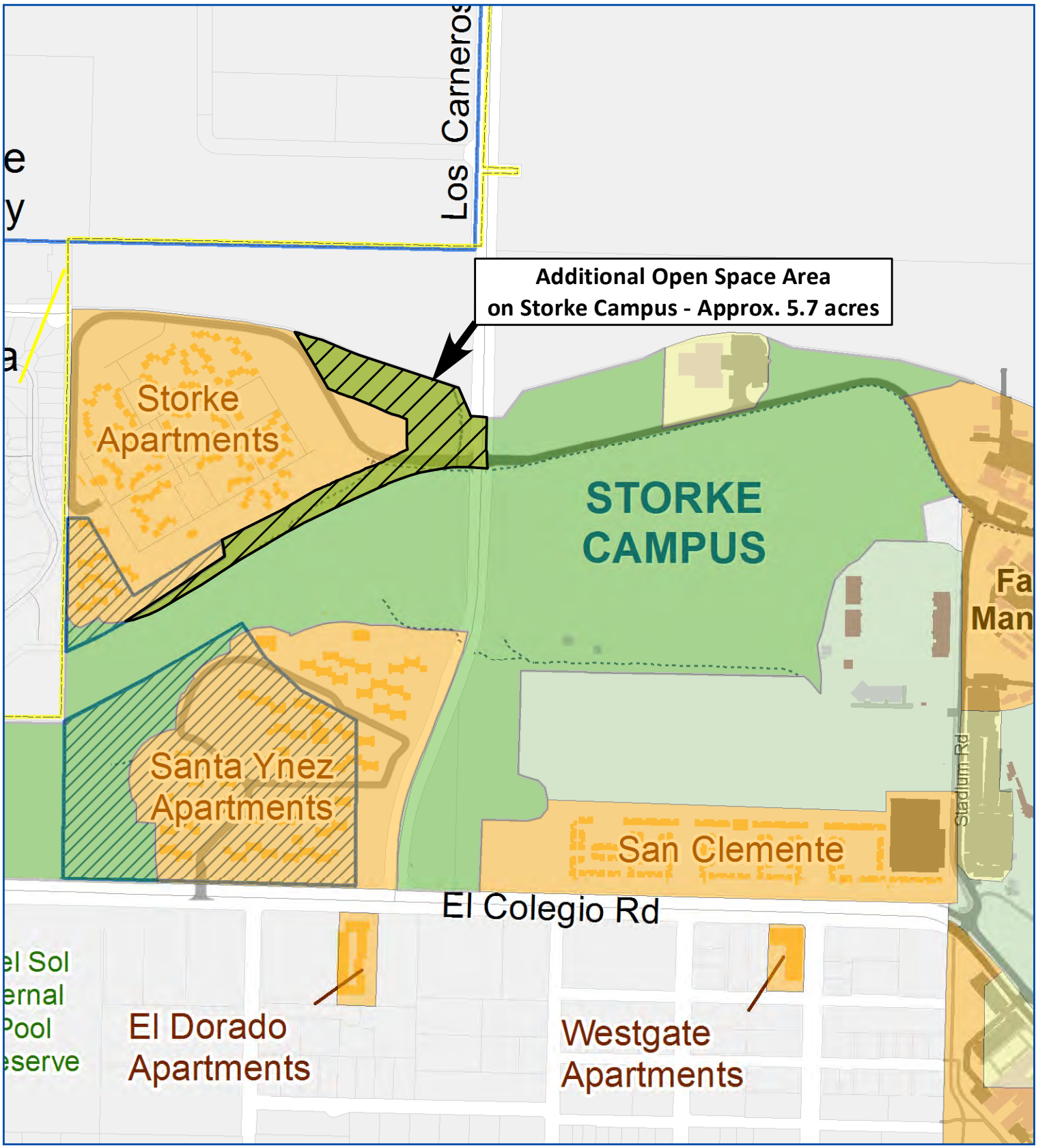
Source: UCSB, CCC.

DSM 10/14



Open Space Addition on Storke Campus

UCSB Boundary
Open Space
Additional Open Space Area on Storke Campus
Recreation
Housing
Academic & Support
Coastal Zone Exclusion

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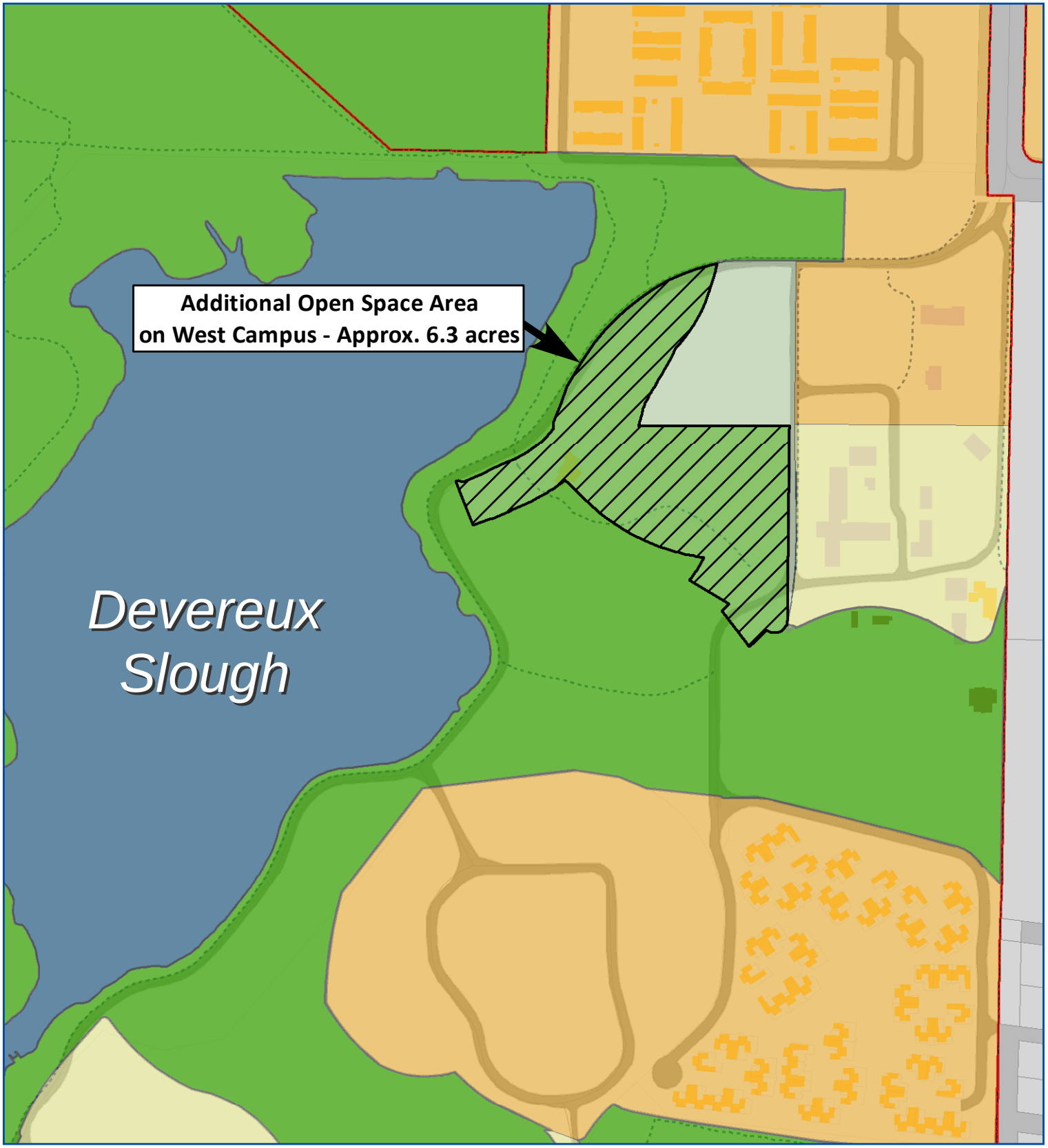
For Illustrative Purposes Only.
Source: UCSB, CCC, ESRI.

Exhibit 5b
UCSB LRDPA 1-11
Storke Apartments Site



Open Space Addition on West Campus

UCSB Boundary
Open Space
Additional Open Space Area on West Campus
Recreation
Housing
Academic & Support

Exhibit 5c
UCSB LRDPA 1-11
West Campus Mesa Site

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Technical Services Division - GIS Unit

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Source: UCSB, ESRI, CCC.

DSM 10/14

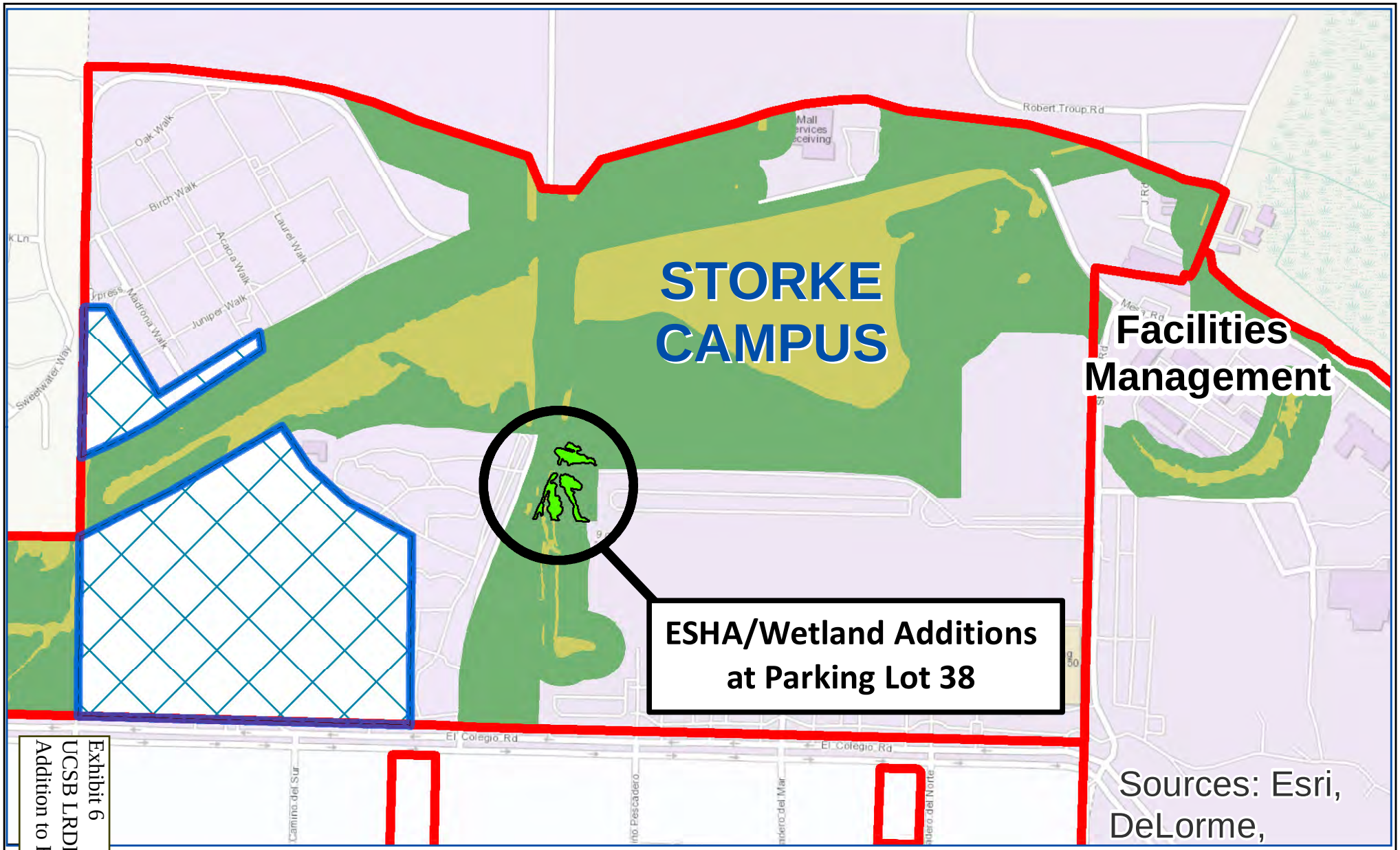

Exhibit 6
UCSB LRDPA 1-11
Addition to ESHA Overlay

ESHA/Wetland Additions at Parking Lot 38

- UCSB Campus Boundaries
- Wetlands
- Wetland Additions
- Open Space
- Coastal Zone Exclusion

CALIFORNIA COASTAL COMMISSION
Technical Services Division - GIS Unit

For Illustrative Purposes Only.
Source: UCSB, CCC.

DSM 10/14

Exhibits 7-13

University of California, Santa Barbara
LRDP Amendment No. 1-11

Exhibit 7. **Regional Watershed Context**

Exhibit 8. **Goleta Water District Letter to CCC Staff**

Exhibit 9. **Land Use Map Comparisons**

Exhibit 10. **Public Correspondence**

Exhibit 11. **Ex Parte Communications**

Exhibit 12. **Policy Mark Up**

Exhibit 13. **Policy Consistency Table**

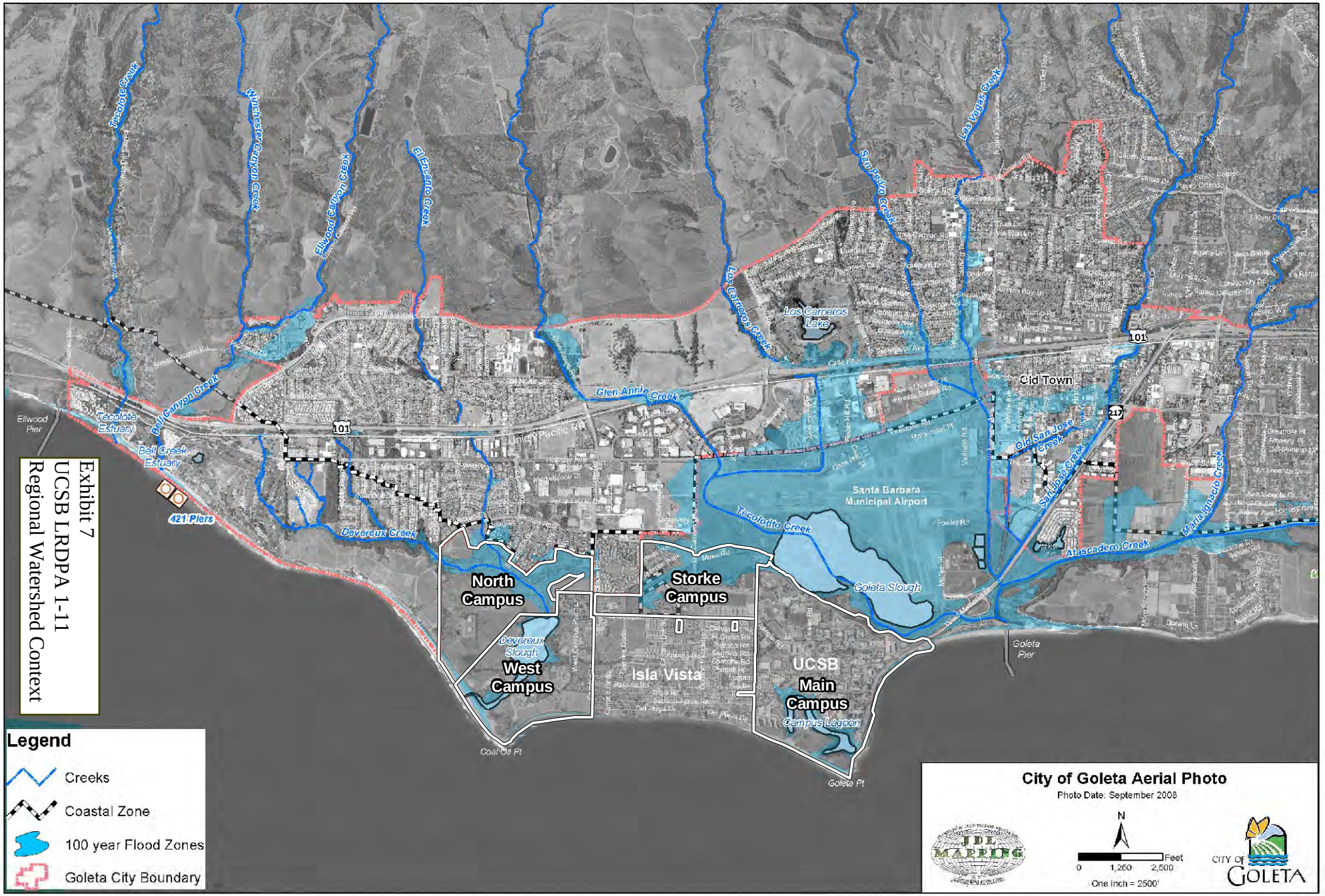
Exhibit 7
UCSB LRDPA 1-11
Regional Watershed Context
Legend
Creeks
Coastal Zone
100 year Flood Zones
Goleta City Boundary
North Campus
Storke Campus
West Campus
Isla Vista
UCSB Main Campus
Campus Lagoon
Devereux Slough
Goleta Slough
Santa Barbara Municipal Airport
Old Town
Los Carneros Lake
Tecolote Creek
Bell Canyon Creek
Glen Annie Creek
Devereux Creek
Atascadero Creek
Tecolote Estuary
Bell Creek Estuary
421 Piers
Ellwood Pier
Goleta Pier
Coal Oil Pt
Goleta Pt
Union Pacific RR
101
217
City of Goleta Aerial Photo
Photo Date: September 2008
N
0
1,250
2,500
Feet
One Inch = 2500'
JDL MAPPING
CITY OF GOLETA

GOLETA WATER DISTRICT

4699 HOLLISTER AVENUE

GOLETA, CALIFORNIA 93110-1999

PHONE 805-964-6761

September 23, 2014

Jack Ainsworth, Senior Deputy Director
California Coastal Commission
South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001-2801

RE: UCSB 2010 Long Range Development Plan Water Policies

Dear Mr. Ainsworth:

The Goleta Water District (District) would like to submit the following comments on the draft water supply policies for proposed inclusion in UCSB's 2010 Long Range Development Plan (LRDP), currently under consideration by the California Coastal Commission (Commission). Mainly, the District wishes to clarify its management and planning roles for water supplies in the region, and stress the strong cooperative relationship between the District and UCSB to mitigate any potential water supply impacts that may result from the LRDP.

The District serves approximately 87,000 residents in the Goleta Valley Within an area encompassing 29,000 acres including the City of Goleta, UCSB, and Santa Barbara Airport; the remainder is located in unincorporated Santa Barbara County. The vast majority of the District's service area is outside of the Coastal Zone, and the UCSB campus typically uses approximately 6 to 7 percent of total District deliveries within its service territory. For example, in 2012, the District distributed 10,362 acre-feet of potable water, with UCSB accounting for 6.6 percent of that supply, approximately 685 acre-feet.

UCSB and the District have worked collaboratively to reduce potable demand on campus by taking increased conservation measures, revising estimates for future demand, and implementing long-term strategies to reduce potable demand and increase reclaimed use. The District regularly meets with UCSB representatives to discuss and develop strategy on water issues facing the District to ensure the campus continues to maximize water conservation opportunities. UCSB has reduced its water use for its existing development, as UCSB uses reclaimed water for most of its irrigation, and has retrofitted most of the buildings on campus with low flow water efficient devices.

UCSB has a long-standing allocation of water pursuant to a water service agreement. That water entitlement is built into the District's estimates of available resources and long-term planning

Exhibit 8
UCSB LRDPA 1-11
GWD Letter to Staff

calculations, including the District's 2011 Urban Water Management Plan (updated every five years), the District Water Supply Management Plan (April 2011), and the District's Groundwater Management Plan (May 2010). In this current drought, the District undertook a comprehensive update to its Water Shortage Contingency Plan over the past year (2014). The Drought Contingency Plan now describes, in a single resource, the conditions which constitute a water shortage emergency, defines and discusses the various stages of action to be taken by the District in response to supply shortfalls, and provides guidance and procedures to undertake during a declared water shortage.

This Drought Contingency Plan is part of a larger framework used by the District to responsibly manage water resources and ensure the highest level of reliable service for customers. On a regular basis, the District reviews and updates its water supply management strategy based on an extensive evaluation of its various supplies, supply reliability, drought scenarios, and anticipated demand. UCSB's existing water allocation and demand needs are taken into account as part of the District's ongoing supply and demand management strategy.

Of note, under the District's current modeling and projections, there is adequate water supply to meet the full buildout demands of the 2010 LRDP as the project is described in the EIR. The District and UCSB have plans and procedures in place to address potential water shortages under the District's Water Supply Management Plan, many aspects of which are incorporated into UCSB's 2013 Water Action Plan.

Groundwater is a substantial part of the District's water supply portfolio that would be used to serve the LRDP projects. The District manages its groundwater supplies drawn from the Goleta Groundwater Basin (Basin) to preserve the aquifer as a sustainable resource for future generations. The District's groundwater rights were adjudicated through a court case in 1985 entitled *Wright v. Goleta Water District* (*Wright v. Goleta Water Dist.* (1985) 174 Cal.App.3d 74.). The Wright Judgment gave the District the right to pump up to 2,000 AFY from the Basin in addition to the right to surplus waters, injected water, return flows, and rights transferred from private pumpers, identified as Exchange Service and Augmented Service. As part of its demand management strategies, the District manages the Basin pursuant to its Groundwater Management Plan.

The District also operates under the guidance of a unique water planning ordinance. The voter-approved SAFE Water Supplies Ordinance (SAFE Ordinance) prohibits allocating water to new or additional potable water service connections to properties not previously served by the District unless certain circumstances are met. Specifically, new water allocations are made only when the following conditions are satisfied:

- The District receives 100 percent of its annual Cachuma Project allocation; and
- The District has met all of its Wright Judgment obligations; and
- There is no water rationing; and
- The District has met its obligation to make its annual storage contribution to the drought buffer.

Pursuant to the language of SAFE and the District procedures implementing it, the District adopts a resolution setting forth the new water allocation for the subsequent year (1 percent of the total potable District supply if the above conditions are met). Accordingly, the District's demand management is restricted by the SAFE Ordinance with regards to new allocation that are not already accounted for, not water supplies already allocated and factored into District planning documents, like UCSB's LRDP allocation.

Under the policies proposed by UCSB, a project-specific water availability analysis will be provided for each proposed development, and UCSB will meet with the District to confirm that permanent potable water supplies are available to serve that development. The water availability analysis proposed by UCSB is consistent with the District's planning objectives, and any water allocations for new development unaccounted for in the EIR and beyond the amounts allocated in the Water Service Agreement would have to be subject to the SAFE Ordinance limitations on new water service allocations.

On September 9, 2014, the District Board of Directors adopted a resolution finding that the conditions for new allocations for the next Water Year under the SAFE Ordinance will not be satisfied, and directed the denial of applications for new and additional service connections for potable water, commencing October 1, 2014. From that point, until the resolution is rescinded, District staff will deny applications for new water service allocations that do not fall within limited exemption categories included in the resolution for projects with pre-existing water use, historical credits, and pre-existing water entitlement agreements, such as the District's agreement with UCSB. Moving forward, any UCSB development activities that do not fall within these exemptions will not receive new water allocations until the SAFE Ordinance provisions for new water service are satisfied.

The District appreciates the Commission's careful analysis of water supply issues within the Coastal Zone and the Commission's recognition of the need to balance growth with water supply. The District believes the policies proposed by UCSB are consistent with the District's demand management policies currently being implemented.

If you have further questions, please contact me at (805) 879-4624.

Sincerely,

David Matson
Assistant General Manager

Path: G:\Planning\PJs\06-062 2010 LRDP\-10.Misc\GIS\studies\CCC\40_1_219_LU_Changes_WN_2.mxd Date: 10/28/2014

Exhibit 9
UCSB LRDPA 1-11
Land Use Changes

Attachment 40_1, 219, 225

CITY OF GOLETA

October 22, 2014

Chair Kinsey and Honorable Commissioners
California Coastal Commission
45 Fremont St., Suite 2000
San Francisco, CA 94105-2219

RE: UC Santa Barbara 2010 Long Range Development Plan

Dear Chair Kinsey and Honorable Commissioners:

The purpose of this letter is to express the City of Goleta's support for the University of California Santa Barbara (UCSB) 2010 Long Range Development Plan (LRDP). The City has been an active, interested party throughout the course of the preparation and processing of the 2010 LRDP.

The City and University worked diligently over several years to ensure that impacts associated with the 2010 LRDP growth can be adequately addressed. The outcome of the negotiation process resulted in an agreement intended to offset related impacts. The certification of the LRDP by the UC Regents in 2010 and the signing of the agreement represented an important achievement in our mutual regional planning efforts. Accordingly, the City requests that your Commission approve the 2010 LRDP.

Sincerely,

Michelle Greene
City Manager

cc: Henry T. Yang, Chancellor, UCSB
Charles Lester, Coastal Commission Executive Director
Jack Ainsworth, Coastal Commission Deputy Director

130 Cremona Drive, Suite B, Goleta, CA 93117 P 805.961.7500 F 805.685.2635

BOARD OF SUPERVISORS
County Administration Building
105 East Anapamu Street
Santa Barbara, CA 93101
Telephone: (805) 568-2190
www.countyofsb.org

COUNTY OF SANTA BARBARA

October 21, 2014

Steve Kinsey, Chair, and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: University of California Santa Barbara 2010 Long Range Development Plan

Dear Chair Kinsey and Members of the Commission,

On behalf of the Board of Supervisors of the County of Santa Barbara, I would like to express the Board's support for the proposed update on the Long Range Development Plan (2010 LRDP) for the University of California, Santa Barbara campus (UCSB). UCSB is a world-class institution of higher education that enriches our community and figures prominently in the lives of County residents. The County supports UCSB's academic vision and recognizes the legitimate need for campus growth articulated in the 2010 LRDP.

The County worked extensively with UCSB to ensure that the impacts to the community's infrastructure and services resulting from the growth planned for in the 2010 LRDP will be addressed. The Board of Supervisors entered into four agreements to address impacts associated with transportation and housing, fire protection and emergency services, law enforcement and shared commitments to the community of Isla Vista. With these agreements in place, the Board of Supervisors supports the continued growth of UCSB through its 2010 LRDP.

Since the Board of Supervisors' review of the LRPD in the fall of 2010, through the Coastal Commission staff's review of the LRDP, changes have been incorporated into the plan to address habitat setbacks that have resulted in increased allowed heights of buildings. The County is concerned that visual effects of the plan have been exacerbated as a result of these changes, and requests that your Commission review those changes carefully.

Sincerely,

Steve Lavagnino, Chair
Santa Barbara County Board of Supervisors

Gray, Shana@Coastal

From: George Relles <grelles@cox.net>
Sent: Thursday, October 30, 2014 1:44 PM
To: zimmerccc@gmail.com; mmclureccc@co.del-norte.ca.us; cgroom@smcgov.org; Gregcoastal@sdcounty.ca.gov; sarahcoastalcom@yahoo.com
Cc: Gray, Shana@Coastal; Hudson, Steve@Coastal; Marc Chytilo
Subject: SUN-UCSB LRDP Agreement
Attachments: SUN to CCC 10-27-14 Intro Package1.pdf

California Coastal Commissioners,

On behalf of the SUN (Sustainable University Now) Coalition, I am forwarding the email that SUN's representative recently submitted to Coastal Commission Planning and Regulation Supervisor Shana Gray. This is regarding your November hearing on UCSB's 2010 long range development plan. Included with that email is SUN's agreement with the University, preceded by a summary of its major points.

Though Ms. Gray will include it with the staff report, we want to give you the opportunity to review the SUN-UCSB agreement in advance of receiving UCSB's LRDP proposal and the staff report that are likely to be voluminous.

We appreciate your consideration.

Sincerely,

George Relles for
The SUN Coalition

* * *

From: Marc Chytilo <marc@lomcsb.com>
Date: Mon, 27 Oct 2014 08:58:19 -0700
Subject: Letter to Commission re SUN-UCSB LRDP Agreement
To: Shana Gray <sgray@coastal.ca.gov>, Hudson Steve <shudson@coastal.ca.gov>
Cc: Fisher Marc <Marc.Fisher@vcadmin.ucsb.edu>,
Michael Bennett <mbennett@cityofgoleta.org>, Doreen Farr <dfarr@countyofsb.org>,
Wolf Janet <jwolf@sbcbos2.org>

Shana – Please forwarrd the attached to relevant CCC staff and to the Commissioners. Once the Staff Report is out, we will submit a further letter which we expect may have more specific comments, but we wanted to generally introduce the SUN-UCSB agreement in advance.

Thank you

Marc

* * * * *

If you believe you have received this message in error, please notify sender immediately.
* * * * *

Marc Chytilo
Law Office of Marc Chytilo
Post Office Box 92233
Santa Barbara, California 93190
Phone: (805) 682-0585 Â· Fax: (805) 682-2379
Email: Marc@lomcsb.com

LAW OFFICE OF MARC CHYTILO

ENVIRONMENTAL LAW

October 27, 2014

California Coastal Commission
South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001

By email to all Commissioners and to sgray@coastal.ca.gov

RE: Revised 2010 Long Range Development Plan (LRDP) for the University of California, Santa Barbara (UCSB)

Dear Chair Kinsey and Honorable Members of the Commission,

This letter is submitted on behalf of Sustainable University Now (SUN), a coalition of 6 Santa Barbara County member groups and other associate groups that seek to accelerate and expand implementation of sustainability practices at UCSB. During the environmental review process for the 2010 LRDP, SUN engaged UCSB in negotiations regarding a mitigation package for the LRDP's environmental impacts, which resulted in an agreement between SUN and the Regents of the University of California (SUN-UCSB Agreement or Agreement). Member groups that are signatory to the SUN-UCSB Agreement are the Citizen's Planning Association (CPA); Coalition for Sustainable Transportation (COAST); the Santa Barbara chapter of the League of Women Voters; the Santa Barbara County Action Network (SBCAN); the SBCAN Action Fund; and the Santa Barbara Audubon Society.

The SUN-UCSB Agreement is intended to mitigate the impacts of the 2010 LRDP through UCSB's commitments to take additional and further actions to address and lessen the LRDP's environmental impacts in a host of significant impact areas including Air Quality/Climate Change, Biology, Energy, Transportation, Housing, and Water. Many of the actions provided for in the Agreement are also necessary to render the 2010 LRDP compliant with the Coastal Act. SUN provided information about its concerns to Coastal Commission staff, and included a copy of the SUN-UCSB Agreement with correspondence in August 2011 seeking to ensure that the Coastal Commission's review would consider and incorporate the elements of the SUN-UCSB Agreement into the LRDP.

We will be appearing before the Commission to ensure that the Revised 2010 LRDP for consideration at your November meeting will incorporate each of the important aspects of the SUN-UCSB Agreement. Since the CCC Staff Report is as yet unavailable, we cannot at this time identify how the respective recommendations from UCSB and CCC staff will comport with or conflict with the important actions contemplated in the SUN-UCSB Agreement.

In preparation for the upcoming hearing, we have attached the executed SUN-UCSB Agreement in its entirety, setting forth goals to improve campus sustainability and reduce LRDP

LAW OFFICE OF MARC CHYTILO
P.O. Box 92233 • Santa Barbara, California 93190
Phone: (805) 682-0585 • Fax: (805) 682-2379
Email(s): marc@lomcsb.com (Marc); ana@lomcsb.com (Ana)

impacts, and providing concrete actions to further those goals. In addition, an overview of the Agreement's key goals and actions is provided below.

SUN's support of the 2010 LRDP is premised on effectuation of the SUN-UCSB Agreement, which may not be possible if the Commission's approval is at odds with the Agreement's requirements. Accordingly, we urge your Commission to review the below and attached, and direct Commission Staff to incorporate the Agreement's elements and actions into the Conditions of Approval for the Revised 2010 LRDP.

Overview of the SUN-UCSB Agreement

1. **Transportation**

A key goal of the SUN-UCSB Agreement is effectuating a reduction in car trips to campus. This reduction is intended to reduce air pollution and the LRDP's contribution to Global Climate Change. It is also intended to reduce traffic congestion on area roadways and intersections, of which improving coastal access is one of the major benefits. The SUN-UCSB Agreement seeks to extend local efforts to reduce car-dependence and enhance public transit and alternative transportation utilization through expanded programs, facilities and opportunities to access and reside on and near the campus without a car. The effectiveness of these programs requires that individual auto use not be further encouraged, such as through subsidized parking that makes alternative transportation less attractive. The actions provided for in the Agreement to address transportation include UCSB commitments to:

- Expand alternative transportation services and options
- Reduce future available parking by at least 650 spaces and as much as 1650 spaces to encourage students to not bring a car to school
- Limit use of main campus parking lots by Campus personnel living on campus
- Assist in the adoption and implementation of a night-time residential parking program in Isla Vista
- Increase Average Vehicle Ridership
- Take various efforts to reduce parking demand
- Increase campus-specific alternative transportation services through iterative planning, seeking stable funding for alternatives, supporting sustainable transportation policies; collaboration with the Metropolitan Transit District (MTD) to increase transit services and ridership; increasing the convenience of MTD's services, and expanding car-sharing programs.
- Purchase increased numbers of alternative fuel and ultra efficient vehicles.
- Periodically survey campus personnel to design enhanced alternative transportation services and report annually on their progress.

2. **Biology**

Another key goal of the SUN-UCSB Agreement is to preserve and protect environmentally sensitive habitat areas by maintaining maximum separation between sensitive wetlands and other environmentally sensitive habitat areas (ESHA) and UCSB's development. The actions provided for in the Agreement to effectuate this goal and address the biological impacts of the 2010 LRDP include:

- Maintain a 100' buffer between new development and ESHA with certain narrow exceptions
- Actively manage and maintain buffer areas for habitat function and to avoid disruption of habitat
- Investigate restoring tidal circulation and connectively between Devereux and Goleta Sloughs and Storke Wetlands
- Expand list of campus sites suitable for habitat restoration projects, make such sites available for restoration projects and expand funding opportunities for on-campus habitat restoration projects
- Develop comprehensive Campus water quality monitoring program
- Address runoff water quality problems

3. **Energy**

The SUN-UCSB Agreement also seeks to reduce consumption of electricity and natural gas and promote renewable energy sources by providing for the following actions:

- Monitor and report on electricity and natural gas consumption and renewable generation
- Monitor, report and reduce greenhouse gas emissions
- Evaluate Campus progress to meeting greenhouse gas and other air pollutant emissions reductions goal with each new LRDP project and implement corrections strategy in event of shortfalls

4. **Housing**

Another goal of the SUN-UCSB Agreement is to provide more housing on campus and improve the jobs/housing balance in the UCSB/Goleta area. To effectuate this goal the Agreement includes the following actions:

- Adopt policies enabling more of its staff and faculty to live within walking/biking distance of campus or a direct bus line and improving housing affordability for UCSB personnel
- Substantially expand on-campus housing opportunities (rental and affordable sale units) for faculty and staff, including retirees.
- Carefully monitor future demand for on-campus housing and initiate construction expeditiously when needed

5. **Water**

The SUN-UCSB Agreement seeks to ensure that there will be an adequate water supply for projected growth on campus and elsewhere in community. The following actions in the Agreement address this critical issue of water supply:

- Prepare new water supply analysis and environmental impact report for LRDP projects if estimates of future Goleta Water District supplies are less than assumed in the 2010 LRDP EIR. In fact, the GWD water supply analysis that followed the signing of the SUN-UCSB agreement found that the water supply estimates in the 2010 LRDP overestimated water supply by approximately 1,000 acre feet.
- Prioritize conservation, then reclamation over the development of new supplies in event of shortfall.
- A desalination plant using current technologies shall not be used to increase supplies.
- Integrate water supply availability analysis with each LRDP building approval.
- Strive for 20% reduction in projected potable demand at LRDP buildout.

6. **Governance**

Finally, the SUN-UCSB Agreement includes several actions to integrate SUN into campus decisionmaking affecting sustainability, including:

- The UCSB Chancellor shall appoint a SUN representative to several Campus Committees, including but not limited to Campus Sustainability Committee, Campus-wide Sustainability Change Agent Committees, Transportation Alternatives Board, and Parking Ratepayers Board.
- SUN representatives shall actively participate in formulation of policies affecting sustainability.

* * * * *

Modifying the Revised 2010 LRDP to embrace the conditions in the SUN-UCSB Agreement is essential to mitigate the impacts of Campus expansion in a sensitive coastal area with limited infrastructure and resources. We look forward to reviewing and providing specific comments to the Staff's recommendations to address many of the issues in the SUN-UCSB Agreement to help advance sustainability at UCSB. We are available to review these issues and answer any questions of the Commissioners or Staff regarding the SUN-UCSB Agreement and/or how best to integrate the Agreement's provisions into the Conditions of Approval for the Revised 2010 LRDP.

Respectfully submitted,

LAW OFFICE OF MARC CHYTILO

Ana Citrin
Marc Chytilo
For Sustainable University Now

Enclosure: SUN-UCSB Agreement

CC: Mark Fisher, UCSB
Doreen Farr, 3rd District Supervisor, County of Santa Barbara
Janet Wolf, 2nd District Supervisor, Santa Barbara County
Michael Bennett, Mayor, City of Goleta
SUN members

FINAL 2010 LRDP COOPERATIVE AGREEMENT BETWEEN THE UNIVERSITY OF CALIFORNIA SANTA BARBARA AND SUSTAINABLE UNIVERSITY NOW

This 2010 University of California, Santa Barbara Long Range Development Plan Cooperative Agreement ("Agreement") is entered into and effective as of the date of the last signature below, by and between The Regents of the University of California and the University of California, Santa Barbara campus ("UCSB" or collectively with The Regents, the "University") and Sustainable University Now ("SUN"), a coalition of community groups (listed in Appendix A) dedicated to ensuring that the University demonstrate leadership in sustainability in the implementation of its Long Range Development Plan (LRDP).

RECITALS

WHEREAS, University is a state entity with property located within the boundaries of Santa Barbara County, California; and

WHEREAS, University has approved the 2010 LRDP and in conjunction therewith certified the 2010 LRDP EIR, thereby superseding and replacing UCSB's LRDP approved by University in 1990, as amended; and

WHEREAS, SUN disagrees and disputes with the University regarding the adequacy of the 2010 LRDP EIR, including but not limited to the adequacy of the mitigation measures set forth therein to offset the impacts of implementation of the 2010 LRDP on the environment, as required by CEQA; and

WHEREAS, SUN also disagrees with and disputes the adequacy of commitments included in the 2010 Long Range Development Plan Mitigation Implementation and Settlement Agreement between the University, City of Goleta and County of Santa Barbara to ensure that 2010 LRDP mitigation measures are implemented in a manner that offsets the impacts of the

2010 LRDP to traffic, transit, and housing in the County of Santa Barbara and the City of Goleta; and

WHEREAS, UCSB is a leader among local businesses and institutions as well as universities worldwide in terms of sustainable actions, having taken such actions as committing to proposing and developing LEED-Gold certified new buildings, achieving high levels of alternative transportation usage, accomplishing low water duty factors per capita, ensuring high levels of renewable energy production and use, and providing for high levels of reclaimed and recycled water use; and the 2010 LRDP will further advance these goals by creating opportunities to house new faculty, staff and students on campus and pursuing sustainable goals by further reducing vehicular use, greenhouse gas emissions and water consumption, by retrofitting certain existing buildings to LEED standards, and increasing on-site generation of renewable energy; and

WHEREAS, SUN and its member organizations are leaders in progressive environmental policy, such as is reflected in the Community Environmental Council's "Fossil Free by '33" campaign for the south coast of Santa Barbara, and in high levels of public engagement in the environmental review processes by encouraging lead agencies to conduct rigorous environmental analysis and to consider less-impactful alternatives and the imposition of mitigation measures well above and beyond those imposed by some other jurisdictions; and

WHEREAS, SUN represents that it is authorized and presently able to file a Petition for Writ of Mandate and other judicial relief against University, challenging the approval of the 2010 LRDP and certification of the 2010 LRDP EIR, and SUN intends to file such a Petition in the absence of mutually agreeable resolution of the abovementioned disagreement and dispute; and

WHEREAS, SUN and University desire to avoid such litigation, end all disputes and resolve all disagreement with respect to those matters addressed in this Agreement, and the implementation of the obligations of all parties signatory hereto as set forth herein; and

WHEREAS, SUN and University intend that this Agreement be binding on all signatory parties as a resolution of disagreements and disputes as to the matters addressed herein, arising out of University's adoption and certification of the 2010 LRDP EIR and approval of the 2010 LRDP, without the need for litigation; and

WHEREAS, as consideration of University's commitments in this Agreement, SUN and any SUN members signatory hereto as identified in Appendix A agree to forebear from judicial proceedings challenging the validity of the 2010 LRDP and the adequacy of the 2010 LRDP EIR; and

WHEREAS, upon execution of this Agreement, SUN and any SUN members signatory hereto as identified in Appendix A agree not to oppose the 2010 LRDP or the adequacy of the LRDP EIR in proceedings before the California Coastal Commission with respect to the specific matters addressed herein.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, representations, and warranties contained herein, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, SUN, any SUN members signatory hereto as identified in Appendix A and University agree as follows:

Article 1 DEFINITION OF TERMS

1.1 As used in this Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section:

a. "2010 LRDP" shall mean the 2010 Long Range Development Plan for UCSB;

b. "2010 LRDP EIR" shall mean Long Range Development Plan March 2008 Draft Environmental Impact Report ("EIR") (Vol. I), January 2009 Recirculated Draft EIR (Vo. II), July 2010 Final EIR Executive Summary, Changes to the EIR, and Mitigation Monitoring and Reporting Program (Vol. III) and Final EIR Comments and Responses (Vol. IV), adopted findings as required by CEQA, and the Regents Item prepared in support of the 2010 LRDP and EIR, which describes the 2010 LRDP, summarizes the LRDP EIR conclusions, and incorporates as part of the administrative record all communications regarding the LRDP EIR received after the close of the CEQA public comment period and the University's responses thereto;

c. "Alternative Fuel Vehicles" shall mean vehicles running on electricity, biodiesel, hydrogen, alcohols, or other renewable fuel sources;

d. "TAP" shall mean UCSB's Transportation Alternative Program;

e. "TAB" shall mean UCSB's Transportation Alternative Board;

f. "CA AB 32" shall mean the California Global Warming Solutions Act of 2006. In March 2007, the UC Office of the President approved a Policy effectively designating the UC System and each UC campus as voluntary signatories to adhering to the prescribed GHG reduction targets presented in CA AB 32;

g. "Campus" shall mean the UCSB campus as described in the 2010 LRDP, including the North Campus, West Campus, Storke Campus and Main Campus;

h. "Campus Fleet Vehicles" shall mean vehicles owned, leased, or long term rentals as defined as rented for longer than one month by UCSB;

i. "Campus Consultation" shall mean the internal Campus administrative process for review of significant new policies, programs or changes to existing policies and programs with potentially affected and/or interested campus constituencies.

Appendix B hereto is a narrative description of this process and identifies the sorts of campus representational, advisory or policy bodies contemplated to be involved in Campus Consultation. Campus Consultation is advisory in nature and does not constitute an approval, but applies to all UCSB actions set forth in this Agreement, whether or not specifically identified as such;

j. "Campus Sustainability Plan (CSP)" (Appendix C) shall mean the 2008 document intended to provide a roadmap for major steps toward achieving sustainability. Functional areas have been identified (currently identified areas include, but are not limited to, Academics and Research, Built Environment, Communications, Energy, Food, Labs, Shops and Studios, Landscape/Biotic Environment, Procurement, Transportation, Waste, and Water) and campus groups have developed a series of recommendations, goals, objectives and benchmarks over a one, five, and twenty year timeframe. The CSP is a living document initially prepared in 2008 with the data that was available at the time of preparation and includes plans for refinement and periodic updates;

k. "CEC" shall mean the Community Environmental Council;

l. "CEQA" shall mean the California Environmental Quality Act, California Public Resources Code Sections 21000, *et seq.*, and the CEQA Guidelines, Title 14, California Code of Regulations Sections 15000, *et seq.*;

m. "City" shall mean the City of Goleta;

n. "Climate Action Plan (CAP)" (Appendix C, http://sustainability.ucsb.edu/plan/climate_plan.php) shall mean the UCSB document which provides a guideline to achieve campuswide greenhouse gas emissions reductions as outlined by AB 32, the University of California, and the American College & University Presidents Climate Commitment. The CAP is a

living document initially prepared in 2009 with the data that was available at the time of preparation and includes plans for refinement and periodic updates;

o. "Commission" shall mean the California Coastal Commission;

p. "County" shall mean the County of Santa Barbara;

q. "Day Time Parking Permits" shall mean permits for UCSB Lots currently designated as "A", "C", "S", and "R".

r. "Enrollment" shall mean the average number of students attending classes at the UCSB campus and registered as of the 15th class day for each Fall, Winter and Spring quarter and does not include students exclusively taking classes at off-campus locations including, but not limited to, participants in the Education Abroad Program (EAP), Ventura Center, or students taking courses at another UC location;

s. "Faculty" shall mean Professors, Associate Professors, Assistant Professors, and Lecturers;

t. "Freshmen" shall mean students attending the first-year of classes in a UCSB four-year undergraduate program and shall not include students transferring in to UCSB at the second-year or higher level;

u. "FTE" shall mean "full time equivalent";

v. "Initiate Planning of a New Campus Residential Facility" shall mean the submittal of a Preliminary Project Proposal to the Campus Planning Committee, which in turn considers whether to recommend that the Chancellor formally approve moving the project forward through the University approval process that must occur prior to project construction, which includes, but is not limited to budget, design development and environmental review;

w. "MTD" shall mean the Santa Barbara Metropolitan Transit District;

x. "SBCAG" shall mean the Santa Barbara County Association of Governments;

y. "Staff" shall include all employees of UCSB with the exception of Faculty and employees that are also students;

z. "Student" or "Students" shall mean and include undergraduate students and graduate students attending classes at UCSB;

aa. "The Regents" shall mean The Regents of the University of California;

bb. "UCSB" shall mean the University of California, Santa Barbara Campus;

cc. "University" shall mean The Regents and UCSB collectively.

Article 2 TRANSPORTATION

2.1 In order to reduce automobile trips to campus, UCSB shall continue and expand opportunities for students, staff, faculty and visitors to use alternative transportation means to access and circulate on campus and shall reduce the total number of parking spaces commensurate with improvements to the campus alternative transportation system and programs – including expanded and enhanced transit services, bike facilities, teleconferencing, telecommuting and enhanced programs promoting carpooling, car-sharing and other alternative transportation programs.

2.2 Parking. UCSB shall reduce the amount of automobile use by faculty, staff and students to and from campus by reducing the number of total trips, herein referred to in this Article as "vehicle trips".

UCSB shall implement the following measures as a means of accomplishing the above vehicle trip reduction commitment:

a. Reduce total proposed future parking availability on campus by 650 parking spaces (from 14,230 to 13,580 spaces) exclusive of parking associated with Coastal

Access mandated by the Coastal Commission, on the condition that the reduction is authorized by the California Coastal Commission and a residential parking permit program is implemented by the County of Santa Barbara for Isla Vista.

b. Strive to meet the "stretch goal" of reducing overall future parking by an additional 1,000 spaces below the number set forth in Section 2.2.a of this Agreement from 13,580 to 12,580 spaces or, in the event an Isla Vista residential parking permit program is not implemented or the Commission does not support or otherwise approve a 650 space reduction in future parking availability proposed in the 2010 LRDP, from 14,230 to 13,230 spaces.

c. Subject to Campus Consultation, limit issuance of Main Campus Day Time Parking Permits for residents of UCSB housing (excluding residents of the West Campus Faculty Housing and North Campus Faculty Housing developments) to only individuals demonstrating the need for such permits by virtue of temporary or permanent physical disability, or other extraordinary circumstance, as determined on a case-by-case basis.

d. Assist the County, and materially support the development, adoption and implementation of a residential permit parking program in Isla Vista.

e. Continue efforts to reduce parking demand, consistent with the stretch goal identified above, through efforts such as, but not limited to:

i. a phased increase in parking rates and/or instituting a tiered rate structure;

ii. continue to assess and refine the adequacy of bike parking policies and practices associated with new construction and renovation projects;

iii. exploring and actively consider unbundling the cost of parking from the rental cost of University developed faculty/staff housing; and

iv. considering adoption of best practices identified at other campuses, including but not limited to parking cash-out strategies.

f. Assess transportation patterns of campus commuters and strive to increase average vehicle ridership (AVR) by 2%/year.

2.3 Alternative Transportation. UCSB will strengthen its leadership role in advancing alternative transportation policies and programs in the region and in academia nationally, striving to be one of the leading universities with respect to best practices for achieving alternative transportation utilization and reducing single occupancy vehicle use, and working to meet Air Pollution Control District clean air transportation goals through the development, study and, where appropriate, implementation of innovative transportation control measures (TCMs) and in striving to achieve "fossil free by '33" goals, by taking the following actions and all other actions reasonably available to it to advance transportation sustainability. In this regard UCSB shall take the following actions:

a. monitor and report periodically, but no less frequently than on a triennial basis on best practices in the UC system and on campuses nationally that promote transportation alternatives and other sustainability policies at college campuses;

b. strive through the campus shared governance process to develop and implement stable finance mechanisms for alternative transportation programs and facilities from a wide range of sources that will provide adequate and reliable funding for TAP;

c. expand upon existing campus efforts through shared governance process to structure transportation decision-making to encourage and support sustainable transportation policies;

d. collaborate with SBCAG and MTD on transit planning to maximize transit access and use and increase transit services and ridership from current levels;

e. continue, expand, and enhance campus community access to campus teleconferencing/videoconferencing facilities and telecommuting programs.

f. increase the ease of student transit use, such as and including, but not necessarily limited to removing the need to manually obtain a MTD sticker each quarter or pursuing the use of "smart card" readers on all buses; subject to the support of transit providers.

g. work with transit providers to expand transit service to all UC personnel.

h. continue car-sharing programs to reduce the need for vehicle ownership by persons residing on campus, including but not limited to providing dedicated parking spaces and any necessary administrative facilities for Zip Cars or other car-sharing programs, as available, in each housing parking structure,

2.4 SUN, any SUN members signatory hereto as identified in Appendix A and UCSB will jointly make good faith efforts to collaborate with the County to develop an appropriate permit parking program for County adoption and possible submittal to the Commission, including campus permit parking reductions and Isla Vista parking restrictions, and support such a program before relevant agencies and constituencies;

2.5 Other Transportation-Related Initiatives. To help offset the air quality, climate change, and energy use associated with automobile use, (in addition to other actions to address these impact areas detailed elsewhere herein), UCSB shall:

a. replace campus fleet vehicles as prescribed by the Climate Action Plan and the UCSB Alternative/Advanced Fuel Policy, including 75% of campus fleet purchases being alternative fuel or ultra-efficient vehicles by 2011; 95% of the campus light-duty fleet purchases being alternative fuel by 2016; and work with others to promote alternative fuel sources;

b. include questions in campus surveys to help determine alternative transportation system adequacy, ascertain residential location distribution and transportation mode choice for campus personnel, solicit comments on unmet alternative transportation needs and obtain suggestions for alternative transportation facility and program improvements and identify potential new alternative transportation services, identify barriers to

alternative transportation use for campus personnel (faculty, staff and students) living within 5 miles of campus, and report annually to the community the results and conclusions of this process;

c. report annually upon the Effective Date of this Agreement to the community on their efforts and progress at addressing each of the above listed goals.

Article 3 HOUSING

3.1 UCSB shall continue and expand its role in improving the 'jobs/housing balance' in the region, by adopting, implementing, reviewing and refining policies that will enable increasing proportions of its workforce over time to live within walking/biking distance of campus or proximity to a direct bus line, and promote policies that will improve the affordability of housing in the region.

3.2 UCSB shall provide planned new units for faculty and staff at those locations identified in the 2010 LRDP upon approval by the Commission, which shall be phased to meet anticipated demand.

3.3 UCSB shall adopt the following policies to improve the ‘jobs/housing balance’ in the region, and take all other actions reasonably available to it to improve the ‘jobs/housing balance’:

a. University developed for-sale and rental housing will be available for faculty and staff who are newly recruited, currently employed, or retired from University employment. Eligibility of such groups will be categorized within a tiered priority system for the allocations of available housing; and

b. University developed for-sale housing will include permanent resale restrictions which will be designed to preserve affordability. An example of such restrictions

would be to escalate property value consistent with increase in Consumer Price Index (CPI) or other appropriate indexes.

3.4 Generally, UCSB's process for planning and constructing new campus housing requires approximately five (5) years, beginning when UCSB acts to Initiate Planning of a New Campus Residential Facility. UCSB shall initiate planning of new student housing units in advance of student growth with the goal of not more than 500 rooms experiencing triple occupancy.

a. UCSB will initiate the planning for the first increment of new student housing concurrent with the Effective Date of this Agreement.

b. UCSB will initiate planning for each subsequent student housing project such that, on the date of the Official Count, no more than 200 rooms will be tripled prior to submission of a Preliminary Project Proposal to the Campus Planning Committee. This Official Count of students will occur on the 15th day of instruction in Fall Quarter of each year.

Article 4 WATER

4.1 UCSB agrees not to tier from the LRDP EIR water supply analysis for any new UCSB building proposed pursuant to the 2010 LRDP if a final approved or adopted GWD report or study concludes that GWD total water supply has significantly decreased from the projections or assumptions presented in the 2010 LRDP EIR. For purposes of this obligation, a significant decrease in GWD total water supply triggering reanalysis of water supply adequacy is a 5% reduction in GWD's total projected normal year potable supply compared to the supply identified and considered in the 2010 LRDP FEIR [total projected normal year potable water supply in FEIR is 16,572 AFY, [page 4.14-7 RDEIR], and thus a 5% reduction is equal to 828.5 AFY]; does not include additional demand on GWD water supply from sources other than UCSB (e.g., growth in other

areas of GWD's service area); and is not based exclusively on any CEQA threshold or definition of a significant impact.

4.2 In the event any of the triggering factors in ¶ 4.1 occur, UCSB shall conduct a revised water supply analysis as part of the environmental review document for the next proposed new UCSB building, which shall also include a revised water supply analysis for all remaining development under the 2010 LRDP and shall give due consideration to any final approved or adopted GWD report or study as described in ¶ 4.1. Unless or until any of the triggering factors in ¶ 4.1 again occur, UCSB shall have the discretion to tier from the revised water supply analysis for the remaining development under the 2010 LRDP.

4.3 If the revised water supply analysis in ¶ 4.2 concludes that UCSB's demand on GWD's supply is greater than the amount assumed in the 2010 LRDP FEIR UCSB shall develop and implement strategies that will overcome any additional shortfall in water supply over that identified in the LRDP EIR. UCSB shall follow the following hierarchy of water strategies to the maximum extent practicable: first use campus water conservation; second increased campus reclaimed water use to reduce campus potable consumption; third increased offsite reclaimed water use to reduce potable consumption; and lastly enhancement of existing water supplies and/or acquisition of new water supplies. UCSB shall not consider or seek development of a desalinated water system to increase supplies available to the Campus, unless new technologies are developed that substantially reduce or eliminate the high energy requirements and the adverse direct and indirect impacts of desalination.

4.4 UCSB shall adopt, as a condition of the approval of each new building, sufficient water supply strategies in accordance with the hierarchy in ¶4.3 to demonstrate adequate current supplies for the building and sufficient strategies to factually support a projection of adequate future supplies for the remainder of the LRDP development envelope. In the event that sufficient water supply strategies cannot overcome the water supply shortfall identified through the process described in ¶ 4.2 over the projections presented in the

2010 LRDP EIR, UCSB shall consider alternatives that conform LRDP development to available water supplies.

4.5 UCSB will strive to reach a "stretch goal" of reducing the campus' overall potable water demand at buildout (currently projected to be 856 new + 814 existing = 1670 AFY) by 20% for a reduction of 334 AFY and total potable demand of 1336 AFY.

4.6 UCSB will support the inclusion of the commitments in § 4.1 to 4.4 as LRDP policies or conditions of LRDP approval if required by the California Coastal Commission. SUN and its member groups may request the California Coastal Commission to include the commitments in § 4.1 to 4.4 as conditions of LRDP approval.

Article 5 BIOLOGY

5.1 UCSB will continue to implement a general buffer of 100' from all Environmentally Sensitive Habitat Areas (ESHA) including wetlands, excluding all development entitled or otherwise agreed to prior to the effective date of this Agreement for which a lesser setback is allowed.

5.2 The buffer identified in 5.1 of this Agreement may be reduced if conditions occur where structures, developments, or roadways currently exist within the 100' setback boundary as noted in Attachment A: Wetland Boundary Map. Should UCSB redevelop within areas identified in Attachment A, the following conditions will be met:

a. the proposed buffer will be reduced to the edge boundary of the existing developed area, unless the new development may be feasibly sited to expand the buffer, in which case the buffer shall be as close to 100' as is feasible;

b. Whenever the buffer is less than 100', UCSB shall create, enhance and/or restore native habitat in permanently protected areas at a 3-to-1 ratio. For example, if an existing structure is 50' from a wetland and may only be feasibly redeveloped in this location, UCSB will calculate the square foot area which would have constituted a 100' buffer and

create, enhance and/or restore native habitat 3 times that area in another location deemed appropriate for such habitat;

c. In no instance will any redevelopment further encroach upon the existing setback distance and in no instance will areas that are currently undeveloped within the buffer be developed;

d. All buffers shall be managed and maintained as a riparian and/or wetland habitat buffer zone to provide adequate and continuing buffer functions throughout the life of the development, including specific conditions achieving these standards and ensuring no significant disruption of habitat values; and

e. Pedestrian and bicycle trails may be allowed within the buffers, provided that adequate protection for natural resource values can be provided and implemented.

5.3 As a priority action, UCSB shall take all feasible measures to:

a. avoid construction of new or replacement structures within the setback identified in Section 5.1 of this Agreement; and

b. avoid new construction, including roads in new alignments, within undisturbed habitat in ESHA or in currently undisturbed or undeveloped buffer areas.

5.4 Wetland restoration, including re-establishment of tidal circulation, on the UCSB campus will be investigated as a possible carbon sequestration project providing carbon offsets for campus development.

5.5 UCSB shall consider and seek to integrate enhancement of biologic and hydrologic connectivity within and between Goleta and Devereux sloughs where feasible for all LRDP projects that either impact either Slough or which involves lands that could be used for such enhancements. UCSB shall attempt to fund such enhancement efforts within project budgets, and where Project budgets cannot include such enhancements, UCSB shall seek external funding for their implementation.

5.6 SUN recognizes that UCSB has adopted the following mitigation measure, and UCSB agrees to amend it as noted in italics: **BIO-1E** The University shall work with the City of Santa Barbara, and Goleta West Sanitary District, to reintroduce tidal influx to the Storke

Wetlands. *UCSB further agrees to work with the Department of Fish and Game and the City of Goleta in the event operation of the GWSD is assumed by the City of Goleta*

5.7 UCSB will develop and maintain a roster of all properties on campus or within their control for wetland and natural area restoration and habitat enhancement projects, and apply project-related funding, where feasible and available, to achieve restoration and enhancement of habitat on these lands. UCSB shall seek external funding to achieve restoration and enhancement on these lands, and shall, where appropriate, partner with other agencies to restore and enhance these lands, including making such lands available for restoration and enhancement projects without a land cost.

5.8 UCSB will continue to comply with all state and federal discharge standards by developing a comprehensive water quality monitoring program for all discharges from campus. Properties and/or discharges with the highest levels of water pollution will be evaluated and water quality problems addressed, beginning with discharges deemed unhealthful or unsafe for human contact.

Article 6 ENERGY

6.1 UCSB shall continue to be a leader in identifying and implementing energy reduction strategies and technologies with the guidance of campus consultation and the policies developed by the Chancellor's Sustainability Advisory Committee and the Office of the President, and shall continue to reduce energy use intensity over the life of the 2010 LRDP.

6.2 The campus shall continue to monitor energy usage and make available for public review an Annual Energy Report detailing purchased electricity and natural gas consumption, as well as onsite and offsite renewable energy generation.

6.3 The campus shall continue to reduce greenhouse gas emissions in accordance with the campus Climate Action Plan and AB 32, and shall continue to inventory and publicly

report all greenhouse gas emissions annually in accordance with the protocol set forth by The Climate Registry.

6.4 UCSB shall strive to achieve the renewable energy milestones contained in its Campus Renewable Energy Sustainability Policies, attached as Appendix C.

6.5 Interim Progress Demonstration and Correction. As part of the analysis in each public environmental review document prepared pursuant to CEQA for a Project implementing the 2010 LRDP, as may be amended, the University shall evaluate, quantify and document progress towards each emissions reductions goal of the UCSB Climate Action Plan, the Sustainability Plan, the City of Goleta-County of Santa Barbara-UCSB Mitigation/Settlement Agreement and any per capita greenhouse gas reduction guidelines or regulations applicable to the University promulgated by the California Air Resources Board, Santa Barbara County Air Pollution Control District or other regulatory agency addressing emissions affecting climate change. If the analysis reveals that the University's progress fails to meet interim milestones or identified periodic trajectories for attainment or is otherwise falling behind the target for that date, a corrections strategy shall be developed by the University through the Campus Consultation Process to be implemented within a specified time.

Article 7 REPRESENTATIVE FORMS OF COMMUNITY PARTICIPATION

7.1 SUN and any signatory member organizations will actively participate in monitoring and evaluating UCSB's progress in implementing the requirements of this agreement, as set forth in Article 8.

7.2 SUN and any signatory organizations will actively participate in formulating policy relevant to this Agreement, through the participation of representatives of designated community organizations, and UCSB will, as necessary, authorize and facilitate this participation.

However, the Chancellor will retain final authority over all appointments to campus advisory committees that report to him.

7.3 UCSB's forms of support for SUN's participation as described in section 7.2 shall include but not be limited to:

a. The appointment of a SUN-designated community organization (ex officio) representative to the Campus Sustainability Committee;

b. The appointment of SUN-designated community organization (ex officio) representatives to Campus-Wide Sustainability Change Agent committees;

c. The appointment of a SUN-designated community organization representative to serve as an ex-officio member of TAB; and

d. The appointment of a SUN-designated community organization representative to serve as an ex-officio member of the Parking Ratepayers Board

7.4 For purposes of implementing Sections 7.2 and 7.3, SUN designated organizations may include but are not limited to CPA, COAST, SB Audubon Society, LWVSB and SBCAN.

7.5 SUN will support UCSB's participation in advisory boards for MTD, SBCAG, and other transit providers or transit planning agencies.

Article 8 COOPERATION OF THE PARTIES, MONITORING, AND IMPLEMENTATION OF THE 2010 LRDP AND THIS AGREEMENT

8.1 University's obligations under this Agreement shall become effective upon final certification of the 2010 LRDP by the Commission. Upon execution of this Agreement, UCSB shall not take actions that are materially inconsistent with or compromise its ability to meet all obligations and goals in this Agreement.

8.2 If the growth projected in the 2010 LRDP, or any of the obligations identified herein are substantially modified as a result of Commission review and approval the parties shall meet within ninety (90) days of the Commission certification in good faith to review, and as necessary renegotiate the obligations of University hereunder to address the change in environmental impacts resulting from the 2010 LRDP modification.

8.3 UCSB shall monitor compliance with each provision in Articles 2 through 7 of this Agreement by collecting quantitative and qualitative data, and produce and maintain monitoring reports incorporating the collected data.

8.4 UCSB shall make the monitoring reports available to SUN and SUN designated representatives annually. Raw data will be made available upon request.

8.5 University and SUN shall act in good faith to schedule and participate in an annual meeting to review overall progress on and any problems or obstacles to implementing the measures and policies set forth in this agreement. The first such meeting shall occur within six (6) months after approval of the 2010 LRDP by the Commission, at which time the approximate date of future annual meetings shall be mutually agreed up on by the parties.

Article 9 SUN/UNIVERSITY PARTNERSHIP

9.1 By entering into this agreement, University and SUN agree to take all necessary actions to ensure that this Agreement shall be fully enforceable. Article 20 (Default) and Article 21 (Remedies) ensure the enforceability of the agreement, in the event the parties fail to perform.

9.2 SUN and any signatory SUN member groups and UCSB and its representatives acknowledge that members engaged in the negotiation of this Agreement and their counsel have obtained confidential information in the context of negotiations that resulted

in this Agreement and therefore agree that SUN, its signatory SUN members, UCSB staff and counsel for all parties will not disclose confidential information obtained through the course of negotiations.

9.3 SUN and any signatory SUN member groups and any non-attorney representing these groups agree to forebear from judicial proceedings challenging the validity of The Regent's approval of the 2010 LRDP and certification of the 2010 LRDP EIR upon execution of this Agreement.

9.4 Provided that University abides by the provisions hereof, SUN and any signatory SUN member groups and any non-attorney representing these groups agree to support UCSB's 2010 LRDP by submitting a letter to the Commission and not to file, fund or otherwise support by providing research, fact-finding, or advising any third party in filing any court action opposing or challenging the validity of any approvals, entitlements, or licenses for approval by the Commission of the 2010 LRDP, including CEQA compliance for the 2010 LRDP. SUN and any Signatory SUN member groups and any non-attorney representing these groups shall not oppose LRPD approval and final certification by the Commission, but may raise concerns and comments associated with issues not included or addressed in this Agreement. Nothing in this paragraph shall be deemed to prohibit any party from acting under or complying with the California Public Records Act (Government Code Sections 6250, *et seq*.) or other applicable law.

9.5 Provided that SUN and any signatory SUN member groups at the time this Agreement is executed abide by the provisions set forth in Sections 9.2, 9.3 and 9.4 of this Agreement, UCSB agrees to implement its commitments identified in Articles 2 through 7 of this Agreement.

9.6 SUN and any Signatory SUN member groups and any non-attorney representing these groups shall consult with University prior to any announcement concerning this Agreement in an effort for the parties to mutually agree upon and prepare a joint press release and hold a joint press conference, if any, announcing this Agreement. If the

parties cannot mutually agree on either a joint press release or joint press conference, each is free in its discretion to make any announcement.

9.7 Up to the date of final Commission certification of the LRDP, SUN may identify other SUN member groups that desire to join in this Agreement, be bound by its terms and enjoy its benefits. The decision to allow such additional SUN member group(s) to be added to this Agreement shall be in the sole discretion of UCSB. Upon execution of this Agreement by any proposed additional SUN member group(s) and acceptance and co-execution by the Regents, the newly added SUN member group(s) shall be thereafter considered a SUN Signatory member group and subject to all of the benefits and burdens of this Agreement.

Article 10 GOOD-FAITH OBLIGATIONS

SUN and University agree to cooperate fully, expeditiously, reasonably, and in good faith in the implementation of this Agreement; to execute any and all supplemental documents, gather and publish data, and to take all additional lawful and reasonable actions which may be necessary or appropriate to give full force and effect to the terms and to fully implement the goals and intent of this Agreement. SUN and University also agree to exercise good faith, individually and through counsel, in an effort to identify and to amicably resolve any issues, misunderstandings or disagreements that may arise with respect to the terms of this Agreement, including consideration of any proposed amendments necessitated by changed circumstances, changes to applicable law, substantial technological advances or other, similar factors or developments.

Article 11 COMPREHENSION OF AGREEMENT

SUN and University represent that in entering into this Agreement they have relied upon the legal advice of their attorneys, who are the attorneys of their own choice, and that the terms

of the Agreement are fully understood and voluntarily accepted. This Agreement has been jointly drafted by the parties, and its provisions shall not be construed against either party on the basis of authorship.

Article 12 GOVERNING LAW

This Agreement shall be construed and interpreted in accordance with the laws of the State of California. Venue for any dispute arising hereunder shall be in Santa Barbara County Superior Court.

Article 13 NO ADMISSION OF LIABILITY

This Agreement is not an admission of liability by any party to this Agreement to the any other party or to any third party. It is the intent of the parties that this Agreement is a compromise of disputed claims.

Article 14 AUTHORIZATION

SUN and University hereby represent and warrant that the execution, delivery, and performance of this Agreement has been duly authorized by all necessary actions, and that the individuals who execute this Agreement on each party's behalf are duly authorized to do so.

Article 15 ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between SUN and University with respect to the settlement of disputes arising or expected to arise out of the aspects of the 2010 LRDP approval addressed herein. Any other terms, promises, provisions, obligations or agreements by or between the parties shall be enforceable only as set forth in any other

applicable written agreement. If any provision of this Agreement is held to be illegal, invalid or unenforceable, each party agrees that such remaining provisions shall be enforced to the maximum extent permissible so as to effect the intent of the parties, and the validity, legality and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby. Further, if a future enacted state or federal law or regulation applicable to the University conflicts with any term or condition of this Agreement, the state or federal law or regulation shall take precedence.

Article 16 EFFECTIVE DATE

This Agreement shall become effective upon full execution by SUN and University which may occur in counterparts such that one or more signatures may appear on separate pages. The signatures of counsel may be provided through facsimile transmission.

Article 17 AMENDMENT

Neither this Agreement nor any term, provision or condition hereof may be amended and no obligation duty or liability of any party hereto may be released, discharged or waived except in a writing signed by each party hereto. Either Party may propose an amendment to any Article, in whole or in part, of this Agreement, which shall be considered in good faith by the non-proposing party. Proposed amendments shall be made in writing by submitting proposed alternative or revised language or an alternative concept for any terms, rights and obligations contained in any Article herein. Any party may decline any request for amendment after having given it good faith consideration. In the event an amendment request is rejected, either party may engage a mediator or other form of alternative dispute resolution at their own expense. The other party shall participate in such processes in good faith.

Article 18 NO ASSIGNMENT

No party to this Agreement shall assign any of its respective rights or delegate any of its respective obligations under this Agreement without the prior written consent of all parties hereto.

Article 19 TIME IS OF THE ESSENCE

Time shall be of the essence in the performance and/or satisfaction of this Agreement and/or each individual term, promise, provision, obligation, sentence, clause, section or paragraph hereof.

Article 20 DEFAULT

The failure of any party to timely satisfy any obligation, promise, agreement, provision, term, sentence, clause, section or paragraph of this Agreement shall constitute a substantial breach of this Agreement and a default hereunder.

Article 21 REMEDIES

In the event of the breach and/or default by any party to this Agreement of any obligation specified in this Agreement, the other parties shall be entitled, in accordance with applicable law, to sue for and obtain injunctive, mandate and any other equitable relief to ensure that the breaching or defaulting party satisfies and complies with this Agreement, and/or each and every individual term, provision, obligation, clause, sentence, section and/or paragraph thereof. Money damages are not available to any Party as a remedy for breach of any obligation in this Agreement. In the event of breach and/or default by SUN or any SUN members signatory hereto

as identified in Appendix A with regard to the commitments identified in Section 9.3, UCSB is relieved of all commitments or obligations as set forth in this Agreement.

Article 22 WAIVER

The waiver by any party of any breach or violation of any term, covenant, provision or condition of this Agreement shall not be deemed a waiver of such term, covenant, provision or condition, or of any subsequent breach or violation of the same, or of any other term, covenant, provision or condition.

Article 23 TERM

This Agreement shall remain in full force and effect until such time, if any, as the 2010 UCSB LRDP is superseded by a subsequently adopted LRDP.

Article 24 SURVIVAL OF PROVISIONS

Those obligations of the parties which by their nature are intended to survive the termination of this Agreement shall survive the termination hereof.

Article 25 NOTICE TO PARTIES

Any and all notices or data or other documents required or permitted to be served by one party upon the other(s) shall be directed to the following representatives of the parties:

Sustainable University Now:

Marc Chytilo
Law Office of Marc Chytilo
P.O. Box 92233
Santa Barbara, CA 93190

Richard Flacks
1603 Garden Street
Santa Barbara, CA 93101

University of California, Santa Barbara:

Executive Vice Chancellor
Office of the Executive Vice Chancellor
University of California, Santa Barbara
5105 Cheadle Hall
Santa Barbara, CA 93106
Mail Code 2035

IN WITNESS WHEREOF, SUN and University have caused this Agreement to be executed as of the date last written below.

[*signatures on next page*]

FINAL 2010 LRDP COOPERATIVE AGREEMENT BETWEEN THE UNIVERSITY OF CALIFORNIA SANTA BARBARA AND SUSTAINABLE UNIVERSITY NOW

SUSTAINABLE UNIVERSITY NOW

By: _____ Date: 3/14/2011
Richard Flacks, Chair

APPROVED AS TO FORM:

By: _____ Date: 3/14/2011
Marc Chytilo
Counsel for SUN

THE BOARD OF REGENTS OF THE UNIVERSITY OF CALIFORNIA

By: _____ Date: 3/15/2011

APPROVED AS TO FORM:
COUNSEL TO THE REGENTS

By: _____ Date: 3/15/11

APPENDIX A
LIST OF S.U.N. COALITION GROUPS

- Citizen's Planning Association of Santa Barbara County (CPA);
- Coalition for Sustainable Transportation (COAST);
- League of Women Voters, Santa Barbara Chapter;
- Santa Barbara County Action Network (SBCAN);
- SBCAN Action Fund (SBCANAF);
- Santa Barbara Audubon Society.

APPENDIX B– CAMPUS CONSULTATION PROCESSES

Under shared governance, the University engages in robust and meaningful campus consultation processes whenever significant new policies, programs, or changes to existing policies are considered. Typically the campus consultation process will be targeted to those segments of campus population affected directly, or indirectly, by whatever matter is under consideration. In an effort to increase effectiveness of this consultation process, a number of representative committees are in existence, or are formed for the purpose of such consultation. The recommendation of any committee engaged in campus consultation is considered advisory and is presented to the University decision-maker with approval authority to adopt the proposed new or revised policy or program. These committees include, but are not limited to the following:

Academic Senate
Academic Senate Council on Planning and Budget
Academic Senate Committee on Committees
Academic Senate Graduate Council
Academic Senate Undergraduate Council
Advisory Council on Campus Climate, Culture, and Inclusion
Chancellor's Advisory Committees – Ad Hoc
Chancellor's Advisory Committee on Student Housing
Chancellor's Advisory Committee on Faculty and Staff Housing
Chancellor's Advisory Committee on the Status of Women
Chancellor's Staff Advisory Council
Chancellor's Outreach Advisory Board
Campus Planning Committee
Coordinating Committee on Budget Strategy
Design Review Committee
Associated Students
Graduate Student Association
Residence Halls Association
Student Fee Advisory Committee
Campus Sustainability Committee

UCSB Community Housing Authority
Isla Vista Commission
Transportation Alternatives Board
Parking Ratepayers Board

Appendix C

UCSB Sustainability Implementing Guidelines for the UC Policy & Guidelines on Sustainable Practices - Renewable Energy

UCSB Climate Action Plan

Attachment A – Wetland Boundary Map

Gray, Shana@Coastal

From: Nancy Weiss <nancygweiss@gmail.com>
Sent: Thursday, October 30, 2014 2:08 PM
To: Gray, Shana@Coastal
Subject: UCSB Coastal Access Parking

To the Coastal Commission:

I am writing to urge you to change, and increase if possible, UCSB's Coastal Access parking.

My 11 year old son and I know the existing parking well at Campus Pt and Coal Oil Point areas, as we have visited these spots for years. Unfortunately, it is often woefully inadequate, particularly for families with younger children.

The areas for parking near these two locations (Lot 6 and at South Devereux) are often overly full and confusing as to where to legally park. These are the only parking areas reasonable for families to park in order to bring small children and/or beach and surf gear. The other designated coastal access spaces are in lots that are too far from beach access and recreational areas and largely unknown (e.g., in lots 22 and 23).

The lack of clear and adequate parking, kiosks and signage is a regular "parking lot" conversation among visitors who are jockeying for a legal parking place, trying to keep their kids safe amongst traffic, and figuring out how to carry beach gear.

UCSB's coastal access needs to be close to the coast and with enough spots to accommodate visitors.

I urge the Coast Commission to change the UCSB Long Range Development Plan to locate all designated coastal access parking spaces as near to beach access as possible, and never more than 1000 feet from the nearest beach access point.

Thank you,

Nancy G. Weiss

California Coastal Commission,

If you like L.A. you will love Isla Vista.
NO PARKING,NO LAND,NO ROOM,
most crowded area in the western United States of America!
UCSB and the developers talk about growth and progress and

development.

It is really a malignant cancerous growth and no progress at all.
Development just for development whether it damages the environment

or not is not progress.

Water-Lake Cachuma is at its lowest level in years.
Sewage-where will all that sewage go?
Transportation and traffic will only add to an already congested road system.
Smog and pollution is increasing even in this area.
To add 5,000 more students to an incredibly crowded Isla Vista would
just be fool hardy.
The UCSB LRDP 2025 is filled with bogus and fake ideas and misconceptions.
It would be committing suicide to the habitat

The Eucalyptus Curtain provides protection from ultra violet rays,oxygen,wind breaks.
Evidence shows that Eucalyptus trees retard the deadliest animal in
the world------
the mosquito.
The Environmental Impact Report (EIR) that was mostly conducted by UCSB,
the fox watching the chicken coop. Not one time did they use the services of the
Environmental Defense Center (EDC) which is the best source in this area.
UCSB,s own study shows terrible damage to the environment and drastic damage
cause by deforestation. We must save Urban Forests. When will the over development
end? Where does it end. In Isla Vista The Loop and the Icon are built higher that the limit, yes they
have gone over the height limit! When and where does it end. Let it end NOW!
We have included many fascinating and informative articles. VOTE NO,SAVE THE 19 EUCALPTUS
TREES AND THE ENTIRE EUCALYPTUS CURTAIN. (the border of Isla Vista and UCSB)
Thank -you, Karen and Robert McLangston. robertmclangston@yahoo.com

Dear Coastal Commission member,

In re: "The campus (UC Santa Barbara) is proposing to add approximately 1,000 - 1,200 student beds to Santa Catalina Student Housing, a 600-space parking garage, up to 1,500 square feet of neighborhood commercial uses, and a dining commons to accommodate up to 2,500 total students, assorted meeting and study rooms, additional recreational amenities, and other ancillary uses. The existing buildings would remain..." (UCSB EIR RFP)

I write to oppose UCSB's selfish proposal to nearly double the number of students at Santa Catalina dorm. Zoning laws apply to everyone. The densest parcel in SB County history should not double in population; it should never have been approved for 600 units in ugly twin towers in the first place. This is hardly a reflection of university's commitment to a green campus. Nothing I learned at UCSB taught me that a wealthy developer has the right to do as it pleases despite law, logic, and the rights of neighbors. The U will get millions in rent. Neighbors get years of construction, more traffic, more neighbors, more noise, more illegal pool use, more illegal parking, lower property values.

The university should put housing on campus, not a half mile away.

William Etling
570 Poppyfield Place
Goleta, Ca

(805) 688-0500

Stop 1200 more students next to Storke Ranch, call or write today

As if the ugly twin towers once called Francisco Torres aren't bad enough, UCSB wants to DOUBLE the highest density zoning in SB.

UCSB students will be denser than ever – 120 to the acre- if the U by the slough gets permits for **more** lucrative dorms alongside the ugliest high-rises ever. The 20-acre site is zoned for 600 units, which was **absurd to begin with**. There are at least **600 units now (some say 670) and 1,325 students already live there**. Now UCSB wants 2,500 student beds! Environmental Studies grads, please return your diplomas.

Per UCSB: "The campus is proposing to add approximately 1,000 - 1,200 student beds to Santa Catalina Student Housing, a 600-space parking garage, up to 1,500 square feet of neighborhood commercial uses, and a dining commons to accommodate up to 2,500 total students, assorted meeting and study rooms, additional recreational amenities, and other ancillary uses. The **existing buildings would remain** and portions may be reconfigured for other uses (e.g., the existing dining commons would be refurbished for meeting space, recreation or other uses). The existing bike parking area would be split up and redistributed around the site; construction will be on the existing surface parking lot and other portions of the site and a peripheral road may be constructed…" Daily Nexus: "Campus Architect Marc Fisher said San Joaquin Village will create about 1,000 spots for returning students adjacent to Santa Catalina. 'This project is in the massing and programming phase of design, and will primarily be for sophomores,' Fisher said. 'A number of students are actively engaged in the design process; this promises to **be a very exciting project for the campus.'"**

Not to mention the neighbors. The U will get millions in rent. We get years of construction, more traffic, more neighbors, more noise, more illegal pool use, more illegal parking, lower property values.

ENOUGH IS ENOUGH. Zoning rules are for everybody, "GREEN" UCSB SHOULD BE ASHAMED. Oppose this insane project, please call or write Chancellor Henry Yang, the Coastal Commission, and our County Supervisor Doreen Farr. Write a letter or just **scribble "PLEASE DON'T!" ON THIS LETTER, SIGN IT, AND SEND IT TO THE DECISION MAKERS.**

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

Name or description of project, LPC, etc.: UC Santa Barbara LRDP

Date and time of receipt of communication: Feb. 14, 2013, 9:00 a.m. to 1:30 pm.

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): Campus visit and tour

Person(s) initiating communication: Chancellor Henry T. Yang, Kirsten Deshler, Marc Fisher, UCSB

Detailed substantive description of content of communication:

On February 14, 2013 I met with Chancellor Henry T. Yang, campus architect and vice chancellor Marc Fisher and Governmental Relations Director Kristen Deshler on the UCSB campus. The first hour of the visit was in conversation with Chancellor Yang where he described his experiences on various projects, including a very interesting telescope project in Hawaii, his history with the Clearview oil project years ago, and his approach to negotiation generally. We also discussed a bit my historic connection to the campus as a graduate student 40 years ago, and my claim to a familial relationship with one of the University's many Nobel laureates, my "cousin" Dr. Walter Kohn. Neither of us believes this relationship creates a conflict in terms of my ability to deliberate on the LRDP.

From Cheadle Hall I was led by Marc Fisher and Kristen Deshler on a walking/driving tour of several campus sites, some already approved for development [library addition] in the existing core of the campus, and some proposed to be included in the LRDP under consideration.

The sites of most relevance to coastal act issues were the proposed housing site adjacent to the former Francisco Torres high rise dorms, and the future area west of the main around the Devereaux school. The University purchased the land on which the school is/was located, and which had been developed decades ago pursuant to permits from the County. There is an existing landmark structure on this property. This residential school for developmentally disabled children and adults is still functioning on a reduced basis, many buildings are boarded up, and the University wants to redevelop this area as a 'think tank' and/or guest cottage area for scholars.

Fischer described that the previous week Commission staff had participated in a similar tour, and stated while on general issues affecting the community the University had agreements re: traffic and water, the most intensively discussed issues with CCC staff currently are the scope and location of redevelopment of the Devereaux site, which is quite separate from the campus core geographically and in terms of intensity of development, and is adjacent to the lagoon. Among other issues involving buffers (raptor nesting site, butterfly trees) the major specific issue of concern to the University's proposal is the wetland buffer proposed from new/redeveloped think tank buildings. The existing structures are less than100 feet from the mapped wetland and the University believes that it would be preferable to allow redevelopment with a similar buffer, and that forcing a greater setback would result un a proposal to go to three stories on the replacement structures (the existing structures are one story).

Exhibit 11
UCSB LRDPA 1-11
Ex Parte Communications

They are looking for some flexibility on the width and configuration of the buffer on the north side of the wetland,, and believe that would allow more meaningful and broader restoration efforts between the south side and the bike path/coastal bluff.

As we passed various locations on campus and on surrounding streets, the representatives pointed out and stressed past successful efforts at wetland restoration, and their belief that the best chance of obtaining funding for expansion of future efforts would be tied to the funding for the various development proposals under the proposed LRDP.

If the LRDP is not ready for consideration by the Commission in July, the University may ask for consideration of the Francisco Torres area housing development as an amendment to the 1991 LRDP ahead of the new plan, as they are past the trigger date for providing additional student housing.

The representatives discussed the need to remove certain Eucalyptus trees which their arborist has deemed unsafe; they are very concerned about injury to students and others when these old trees fall. They also discussed a desire to change the demographic mix in housing adjacent to campus to create diverse neigbhorhoods where burning a couch is not an a student's pre graduation bucket list. Some universities have added 'assisted' living/senior housing to the mix, as alumni desire to age with the companions of their youth, but there is not much funding for this kind of project at this time.

We concluded the visit with lunch at the renovated student dining commons at San Rafael dorm, as an example of one of the many buildings where sustainability principles have been successfully applied to reduce energy consumption, water use, and food waste.

The campus style and intensity of use has changed dramatically since my student days, but the former anchor structures: Campbell Hall, Cheadle Hall, the Storke Tower, and, most importantly, the immediately adjacent beaches and coastline remain.

Exhibit 12: 2010 LRDP Proposed Changes to Certified Policies

Certified Policy	2010 LRDP Policy
Public Access	
Policy 30210.1: The coastal access improvements shown in Figure 27 and Appendix F, Figure H shall be implemented in conjunction with nearby building projects or independently in advance, if funding permits.	Policy ~~30210.1:~~PA-02 - The coastal access improvements shown in ~~Figure 27~~Figures E.3 and ~~Appendix F, Figure H~~E.4 shall be implemented in conjunction with nearby ~~building~~development projects ~~or~~and submitted as part of the relevant Notice of Impending Development. Alternately, these improvements may be implemented independently in advance, ~~if~~as funding permits.
Policy 30210.2: Public access to Campus beaches from adjoining beaches and all stairway or pathway access routes mapped in Figure 27 and Appendix F, Figure H will remain open to protect the permanent right of the public for pedestrian access and appropriate recreational uses of the beach at all times, except as provided for in policy number 30210.17.	Policy ~~30210.2:~~PA-01 - Public access to ~~Campus~~campus beaches ~~from adjoining beaches and all stairway or pathway~~, coastal access ~~routes mapped~~stairways, and coastal trails shown in ~~Figure 27~~Figures E.3 and ~~Appendix F, Figure H will~~E.4 shall 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~~in Policy PA-06.
Policy 30210.3: Visitors shall be entitled to use the parking facilities on the campus after payment of the appropriate parking fee and in accordance with campus parking regulations. Visitors shall be entitled to park in lots 23 and 24 on the southwest side of the Main Campus.	Policy ~~30210.3:~~TRANS-13 - Visitors shall be entitled to use the parking facilities ~~on the~~(all "C" or metered spaces) on 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.~~
Policy 30210.4: The campus shall allow visitors to use, at the prevailing rate, designated parking in campus lots numbers 1 and 10 to accommodate public parking demand during Goleta Beach peak-use periods 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.	Delete: The purpose of this policy is to ensure that coastal access parking spaces are made available on campus to help serve peak use at neighboring Goleta Beach during weekends and holidays. This policy requires that parking be available in campus parking lots 1 and 10. Parking Lot 1 has 4 dedicated coastal access spaces and Parking Lot 10 has 40 dedicated coastal access parking spaces. Policies TRANS-14 and TRANS-23 require that these spaces be maintained in perpetuity for coastal access. In addition, further down the East Bluffs, Lot 6 provides 20 coastal access spaces for visitors interested in a 1/2-mile beach or bluff walk to Goleta Beach. These spots are assured into the future. All other "C" space visitor parking is available to visitors as provided in Policy TRANS-13. The provisions of this policy are comprehensively covered under policies TRANS-13, TRANS-14 and TRANS-23 and therefore this policy can be deleted.
Policy 30210.5: The campus shall also allow coastal access parking in lots 5 and 6 at times when the lots identified in policies 30210.3 and 30210.4 have exceeded their capacity, and when such parking would not unduly interfere with the parking needs of the campus.	Delete: The purpose of this policy is to ensure that coastal access parking spaces are made available on campus to help serve peak use at neighboring Goleta Beach during weekends and holidays. This policy requires that parking be available in campus Parking Lots 5 and 6 when Parking Lots 1 and 10 have reached capacity. Parking Lot 5 has 2 dedicated coastal access spaces and Parking Lot 6 has 20

Exhibit 12: 2010 LRDP Proposed Changes to Certified Policies

Certified Policy	2010 LRDP Policy
	dedicated coastal access parking spaces. Policy TRANS-3a requires that these spaces be maintained in perpetuity for coastal access. These spots are assured into the future. All other "C" spaces on campus are available to visitors as provided in Policy TRANS-13. The provisions of this policy are comprehensively covered under policies TRANS-13, TRANS-14 and TRANS-23 and therefore this policy can be deleted.
Policy 30210.6: The Campus shall allow for up to 60 coastal access parking spaces on the North and West Campuses, distributed among four locations; the north entrance to West Campus, the Camino Majorca entrance to West Campus Bluffs, the western terminus of Phelps Road, and at Coal Oil Point as shown in Appendix F, Figures Q through U. Any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to the designated public coastal access parking on the North and West Campuses shall allow for the daily use of the beach by the public during day and nighttime hours, except as provided in policy number 30210.17 The cost of parking shall not exceed the fee charged for parking permits on main campus. The University shall ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses. The University shall provide for signs at the nearest public road to the entrance to each coastal access parking lot on North and West Campuses that inform the public of the availability of public parking for beach users. Information as to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk at the entrance to Main Campus.	Policy ~~30210.6:~~TRANS-23 - A. The ~~Campus~~University shall ~~allow for up to 60~~provide and maintain a minimum of 70 dedicated coastal access parking spaces on the North and West Campuses~~, distributed among four locations; :~~ twenty (20) spaces at the north entrance to West Campus~~, the Camino Majorca entrance~~ at Cameron Hall until relocated to West Campus ~~Bluffs,~~Mesa; twenty (20) spaces at the western terminus of Phelps Road~~, and~~; twenty-seven (27) spaces on the Devereux South Knoll site; and three (3) ADA accessible spaces at Coal Oil Point ~~as shown in Appendix F, Figures Q through U.~~ These dedicated coastal access parking spaces shall be permanently maintained on North and West Campuses in close proximity to coast access and trails; B. Dedicated coastal access parking areas shall be identified on the Coastal Access Program Map (Figure E.4). Where already formally established, Figure E.4 shall indicate, based on the requirements of the respective Notice of Impending Development (NOID), whether each of the dedicated spaces is: a) ADA accessible; b) subject to any hourly, daily, weekend, or seasonal restrictions on use by public coastal visitors; and c) metered or subject to a purchased campus parking pass. Any changes to the Coastal Access Program Map (Figure E.4) shall require an amendment to the LRDP C. The dedicated coastal access parking spaces for each parking area identified in Section "A" above shall be reviewed as a component of the NOID for the adjacent housing development and installed or formally established concurrent with the housing component. Coastal access parking spaces may also be reviewed and established sooner under a separate NOID. Commission-approved coastal access signs sufficient to direct the public from major intersections to the parking site shall be installed concurrent with the establishment of the dedicated coastal access parking spaces. Any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to the designated public coastal access parking on the North and West Campuses shall be reviewed pursuant to a NOID and shall allow for the daily use of the beach by the public during day and nighttime hours, except as provided ~~in policy~~for temporary closures in Policy PA-06. D. Relocation of dedicated coastal access parking spaces or any other modifications to a parking lot, structure, roadway, or procedure that modifies the terms or use of the dedicated coastal access spaces shall require an LRDP amendment. The relocation of dedicated coastal access parking spaces may be approved only when: the equivalent number ~~30210.17 The cost of parking shall not exceed the fee charged for parking permits on main campus. The University shall~~

Exhibit 12: 2010 LRDP Proposed Changes to Certified Policies

Certified Policy	2010 LRDP Policy
	~~ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses. The University shall provide for signs at the nearest public road to the entrance to each coastal access parking lot on North and West Campuses that inform the~~ of spaces are replaced on the same campus; the spaces are distributed to maximize public ~~of the availability of~~ access; and the spaces are relocated in beneficial proximity to nearby public ~~parking for beach users. Information~~coastal access, recreational, and ADA accessible amenities. The relocated spaces shall be identified on the Coastal Access Program Map (Figure E.4) as ~~to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk at the entrance to Main Campus~~part of the LRDP amendment.
Policy 30210.6: The cost of parking shall not exceed the fee charged for parking permits on main campus. The University shall ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses. The University shall provide for signs at the nearest public road to the entrance to each coastal access parking lot on North and West Campuses that inform the public of the availability of public parking for beach users. Information as to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk at the entrance to Main Campus.	Policy ~~30210.6:~~TRANS-25 - The cost of parking shall not exceed the fee charged for parking permits on ~~main campus~~the Main Campus. The University shall ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses. The University shall provide ~~for~~ signs at the nearest public road to the entrance to each coastal access parking lot on North and West Campuses that inform the public of the availability of public parking for beach users. Information as to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk ~~at the entrance to Main Campus.~~located in University Plaza.
Policy 30210.7: To provide parking for a 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.	Delete: The purpose of this policy is to limit parking at Coal Oil Point to no more than 50 cars to access the Cliff House seminar facility. The Cliff House has been abandoned. New facilities are not proposed and the Cliff House will be removed and the area restored in the future. Therefore this policy is unnecessary.
Policy 30210.8: For the North and West Campuses faculty housing and Sierra Madre Student Housing uses, at least one and one-half space per unit shall be provided plus one-half space per unit for guests.	Delete: The purpose of this policy is to assign minimum parking standards to three campus housing developments: North Parcel (Ocean Walk), Sierra Madre, and West Campus faculty housing. North Parcel and Sierra Madre are partially constructed with parking provided in accordance with this and memorialized in Policies LU-20 & LU-18. The West Campus faculty housing (West Campus Mesa) is subject to similar minimum parking standards in Policy TRANS-15. Therefore this policy can be deleted.

Exhibit 12: 2010 LRDP Proposed Changes to Certified Policies

Certified Policy	2010 LRDP Policy
Policy 30210.9: The Campus shall conspicuously post coastal access signs which note the direction of the nearest beach access point at the approximate locations shown in Figure 27 and Appendix F, Figure H and in parking lots 1, 5, 6, 10, 23 and 24. Additionally, signs will also be placed near the top of the bluff indicating paths and stairway locations. (Amended in 2006) Policy 30210.20 - Public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs shall be clearly signed as available public trails for pedestrian use only. Pedestrian pathways shall, by design, discourage 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.	~~Policy 30210.9: The Campus shall conspicuously post coastal access signs which note the direction of the nearest beach access point at the approximate locations shown in Figure 27 and Appendix F, Figure H and in parking lots 1, 5, 6, 10, 23 and 24. Additionally, signs will also be placed near the top of the bluff indicating paths and stairway locations. (Amended in 2006) Policy 30210.20 - Public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs shall be clearly signed as available public trails for pedestrian use only. Pedestrian pathways shall, by design, discourage 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.~~Policy PA-09 - The University shall conspicuously post coastal access signage that identifies and directs visitors to all publicly available coastal access parking, beach access points, trails, and stairways.
Policy 30210.10: The University will, subject to the availability of funding from the State Coastal Conservancy or other sources, provide interpretive signs on the North and West Campuses, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access.	Policy ~~30210.10:~~TRANS-08 - The University will~~, subject to the availability of funding from the State Coastal Conservancy or other sources,~~ provide interpretive signs ~~on the North and West Campuses~~, as funding allows, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access. The University shall continue to sign, maintain and improve authorized bicycle and pedestrian accessways to the beach to protect sensitive habitat areas and public safety.
Policy 30210.11: In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following measures will be taken: a. Policy deleted. B. The existing Devereux Road will be used as primary access to Devereux School C. Policy Deleted in 2006 due to the conversion of Dividing Road to a trail corridor. D. Policy Deleted in 2006 due to the conversion of Dividing Road to a trail corridor. E. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads, so long as there is no increase in road width beyond what is required for safety. The Campus shall participate with the County of Santa Barbara regarding the installation of traffic control devices (such as signals) and other improvements at that intersection. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads.* (30210.11)^	Policy ~~30210.11:~~TRANS-12 - In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following roadway and circulation measures ~~will be taken:~~ ~~a. Policy deleted.~~ ~~B. The existing Devereux Road will be used as primary access to Devereux School~~ ~~C. Policy~~ shall apply on West Campus: A.~~Deleted in 2006 due to the conversion of Dividing Road to a trail corridor.~~ ~~D. Policy 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~~ . The Campus shall coordinate and contribute to the installation of traffic control devices ~~(such as signals)~~ and other improvements at that intersection~~.~~; B. Slough Road shall be converted exclusively to use by pedestrians, bicyclists, and essential emergency vehicles and shall not be expanded beyond its existing footprint. All West Campus development shall utilize West Campus Point Lane for vehicular access. Vehicular access to Coal Oil Point Reserve (the Reserve) and the ADA coastal access parking spaces at Coal Oil Point shall utilize West Campus Point Lane, but shall be allowed to merge onto Slough Road through the Devereux Sough Knoll site in order to reach the applicable destination; C. Development over 10,000 GSF on the Academic & Support or

Exhibit 12: 2010 LRDP Proposed Changes to Certified Policies

Certified Policy	2010 LRDP Policy
	Housing sites on West Campus Mesa will require the connection between West Campus Point Lane and the North Devereux Knoll site to be improved and opend to vehicles. D. Development on the Devereux North or South sites shall require the existing West Campus Point Lane crossing of the North Finger of Devereux Slough, from West Campus Mesa to North Knoll, to be replaced with a bridge, or alternative crossing that retains a natural open connection, to maximize wetland connectivity and avoid fill of wetlands. The construction of the new bridge or crossing shall be completed no later than prior to occupancy of the new residential construction on the North or South Knolls of the Devereux property. However, the bridge, or crossing, shall be installed earlier if significant structural changes or roadway modifications are necessary to accommodate traffic in the area of the Slough crossing prior to North Knoll development. Once West Campus Point Lane is widened and improved per subsection D, Slough Road will be converted exclusively to use by pedestrians, bicyclists, and essential memergency vehicles; E. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads~~.* (30210.11)^~~; and F. Where deemed to be biologically beneficial, the University will replace the wetland crossings on Slough Road with crossings that are designed to restore the connection between the North and South Fingers to Devereux Slough and to avoid fill of existing and historic boundaries of the wetland to the maximum extent feasible. The replacement will occur as funding is available. The University will pursue potential University and non-University funding options to implement this project.
Policy 30210.12: Mesa Road will be widened 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.	~~Policy 30210.12: Mesa Road will be widened 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.~~Policy TRANS-11 - A sensitively-designed, permeable bike path may be provided along Mesa Road, between Ocean Road and Los Carneros, provided that the new alignment minimizes intrusion into ESHA buffers, avoids ESHAs and is sited within the existing road prism to the maximum extent feasible.
Policy 30210.13: When Mesa Road is widened and extended as described in Policy 30210.12, two lanes of the existing north-south segment of Mesa Road (east of Robertson Gymnasium) and the east-west segment of University Road (south of the gymnasium) will be 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.	Delete: The purpose of this policy is to accommodate bus lanes as part of the Mesa Road widening project. Mesa Road east of Robertson Gym has been widened pursuant to this policy and the bus lanes have been incorporated. Therefore this policy can be deleted.
Policy 30210.14: Feasible access for the physically challenged shall be provided where topographical and environmental constraints allow. Coastal access for the physically challenged to bluff-top viewing points shall be provided in Lagoon Park and West Campus Bluffs. Additional coastal access for the physically challenged will be provided by the installation of at least one	Policy ~~30210.14:~~PA-07 - 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~~ Coastal access for the physically challenged will be provided by the installation of at least one ~~handicap~~ADA accessible parking space in each of the ~~proposed~~ coastal access

Exhibit 12: 2010 LRDP Proposed Changes to Certified Policies

Certified Policy	2010 LRDP Policy
handicap accessible parking space in each of the proposed coastal access parking lots shown on Figure H.	parking lots shown on Figure ~~H~~E.4; however, three new ADA parking spaces shall be provided at Coal Oil Point consistent with Policy TRANS-23. Coastal access amenities that are ADA accessible should be conspicuously posted with coastal access signage, linking coastal access parking to the trails or other amenities.
Policy 30210.15: The campus shall continue to maintain and improve bicycle and pedestrian access-ways to the beach as necessary to protect sensitive habitat areas and public safety.	Delete: The purpose of this policy is to provide signage that regulates bicycle and pedestrian routes in order to protect sensitive habitats and public safety. This has been combined into Policy TRANS-7 which also addresses signage for the purpose of protecting sensitive habitat. Therefore this policy can be deleted.
Policy 30210.17: Public access policies under this section shall be subject to restriction, as determined by the campus, only when public access is inconsistent with the following: (a)Public health or safety; (b) Natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events; © 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)*	Policy ~~30210.17: Public~~PA-06: The University may temporarily restrict public coastal visitor access ~~policies under this section~~, including public coastal access parking provided for in the Coastal Access Parking Map (Figure E.4) when required to address an unforeseeable emergency or to protect fragile coastal resources pursuant to a Commission-approved sensitive resources management plan. Where such circumstances arise, the subject closure shall be ~~subject to restriction, as determined by the campus, only when public access is inconsistent with the following:~~ ~~(a)Public~~ : A. For the minimum amount of time necessary to ensure the health ~~or~~and safety~~;~~ ~~(b) Natural~~ of the campus population and its physical property; B. Limited to the least disruption of public access necessary to respond to specific campus concerns; and C. Communicated immediately to the Executive Director, subject to an emergency permit or Notice of Impending Development as applicable. Unforeseeable emergencies may include threats to public health or safety; natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events; ~~© Extraordinary~~the need for extraordinary measures ~~which are~~ required to immediately avert, alleviate, or repair damage to campus property~~,~~; or immediate threats to ~~maintain the orderly operation of the campus;~~ ~~military security needs;~~ ~~(d) Protection of fragile~~other coastal resources~~; and~~ ~~(e) Adequate nearby access. (30210.17)*~~.
Policy 30210.18: The campus shall cooperate with the County of Santa Barbara and the California Department of Parks and Recreation in the proposed expansion of the California Coastal Trail System so long as it is consistent with the environmental constraints of the Coastal Act.	Policy ~~30210.18:~~PA-10 - The ~~campus shall~~University will cooperate with the County of Santa Barbara and the California Department of Parks and Recreation, and consult with the Coastal Commission staff, in the proposed expansion of the California Coastal Trail System ~~so long as it is consistent with the environmental constraints~~. New trail segments and routes traversing campus lands shall require a Notice of ~~the Coastal Act~~Impending Development and may require an LRDP amendment.

Exhibit 12: 2010 LRDP Proposed Changes to Certified Policies

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Policy 30210.19: Pedestrian access to the sandy beaches upcoast 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.	Policy ~~30210.19:~~TRANS-21 - Pedestrian access to the ~~sandy beaches upcoast will~~beach shall be maintained from North and West Campus. Vertical access to the beach shall at a minimum be provided ~~by the Campus from:~~ ~~(a) Camino Majorca at~~ at the ~~end of Del Playa Drive in Isla Vista;~~ ~~(b) from a~~following locations: A. A new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point; ~~(c) a~~B. A boardwalk/stairway at the Sands Beach entrance from Coal Oil Point; ~~and~~ ~~(d) the proposed~~ C. The Dune Pond Trail through Coal Oil Point Reserve; and D. A trail from the coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus that outlets to the beach. Trail access ~~upcoast~~up-coast 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~~.~~
Policy 30210.20: Public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs shall be clearly signed as available public trails for pedestrian use only. Pedestrian pathways shall, by design, discourage 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.	Policy ~~30210.20: Public pedestrian paths~~ PA-04 - Pedestrian trails and scenic overlooks along the bluff top and base of the ~~Goleta Slough bluffs~~North Bluffs shall be ~~clearly signed as~~permanently available to the public ~~trails~~ . The routes shall be prominently posted with signs that indicate that the trails are for public pedestrian use only. Pedestrian pathways shall, by design, discourage ~~bicyclist~~bicyclists from use of the trails ~~and trails~~ located on the ~~Goleta Slough bluff~~North Bluff face, and such trails shall be limited to 5 ~~ft.~~feet in width. ~~Campus visitors shall be made aware of all available pedestrian paths on the campus by measures to include, at minimum, signage and campus visitor maps.~~
Policy 30210.21: Site planning for the North and West Campuses development areas shall create pedestrian connections between existing and proposed residential areas and the surrounding coastal open space areas to enhance pedestrian circulation and maximize existing and future residents' enjoyment of the area's coastal resources. Public trails shall be provided within development areas to allow public access to public open areas and beaches. All public trails will be clearly signed to ensure that campus visitors are aware of coastal access availability.	Policy ~~30210.21:~~TRANS-07 - Site ~~planning~~plans submitted in support of the Notice of Impending Development for ~~the North and West Campuses~~ all significant new campus development ~~areas~~proposals shall ~~create~~include: a) pedestrian ~~connections between existing~~and bicycle corridors designed to link the development with other campus locations and ~~proposed residential areas and the surrounding~~with coastal ~~open space areas to enhance pedestrian circulation~~access and recreational amenities in a manner that reduces vehicle miles traveled by campus affiliates, and ~~maximize existing~~ b) where appropriate, public trails and ~~future residents' enjoyment of the area's~~ vehicle/bicycle parking amenities designed to facilitate continuing public coastal ~~resources. Public trails shall be provided within development areas to allow public~~ visitor access to ~~public open areas~~ coastal access and ~~beaches.~~recreational amenities available on and near the campus. All public trails ~~will~~shall be clearly signed to ensure that campus visitors are aware of coastal access availability.
Policy 30210.22: Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (see Appendix F, Figure H) will be aligned to connect with existing and planned public trails in adjoining areas per the Ellwood-Devereux Coast Open Space and Habitat Management Plan.	Policy ~~30210.~~TRANS-22~~:~~ - Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (~~see Appendix F,~~ Figure ~~H) will be~~E.3) are aligned to connect with existing and planned public trails in the adjoining ~~areas per the~~ Ellwood-Devereux ~~Coast Open Space and Habitat Management Plan~~open space.

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Policy 30210.23: A bicycle path shall be provided from the Cameron Hall parking lot north onto the West Campus Apartments site on the existing roadway immediately north of the existing fence between West Campus Apartments and Devereux Slough, and the existing pedestrian and equestrian trail shall be realigned to the east away from the edge of the slough along Devereux Road, and immediately south of the existing fence between West Campus Apartments and the Devereux Slough. A pedestrian connector trail between the pedestrian/equestrian trail and Devereux Road shall be constructed with steps to discourage use of this trail by bicyclists and equestrians.	Delete: The purpose of this policy is to provide a new alignment from the coastal access parking lot to the bicycle and pedestrian trail routes. The coastal access parking lot will be located off of West Campus Point Lane which already connects to bicycle and pedestrian trail routes. Therefore this policy can be deleted.
Policy 30210.24: The public coastal access parking area and parking near the community center on the North Campus shall be paved with a permeable surface.	Delete: The purpose of this policy is to require permeable paving of the coastal access parking area on North Campus. The coastal access parking and associated permeable paving was required as part of the approval of the North Parcel / Ocean Walk Housing development (NOID 1-06). This parking lot has been constructed and the requirements of the North Parcel / Ocean Walk Housing, including this permeable parking area, have been memorialized in a specific site policy for North Parcel in Policy LU-20. Therefore this policy can be deleted.
Policy 30210.25: The development and implementation of the University's portion of the Ellwood Devereux Open Space Plan and Coal Oil Point Management Plan shall be coordinated with the City of Goleta, the University of California at Santa Barbara, and the California Coastal Commission. The future Coal Oil Point Management Plan shall require certification by the Coastal Commission as an amendment to the LRDP.	~~Policy 30210.25: The development and implementation of the University's portion of the Ellwood Devereux Open Space Plan and Coal Oil Point Management Plan shall be coordinated with the City of Goleta, the University of California at Santa Barbara, and the California Coastal Commission. The future Coal Oil Point Management Plan shall require certification by the Coastal Commission as an amendment to the LRDP.~~Policy LU-33 – Within two years of the effective date of certification of the 2010 LRDP, the University shall prepare and submit a Coal Oil Point Reserve Coastal Management Plan to the Coastal Commission as an amendment to the 2010 LRDP. No new structures shall be approved on the Reserve until the Plan is certified by the Coastal Commission. The purpose of the Plan shall be to comprehensively identify existing and planned development, maintenance, and programs at the Reserve that are consistent with coastal resource protection under the Coastal Act and the certified LRDP. The COPR Coastal Management Plan shall specifically identify: a baseline of all existing development on the Reserve (including confined animal facilities); the development's date of installation; permitting history; existing Reserve programs (e.g., the snowy plover management, wetland restoration, native plant species cultivation); existing maintenance operations such as location, timing and methods of fuel modification; and status of habitat restoration activities. The Plan shall provide a detailed description of all development, maintenance, and programs that are proposed to continue on the Reserve. The Plan shall augment the biological resource mapping (Figure F.2) effort on campus, both on and off the Reserve, based on

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	current (within 1 year) and historic resource surveys for all areas within 300 feet of proposed Reserve development, maintenance, or management programs. The Plan shall evaluate the consistency of the proposed development and activities with the Coastal Act.
Policy 30210.25: The development and implementation of the University's portion of the Ellwood Devereux Open Space Plan and Coal Oil Point Management Plan shall be coordinated with the City of Goleta, the University of California at Santa Barbara, and the California Coastal Commission. The future Coal Oil Point Management Plan shall require certification by the Coastal Commission as an amendment to the LRDP.	Policy ~~30210.25: The~~ TRANS-26 - Any changes to the development and implementation of ~~the University's portion of~~open spaces, public access and trails planning for North and West campuses, including the ~~Ellwood Devereux Open Space Plan and~~ Coal Oil Point ~~Management Plan~~Reserve, shall be coordinated with the City of Goleta, the ~~University of California at~~County of Santa Barbara, and the California Coastal Commission. ~~The future Coal Oil Point Management Plan shall require certification by the Coastal Commission as an amendment to the LRDP.~~
Policy 30210.26: The University, in cooperation with the Metropolitan Transit District, shall ensure that regular bus and/or shuttle service is provided between all proposed faculty and student housing developments on the North and West Campus to the Main Campus.	Policy ~~30210.26:~~TRANS-02 - The University~~,~~ in cooperation with the Metropolitan Transit District~~,~~ shall ~~ensure that~~maintain or expand regular bus and/or shuttle service ~~is provided~~ between all ~~proposed faculty and student~~University housing ~~developments on the North and West Campus to the~~ , campus neighborhoods, Camino Real Marketplace, Goleta Train Station and the Main Campus, including through the use of University-owned and operated transit if necessary.
Policy 30211.1: Motor vehicle traffic generated by new development shall not restrict or impede public access to or along the coast by exceeding the roadway capacity of existing coastal access routes on Campus. Should any proposed development significantly impact the roadway capacity of existing coastal access routes on Campus, the University shall implement or pay its fair share of costs to the City of Goleta and/or County of Santa Barbara to implement improvements to roadways and intersections or other traffic control measures necessary to mitigate the impacts.	Policy ~~30211.1:~~PA-12 - 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. Should any proposed development significantly impact the roadway capacity of existing coastal access routes on Campus, the University shall implement or pay its fair share of costs to the City of Goleta and/or County of Santa Barbara to implement improvements to roadways and intersections or other traffic control measures necessary to mitigate the impacts.
Recreation	
Policy 30213.1: Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at prevailing cost, when not occupied by UCSB classes or programs.	Policy ~~30213.1:~~REC-02 – Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at prevailing cost, when not ~~occupied~~being used by ~~UCSB~~campus classes or programs.
Policy 30213.2: Indoor recreational facilities such as weight rooms, gymnasia 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.	Policy ~~30213.2:~~REC-03 – Indoor recreational facilities such as weight rooms, gymnasia and the swimming pool may be used by the public~~,~~ ~~at~~ on a low cost ~~on a~~ per-use or quarterly basis, as established by campus administrative programs.
Policy 30221.1: New student and faculty housing projects including those adjacent to coastal bluff top park and open space recreation areas will contain recreational facilities and open space so as not to overburden oceanfront recreational areas.	Policy ~~30221.1:~~REC-04 – New ~~student and faculty~~ housing projects, including those adjacent to coastal bluff top park and open space recreation areas, will contain recreational facilities and open space ~~so as not to overburden~~within the development so that oceanfront recreational areas will not be overburdened.

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Policy 30221.3: Lagoon Park will be developed on approximately 4.4 acres running from Commencement Commons along the bluff above the campus Lagoon and along the top of bluff on the southern exposure of Main campus as part of the student housing Project. The park shall include such facilities as pedestrian paths, seating, picnic tables and children's play equipment built along the bluff top within the setback area described in policies in Part 2, Chapter II, Section B, Scenic and Visual Qualities. The park shall be landscaped with predominantly drought-tolerant native grasses, shrubs, and trees.	Policy ~~30221.3:~~REC-05 – Lagoon Park ~~will~~shall be ~~developed~~maintained 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~~amenities, including pedestrian paths, seating, and picnic tables ~~and children's play equipment built along the bluff top within the setback area described in policies in Part 2, Chapter II, Section B, Scenic~~shall be maintained and ~~Visual Qualities~~replaced as necessary. The park shall be landscaped with predominantly drought-tolerant native grasses, shrubs, and trees.
Marine Environment	
Policy 30230.1: Development in Coal Oil Point Reserve will be kept to a minimum. Only structures that would be used in conjunction with research in the Reserve, or that would enhance the area's usefulness as a natural study area will be allowed, such as weather stations, observation blinds and small storage structures.	Delete: Purpose/Intent: The purpose of this policy is to limit new development at Coal Oil Point Reserve to only those uses associated with its mission to provide a natural study area for research and restoration purposes. Given that it assigns uses, it is more appropriately covered under Land Use as Policy LU-COPR.
Policy 30230.2: The University shall coordinate with and encourage action by the County of Santa Barbara, City of Santa Barbara, and the Regional Water Quality Control Board to see that adjacent land uses are established and carried out in a manner which will sustain the biological productivity of campus marine resources.	Policy ~~30230.2:~~MAR-01 - 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~~developed and ~~carried out~~operated in a manner ~~which~~that will sustain the biological productivity of campus marine resources.
Policy 30230.3: Wetland, riparian and environmentally sensitive habitat areas on the North Parcel and the Storke-Whittier property, including those identified in the 2006 North Parcel and Sierra Madre wetland delineations shall be retained, and restored and/or enhanced. A plan for restoring all riparian and wetland areas on the properties shall be submitted to and approved by the Coastal Commission and implemented concurrent with the development of the Sierra Madre Family Student Housing and North Parcel Faculty Housing developments.	Policy ~~30230.3: Wetland~~ESH-46 – The wetland, riparian, and environmentally sensitive habitat areas on the North Parcel and the Storke-Whittier property~~, including those identified in the 2006 North Parcel and Sierra Madre wetland delineations~~ shall be permanently retained~~,~~ and restored ~~and~~/or enhanced~~. A plan for restoring all riparian and wetland areas on the properties shall be submitted~~ pursuant to ~~and~~the approved ~~by the Coastal Commission and~~ restoration plan. The restoration and/or enhancement shall be implemented ~~concurrent~~concurrently with the ~~development~~construction of the Sierra Madre ~~Family Student~~ and North Parcel Housing ~~and North Parcel Faculty Housing developments~~projects (NOID 1-06). Subsequent to successful completion of the restoration plan, these areas shall be maintained to ensure biological and hydrological functions and habitat value.
Policy 30230.3: Wetland, riparian and environmentally sensitive habitat areas on the North Parcel and the Storke-Whittier property, including those identified in the 2006 North Parcel and Sierra Madre wetland delineations shall be retained, and restored and/or enhanced. A plan for restoring all riparian and wetland areas on the properties shall be submitted to and approved by the Coastal Commission and implemented concurrent with the development of the Sierra Madre Family Student Housing and North Parcel Faculty	Delete: The purpose of this policy is to ensure that the wetland, riparian, and ESHA on North Parcel and the Storke Whittier property shall be permanently retained, restored and/or enhanced pursuant to an approved restoration plan. Additionally, the policy requires that the plan be fully implemented concurrent with the Sierra Madre Family Housing and North Parcel Faculty Housing developments. A restoration plan was approved pursuant to NOID 1-06 and is currently underway, consistent with Coastal Act Section 30240. This policy was modified to reflect the current status and relocated to the ESHA

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Housing developments.	section as Policy ESH-46.
Policy 30230.4 (1st Paragraph): Buffers to existing wetland, riparian, and environmentally sensitive habitat areas (ESHA) on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel development as follows. Buildings shall be required to be set back as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas onsite that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands onsite shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel, as shown in Exhibit 2F may be removed and reestablished on the South Parcel at a mitigation ratio of 3:1. No other portions of native grassland on the North Parcel shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North Parcel, as shown in Exhibit 3F, may be removed and reestablished at alternate locations on the North Parcel at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel shall be removed.	Policy ~~30230.4 (1st Paragraph):~~ESH-33 – Buffers to existing wetland, riparian, and environmentally sensitive habitat areas ~~(ESHA)~~ on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel/Ocean Walk Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel/Ocean Walk development as follows~~.~~: Buildings shall be required to be set ~~back~~ as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. ~~-~~Buffers from the wetland area located near the southwest corner of the North Parcel/Ocean Walk Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. ~~-~~Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. ~~-~~Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas ~~onsite~~on site that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands ~~onsite~~on site shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. ~~-~~The scattered, small patches of purple needlegrass on the north side of the North Parcel~~, as shown in Exhibit 2F~~ may be removed and reestablished on the South ~~Parcel~~parcel at a mitigation ratio ~~of~~ 3:1.~~-~~ No other portions of native grassland on the North Parcel/Ocean Walk shall be removed. ~~-~~The approximately 600 square feet of riparian scrub on the northeast side of the North ~~Parcel, as shown in Exhibit 3F,~~parcel may be removed and reestablished at alternate locations on the North Parcel/Ocean Walk at a mitigation ratio of 3:1. ~~-~~No other portions of riparian habitat on the North Parcel/Ocean Walk site shall be removed.
Policy 30230.4 (Paragraph 2):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).	Policy ~~30230.4 (Paragraph 2):Buffer areas~~ESH-32 – ESHA buffers and wetland buffers shall be ~~vegetated~~planted with ~~local~~locally native ~~riparian, wetland, and other~~species that are appropriate ~~species; provided that pedestrian~~to protect 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~~enhance the adjacent ~~pedestrian sidewalks).~~ESHA or wetland.
Policy 30230.4 (Paragraph 3): 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, while allowing for movement of wildlife through the 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.	~~Policy 30230.4 (Paragraph 3): 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, while allowing for movement of wildlife through the 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.~~Policy ESH-03 – Trails shall be sited, designed, constructed, signed and maintained in a manner that limits

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	disturbance of ESHA and open space to the maximum extent feasible. Where necessary and no alternative exists, limited use of ESHA buffer areas may be authorized for such trails provided the trail is aligned along the outermost area of the pertinent buffer and the intrusion of the trail route is minimized through design and landscaping features. Lighting shall be subject to Policy OS-07.
Policy 30230.4: Buffers to existing wetland, riparian, and environmentally sensitive habitat areas (ESHA) on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel development as follows. Buildings shall be required to be set back as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas onsite that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands onsite shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel, as shown in Exhibit 2F may be removed and reestablished on the South Parcel at a mitigation ratio of 3:1. No other portions of native grassland on the North Parcel shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North Parcel, as shown in Exhibit 3F, may be removed and reestablished at alternate locations on the North Parcel at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel shall be removed. 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, while allowing for movement of wildlife through the area.. In addition, Open Space Plan Type B and C trails shall be	~~Policy 30230.4: Buffers to existing wetland, riparian, and environmentally sensitive habitat areas (ESHA) on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel development as follows. Buildings shall be required to be set back as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas onsite that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands onsite shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel, as shown in Exhibit 2F may be removed and reestablished on the South Parcel at a mitigation ratio of 3:1. No other portions of native grassland on the North Parcel shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North Parcel, as shown in Exhibit 3F, may be removed and reestablished at alternate locations on the North Parcel at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel shall be removed. 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, while allowing for movement of wildlife through the 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 wetland, riparian, ESHA, and 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.~~Policy ESH-24 – All wetland, riparian, ESHA, and buffer areas shall be maintained by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining the campus areas, a successor entity responsible for such functions. UCSB shall maintain records of all biological surveys and studies for

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for pedestrian use only and no more than five feet in width. All wetland, riparian, ESHA, and 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.	use by other biologists and the public. UCSB shall also oversee appropriate conservation of dormant seed and bulb banks or later use elsewhere on campus when undeveloped sites with potential seed banks are being developed.
Policy 30230.5: Reduced Buffer Areas for Roads and Sidewalks. Roadways, pedestrian sidewalks, utility lines, and coastal access parking lots comprised of permeable paving materials may be located within Buffer Areas between the wetland, riparian, and ESHA areas on the North Parcel provided that such roadways, parking lots, utility lines and sidewalks are located as far away from these resources as feasible and no other less environmentally damaging alternative exists.	Delete: The purpose of this policy is to identify specific developments that may intrude into ESHA and wetland buffers on North Parcel (Ocean Walk Housing) where no other feasible alternative exists. These provisions have been relocated to the site-specific requirements for North Parcel in Policy LU-20.
Policy 30230.6 - The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. 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.	Policy ~~30230.6 -~~ ESH-34 – The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. 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~~CCBER or, in the event ~~CBER~~CCBER no longer is responsible for maintaining campus wetland areas, a successor entity ~~responsible for such functions~~.
Policy 30230.6: The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. 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.	Delete: The purpose of this policy is to ensure that the natural open space corridors are linked on North and West Campus, including if necessary, grading to ensure an appropriate transition between habitat connection points. This policy has been relocated to the ESHA section as Policy ESH-34.

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Policy 30230.7: The Phelps Creek Riparian Area may be reconstructed in accordance with Policies 30231.1 and 30231.3 and all other applicable LRDP policies. Any plans for reconstruction shall include provisions and restoration of riparian habitat along the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained per County standards to ensure proper flood conveyance capacity. Maintenance agreements will be made to perform major maintenance activities (i.e. dredging) outside the breeding season of any known sensitive species that have been observed in the Creek. The University shall not concretize the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in 30230.7(a).	~~Policy 30230.7: The Phelps Creek Riparian Area may be reconstructed in accordance with Policies 30231.1 and 30231.3 and all other applicable LRDP policies. Any plans for reconstruction shall include provisions and restoration of riparian habitat along the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions.~~Policy MAR-07 - 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~~Necessary permits 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.~~ obtained by County Flood Control with oversight by UCSB. The University shall not ~~concretize~~install a concrete channel in the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in ~~30230.7(a).~~Policy MAR-08.
Policy 30230.7: The Phelps Creek Riparian Area may be reconstructed in accordance with Policies 30231.1 and 30231.3 and all other applicable LRDP policies. Any plans for reconstruction shall include provisions and restoration of riparian habitat along the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained per County standards to ensure proper flood conveyance capacity. Maintenance agreements will be made to perform major maintenance activities (i.e. dredging) outside the breeding season of any known sensitive species that have been observed in the Creek. The	Policy ~~30230.7:~~MAR-09 - The Phelps Creek Riparian Area may be reconstructed in accordance with ~~Policies 30231.1 and 30231.3 and all other~~all applicable LRDP policies. Any plans for reconstruction of the Phelps Creek restoration area 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~~CCBER or, in the event ~~CBER~~CCBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. ~~The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained per County standards to ensure proper flood conveyance capacity. Maintenance agreements will be made to perform major maintenance activities (i.e. dredging) outside the breeding season of any known sensitive species that have been observed in the Creek. The University shall not concretize the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow~~

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Certified Policy	2010 LRDP Policy
University shall not concretize the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in 30230.7(a).	~~the general guidelines outlined in 30230.7(a).~~
Policy 30230.7a: 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[d?] so as to maintain public access to the creek and riparian area. The District shall adhere to mitigation measures in the Updated Program EIR for Santa Barbara County Flood Control Routine Maintenance Activities (01-EIR-01) or any future amended EIR.	Policy ~~30230.7a:~~MAR-08 - The Santa Barbara County Flood Control District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of Phelps Creek when the District conducts maintenance of the portion of the creek~~.~~ on University property. Sediment in Phelps Creek shall be removed from several different areas within ~~this entire reach.~~the portion owned by the University. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the ~~drainage~~creek 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[d?]~~placed so as to maintain public access to the creek and riparian area. ~~The District shall adhere to mitigation measures~~Flood control activities will be performed outside of the breeding season of any known sensitive species that have been observed in the ~~Updated Program EIR for Santa Barbara~~Creek. Necessary permits will be obtained by County Flood Control ~~Routine Maintenance Activities (01-EIR-01) or any future amended EIR~~with oversight by the University.
Policy 30230.8: A road limited to flood control maintenance activities, emergency access, and pedestrian and bicycle purposes only may be provided to the Phelps Creek Riparian Area through the Buffer Area provided that the road is no more than 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control.	Policy ~~30230.8:~~MAR-10 - A road limited to flood control maintenance activities, emergency access, and pedestrian and bicycle purposes only may be provided to the Phelps Creek Riparian Area through the Buffer Area provided that the road is no more than 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control.
Policy 30230.9: A paved bridge, and a paved roadway comprised of permeable paving materials, may be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/bicycle and flood control and emergency access, provided that such bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units.	Policy ~~30230.9: A paved~~MAR-06 - The Phelps Creek bridge, and a paved roadway comprised of permeable paving materials, may continue to 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~~the bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units.
Policy 30230.10: Site drainage on development areas on the North and West Campuses conveying runoff to Phelps and Devereux Slough shall be directed through the bioswales or using other similar integrated stormwater management practices that allow or mimic natural drainage hydrology functions to provide natural infiltration and filtration. Stormwater best management practices shall be utilized to reduce runoff, control sources of pollution, and treat runoff prior to conveyance	Delete: The purpose of this policy is to require the implementation of bioswales, or similar natural practices, for stormwater drainage on North and West Campus. A comprehensive approach to post-construction stormwater runoff has been integrated into the 2010 LRDP consistent with Coastal Act Section 30231, including specific water quality policies and the water quality protection program in Appendix 3. Therefore this policy may be deleted.

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to local streams or creeks. Piping of stormwater shall be permitted to cross under roadways and sidewalks.	
Policy 30230.11: Natural Open Space Areas and Environmentally Sensitive Habitat Areas on the North and West Campuses shall be restored with native plant 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.	Policy ~~30230.11:~~ESH-18 – Natural Open Space Areas and Environmentally Sensitive Habitat ~~Areas~~areas on ~~the North and West Campuses~~ campus shall be restored with native plant 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~~.
Policy 30230.12: Integrated pest management practices shall be used in all private landscape areas (not including buffers) and community open space areas on the North and West Campuses. Rodenticides containing any anticoagulant compounds (including but not limited to Warfarin, Brodifacoum, Bromadiolone, or Dipancinone) shall not be used within the private landscape areas and community open space areas on the North and West Campuses. Landscaping shall consist of local native, drought tolerant species, with the exception of lawn areas. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the North and West Campuses. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the North and West Campuses. 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.	Policy ~~30230.12:~~HAZ-7 - Integrated pest management practices shall be used in all private landscape areas (not including buffers) and community open space areas on the Storke, North, and West Campuses.~~-~~ Rodenticides containing any anticoagulant compounds (including but not limited to Warfarin, Brodifacoum, Bromadiolone, or Dipancinone) shall ~~not be used within the private landscape areas and community open space areas on the North and West Campuses. Landscaping shall consist of local native, drought tolerant species, with the exception of lawn areas. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the North and West Campuses. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the North and West Campuses. 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.~~be prohibited.
Policy 30230.13: Upon the completion and sale of the first 72 North Parcel housing units, the University shall provide, on an ongoing basis, for one full-time equivalent (FTE) steward for the South Parcel nature park area, and an FTE Coal Oil Point Reserve Snowy Plover Coordinator position.	~~Policy 30230.13: Upon the completion and sale of the first 72 North Parcel housing units, the~~Policy ESH-47 – 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.
Policy 30230.14: Following the expiration of the Venoco Corporation lease in 2016, Venoco Corporation the University shall designate the site as open space or natural reserve area.	Delete: This policy is intended to ensure that Venoco's Ellwood Mesa Terminal (EMT) is designated and restored to function as Open Space. The 2014 LRDP applies an Open Space land use designation and other site-specific requirements for processing and restoration are outlined in Policy ESH-50.
Policy 30230.15: Wetland and riparian vegetation enhancement shall be conducted to the maximum extent feasible along Devereux Creek. Any future regional open space planning efforts, including development of a Final Open Space Management Plan for the Ellwood-	Policy ~~30230.15:~~MAR-05 - Wetland and riparian vegetation enhancement shall be conducted, to the maximum extent feasible, along Devereux Creek~~. Any future regional open space planning efforts~~ and Devereux Slough, including ~~development~~the areas known as the North and South "Fingers" of ~~a Final Open Space Management~~

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Devereux area, shall include this policy.	~~Plan for the Ellwood-Devereux area, shall include this policy~~the slough.
Policy 30230.16: The minimum buffers and setbacks from streams (top of bank), riparian corridors (edge of canopy), or wetlands, shall be 100 feet except on the North Parcel on North Campus as pursuant to Policy 30230.4. No development, except as provided in Policies 30230.4 and 30230.5, shall occur within buffer areas except for the following: habitat restoration; construction of water quality management facilities; erosion control management; public access trails and associated appurtenances; existing easements for roads, trails, and utilities; or flood control or sediment management activities; pursuant to an approved management and maintenance program, only where no other less environmentally damaging alterative exists and the development is included is approved by the Commission in a notice of impending development.	~~Policy 30230.16: The minimum buffers and setbacks from streams (top of bank), riparian corridors (edge of canopy), or wetlands, shall be 100 feet except on the North Parcel on North Campus as pursuant to Policy 30230.4. No development, except as provided in Policies 30230.4 and 30230.5, shall occur within buffer areas except for the following: habitat restoration; construction of water quality management facilities; erosion control management; public access trails and associated appurtenances; existing easements for roads, trails, and utilities; or flood control or sediment management activities; pursuant to an approved management and maintenance program, only where no other less environmentally damaging alterative exists and the development is included is approved by the Commission in a notice of impending development.~~Policy ESH-19 – Development adjacent to an ESHA shall be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. A native vegetation buffer shall be required between the development and the ESHA to serve as transitional habitat and provide distance and physical barriers to human intrusion. The buffer shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA. The minimum buffer (setback) from an Environmentally Sensitive Habitat Area or freshwater wetland shall be 100 feet from the outermost edge of the ESHA or wetland, except as specifically authorized by the Commission in Policy ESH-33 and Policy ESH-31. The minimum buffer from brackish marsh shall be 200 feet from the upland edge of the brackish marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from coastal salt-marsh shall be 300 feet from the upland edge of the salt-marsh, except as specifically authorized in Policy ESH-31 . The minimum buffer from eucalyptus raptor tree ESHA shall be 300 feet from the outer edge of the canopy, except as specifically authorized in Policy ESH-31 (Figure F.5). The required buffer areas shall be measured from the following points, and shall include historic locations of the subject habitat/species that are pertinent to the habitat under consideration: The upland edge of a wetland. The outer edge of the canopy of riparian vegetation, including additional area necessary to protect the root zones of trees. The outer edge of the plants that comprise a rare plant community ESHA. For annual species and perennial species that periodically lie dormant, the rare plant community ESHA shall be determined as the maximum convex polygon that connects the known current and historical locations of that species in order to capture the maximum habitat area, including dormant seed banks, bulbs, or rhizomes of rare plant species. The outer edge of any habitat used by mobile or difficult to survey

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	sensitive species (such as ground nesting habitat or rare insects, seasonal upland refuges of certain amphibians, etc.) within or adjacent to the lands under consideration based on the best available data. The top of bank for streams where riparian habitat is not present. The outer drip line of trees designated ESHA.
Policy 30230.16: The minimum buffers and setbacks from streams (top of bank), riparian corridors (edge of canopy), or wetlands, shall be 100 feet except on the North Parcel on North Campus as pursuant to Policy 30230.4. No development, except as provided in Policies 30230.4 and 30230.5, shall occur within buffer areas except for the following: habitat restoration; construction of water quality management facilities; erosion control management; public access trails and associated appurtenances; existing easements for roads, trails, and utilities; or flood control or sediment management activities; pursuant to an approved management and maintenance program, only where no other less environmentally damaging alterative exists and the development is included is approved by the Commission in a notice of impending development. (Added in 2006; LRDPA 1-06)	Policy ~~30230.16: The minimum buffers and setbacks~~ ESH-22 – Buffer areas from ~~streams (top of bank), riparian corridors (edge of canopy), or~~ environmentally sensitive habitat areas (ESHA) and wetlands~~,~~ shall be ~~100 feet except on the North Parcel on North Campus as pursuant to Policy 30230.4. No development, except as provided in Policies 30230.4 and 30230.5, shall occur within buffer areas~~ maintained in a natural condition, except for the following~~: habitat~~ potential uses: A. Habitat restoration;~~ construction of~~ B. Bio-swales or other bioengineered water quality ~~management facilities; erosion~~features; C. Discharge of clean water; D. Erosion control ~~management; public~~measures (e.g., energy dissipaters before water is dispersed); E. Public access trails; F. Repair and ~~associated appurtenances;~~maintenance of existing ~~easements for~~ roads, trails, and utilities; G. Minimal fire hazard reduction necessary to meet the Fire Code Defensible Space requirements for existing development; or ~~flood~~ H. Flood control or sediment management activities~~; pursuant to an approved management and maintenance program, only where no~~ . The potential uses listed above shall only be undertaken within buffer areas where the University has demonstrated, as part of the Notice of Impending Development submittal, that: 1. No other less environmentally damaging ~~alterative~~alternative exists ~~and the~~ that would avoid the need to undertake the proposed development ~~is included is approved~~within a buffer area; 2. The intrusion of the development into the buffer is the minimum necessary; and 3. A qualified biologist has determined that: • The development will not adversely impact habitat values and that the remaining buffer will be sufficient to protect the adjacent coastal resources; and

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	• The specific measures to be undertaken by the ~~Commission in a notice of impending development. (Added in 2006; LRDPA 1-06)~~University to mitigate the impacts of the development are sufficient to enhance the protective features of the remaining buffer area (such as, but not limited to, removal of non-native species, plantings of locally native species, removal or replacement of nearby outdoor lighting contributing to light pollution).
Policy 30231.1 [Excerpt g, h, i, j]: 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: (g) When vegetation must be removed on campus, the method shall be one that will minimize the erosive effects from the removal; (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; (i) Removal of existing vegetation on campus is to be minimized whenever possible; (j) Temporary mulching or other suitable stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities on campus;	Policy ~~30231.1 [Excerpt g, h, i, j]: In order to protect identified campus wetlands, environmentally sensitive habitat areas,~~WQ-05 - The University shall site, design, construct and ~~coastal waters from sediment transfer~~manage development to preserve or ~~contamination from urban runoff during construction, the following grading~~enhance vegetation that provides water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control ~~practices shall be followed:~~ ~~(g).~~ Native vegetation shall be prioritized for use in water-quality treatment facilites such as bioswales and vegetated filter strips. Removal of existing vegetation on campus shall be minimized and limited to a pre-approved area required for construction operations. The construction area shall be fenced to define project boundaries. When vegetation must be removed ~~on campus~~, the method shall be one that will minimize the erosive effects from the removal~~;~~ ~~(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;~~ ~~(i) Removal of existing vegetation on campus is to be minimized whenever possible;~~ ~~(j).~~ Temporary mulching or other suitable interim stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities ~~on campus;~~.
Policy 30231.1 [Excerpt o]: 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: (o) Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands.	~~Policy 30231.1 [Excerpt o]: 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:~~ ~~(o) Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands.~~Policy WQ-06 - The University shall design, construct and manage campus development to minimize the introduction of pollutants, including trash and sediment, into coastal watersming, and duration. Pollutants shall not be allowed to enter coastal waters through drainage systems. Low Impact Development (LID) strategies shall be used to emphasize an integrated system of decentralized, small-scale control measures that minimize alteration of the site's natural hydrologic conditions through infiltration, evapotranspiration, filtration, detention, and retention of runoff close to its source. Traps and filters for roadway contaminants shall be provided as part of all drainage structures.

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Policy 30231.1 [Excerpt d]: 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: (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;	Policy ~~30231.1 [Excerpt d]: In order to protect identified campus wetlands, environmentally sensitive habitat areas, and coastal waters~~WQ-09 - Minimize water quality impacts from ~~sediment transfer or contamination from urban runoff during~~ construction~~, the following grading and erosion control~~ by implementing best management practices, in compliance with Appendix 3, Water Quality Protection Program, including: A. Construction shall be ~~followed:~~ ~~(d)~~planned and managed to minimize impacts by such measures as limiting the project footprint, phasing grading activities to avoid rainy-season soil disturbance, implementing soil stabilization and pollution prevention measures, and preventing soil compaction unless required for structural support; B. Whenever practical, land on the North and West Campus ~~is to be developed~~where there is a risk of erosion that may affect ESHAs, plan the project in increments of workable size which can be completed during a single construction season~~: erosion~~; C. Erosion and sediment control measures are to be coordinated with the sequence of grading~~;~~. Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and D. Fill areas shall have suitable protection against erosion and shall not encroach on Devereux Slough, Storke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on campus.
Policy 30231.1: 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: (a) North and West Campus construction periods shall be scheduled during the dry months of the year (May through October) whenever possible; (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; © A site-specific erosion control and landscape plan shall be prepared for all new construction; (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; (e) Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff; (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; (g) When vegetation must be removed on campus, the method shall be one that will minimize the erosive effects	~~Policy 30231.1: 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:~~ ~~(a) North and West Campus construction periods shall be scheduled during the dry months of the year (May through October) whenever possible;~~ ~~(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;~~ ~~© A site-specific erosion control and landscape plan shall be prepared for all new construction;~~ ~~(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;~~ ~~(e) Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff;~~ ~~(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;~~ ~~(g) When vegetation must be removed on campus, the method shall be one that will minimize the erosive effects from the removal;~~ ~~(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;~~

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from the removal; (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; (i) Removal of existing vegetation on campus is to be minimized whenever possible; (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; (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 would (?) 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; (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; (m) Slopes on campus shall not be constructed so as to endanger or disturb adjoining property; (n)) Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands.	~~(i) Removal of existing vegetation on campus is to be minimized whenever possible;~~ ~~(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;~~ ~~(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 would (?) 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;~~ ~~(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;~~ ~~(m) Slopes on campus shall not be constructed so as to endanger or disturb adjoining property;~~ ~~(n)) Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and~~ ~~Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands.~~Policy WQ-10 - Grading operations that have the potential to deliver sediment to wetlands, environmentally sensitive habitat areas, or coastal waters shall be scheduled during the dry months of the year (May through October). The construction timeline may be extended into the rainy season for a specific, limited length of time, based on an inspection of the site, and a determination that conditions at the project site are suitable for. Continuation of work may be allowed if appropriate erosion and sedimentation control measures are in place and will be maintained during the activity. 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 in compliance with Appendix 3, Water Quality Protection Program.
Policy 30231.1 [Excerpt e, k]: 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: (e) Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff; (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	Policy ~~30231.1 [Excerpt e, k]: 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:~~ ~~(e)~~WQ-11 - Excavated materials shall not be deposited or stored where the material can be washed away by ~~high~~storm water ~~or storm~~ runoff~~;~~ ~~(k)~~. Topsoil removed from the surface in preparation for grading and construction ~~on-campus~~ is to be stored on or near the site, where the stockpile area(s) will not impact natural vegetation, 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~~the topsoil is also managed consistent with Policy ESH-14. Appropriate measures shall be taken to protect the preserved topsoil from erosion and runoff through such measures as tarping, jute netting, silt fencing, and sandbagging soil. After

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to provide a suitable base for seeding and planting;	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~~;~~. These requirements shall be incorporated into applicable water quality protection plans (Construction Pollution Prevention Plan, Post-Development Runoff Plan, and/or Water Quality and Hydrology Plan as applicable) for processing during the NOID process as described in Appendix 3, Water Quality Protection Program.
Policy 30231.1 [Excerpt n]: 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: (n)) Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and	Delete: This portion of the policy requires sediment basins, sediment traps, or other similar measures. This concept is more comprehensively captured by Policy WQ-09 and Policy WQ-10.
Policy 30231.2 [Excerpt a]: 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: (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).	Policy ~~30231.2 [Excerpt a]: 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:~~ ~~(a) North, West and Storke~~WQ-04 - 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~~. The University shall site, design, construct and manage development to maintain or enhance where appropriate, on-site infiltration. Where inadequate infiltration would increase site runoff, development shall be scaled to ensure that on-site detention capacity (such as ~~amended 2006).~~storage ponds or vaults) is increased sufficiently to avoid increased offsite discharge volume or velocity to the maximum extent feasible. Increased surface runoff shall not be conveyed over bluffs, including through sheet flow, open channels, or outfalls.
Policy 30231.2 [Excerpt f, g]: 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: (f) At Coal Oil Point, if percolation is determined through tests to be inadequate, to prevent bluff top erosion, storm waters will be collected and drained directly to the ocean by means of pipes discharging at the base of the bluffs. (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.	Policy ~~30231.2 [Excerpt f, g]: 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:~~ ~~(f)~~WQ-15 - At Coal Oil Point, if percolation is determined through tests to be inadequate~~,~~ to prevent bluff top erosion, ~~storm waters will be collected and drained directly to the ocean by means of pipes discharging at the base of the bluffs.~~ ~~(g) Runoff from new development and the planned parking lot at Coal Oil Point shall be directed to the east-facing bluff~~alternative methods to direct stormwater to eliminate the erosion hazard, shall be evaluated based on the ~~Point, and the~~ water quality protection priorities outlined in the LRDP policies and Appendix 3, Water Quality Protection Program. The revisions to 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~~shall require a Commission-approved water quality protection plan.

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Policy 30231.2 [Excerpt i, j, k, n]: 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: (i) The quality of water entering the campus lagoon shall continue to be monitored. (j) Minimize siltation of the Campus Lagoon. (k) Prohibit chemical wastes, sewage effluent or waste waters from entering the Campus Lagoon. (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.	~~Policy 30231.2 [Excerpt i, j, k, n]: 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:~~ ~~(i) The quality of water entering the campus lagoon shall continue to be monitored.~~ ~~(j) Minimize siltation of the Campus Lagoon.~~ ~~(k) Prohibit chemical wastes, sewage effluent or waste waters from entering the Campus Lagoon.~~ ~~(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.~~Policy WQ-16 - Siltation of the Campus Lagoon shall be minimized. Chemical wastes, sewage effluent or wastewaters shall be prohibited from entering the Lagoon. The quality of water entering the Lagoon shall be monitored and measures taken to remediate the source(s) contributing to the water quality threshold that was exceeded.
Policy 30231.2 [Excerpt m]: 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: (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.	~~Policy 30231.2 [Excerpt m]: 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:~~ ~~(m)~~Policy WQ-17 - 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 Control Board.
Policy 30231.2 [Excerpt c, d, h, l] - 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: (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 Devereux Slough, to the maximum extent feasible. (d) Projects shall be designed to conduct storm water drainage away from Devereux Slough and Storke Campus Wetlands, whenever feasible. (h) Storm drainage from the planned student housing project on the ;Main Campus shall utilize existing drainage structures on the bluff, rather than introducing additional pipes to penetrate the bluff face, unless additional storm water runoff through the existing pipe is determined to be insufficient or to accelerate erosion. (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.	Delete: The purpose of this portion of the policy is to provide guidance for site-specific implementation of runoff and erosion control guidance, including Devereux Slough, Storke Wetlands, and the Manzanita Village housing project. These drainage concepts are covered in the comprehensive water quality policies. Additionally, the policy advises on development adjacent to 100 ft wetland buffers which is covered in Policy ESH-19. Manzanita Village housing has already been constructed and therefore a portion of the policy is no longer relevant. Section "c" regarding coordinating with regional land use agencies is incorporated into Policy MAR-02.

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Policy 30231.3: Drainage and runoff shall not adversely affect the campus wetlands: (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. Runoff into wetlands will not increase sediment from campus property.	Delete: This policy is intended to address stormwater runoff effects to campus wetlands. This concept is covered in the comprehensive water quality policies in conjunction with the wetland policies. Therefore this policy can be deleted without consequence.
Policy 30232.1: 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.	Policy ~~30232.~~HAZ-1~~: -~~The ~~campus will continue its compliance~~University shall comply with hazardous material and hazardous waste laws and regulations, including storage, handling, transport, disposal, and ~~will maintain and strengthen its hazardous waste minimization program~~spills.
Policy 30232.2: The campus will maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release.	Policy ~~30232.~~HAZ-2~~: -~~The ~~campus will~~University shall maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release.
Policy 30232.3: The EH&S Office will appropriately dispose of hazardous materials.	Policy ~~30232.~~HAZ-3~~: The~~ - The Environmental Health & Safety EH&S Office will appropriately dispose of hazardous materials.
Policy 30232.4: Waste minimization efforts by the EH&S Office will be strengthened and particular consideration will be given to monitoring of hazardous materials storage and handling procedures; recycling (onsite and offsite) and source reduction goals and implementation procedures; and informational and educational programs.	Policy ~~30232.~~HAZ-4~~:~~ The University shall maintain and strengthen its hazardous waste minimization program. Waste minimization efforts by the EH&S Office will ~~be strengthened and~~ give 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.
Policy 30232.5: If contaminated soil and/or groundwater is encountered during excavation and/or grading activities on North and West Campuses except in the location of the Venoco Co leased property: (a) The construction contractor(s) shall stop work and immediately inform EH&S; (b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers; (c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to the EH&S to comply with all federal and State regulations necessary to clean and/or remove the contaminated soil and/or groundwater; (d) Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment and disposal, and/or treatment without excavation; (e) Remediation alternatives for cleanup of contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal; and The construction schedule shall be modified or delayed	Policy ~~30232.~~HAZ-5~~: -~~ If contaminated soil and/or contaminated groundwater ~~is~~are encountered during excavation and/or grading activities ~~on North and West Campuses~~, except ~~in~~where such activities are implementing a Commission-approved remediation plan, the ~~location of the Venoco Co leased property:~~ ~~(a)~~following steps shall be taken: (a) The construction contractor(s) shall stop work and immediately inform Environmental Health and Safety (EH&S~~,~~); (b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers; (c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to ~~the~~ EH&S to comply with all federal and ~~State~~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/or disposal, and/or treatment without excavation;

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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.	(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~~obstruct remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions. The Ellwood Marine Terminal Facility has a known contamination risk and shall be subject to Policy ESH-50
Policy 30233a.1: Fill areas shall not encroach on Devereux Slough, Stoke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on campus.	~~Policy 30233a.1: Fill areas shall not encroach on Devereux Slough, Stoke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on campus.~~Policy FIL-1 - The diking, filling, or dredging of open coastal waters, wetlands, or estuaries may be allowed only where there is no feasible less environmentally damaging alternative and limited to only the following types of development: incidental public services; mineral extraction except in ESHA; restoration purposes; nature study, aquaculture, and similar resource dependent activities. Impacts associated with such development shall be fully mitigated.
Policy 30233a.2: Fills shall have suitable protection against erosion.	Delete: The purpose of this policy is to address the potential contribution of fill grading to erosion. This concept is more fully captured by Policy LU-05 which describes measures for designing development to fit the topographic constraints and to minimize grading.
Policy 30233a.3: Areas that are disturbed within the Storke wetlands and adjacent buffer areas by the construction of any required utility line connections between the planned student housing on the Storke Campus and existing utility lines passing through the Storke Wetland shall be restored.	Delete: The purpose of this policy is to require that any disturbance to Storke Wetland from an allowed use, under Coastal Act Section 30233, must be restored. This concept is covered more comprehensively by Policy FIL-01. In addition, the certified policy provides that the wetland buffer areas shall be restored which is addressed in Policy ESH-20.
Policy 30233a.3: Areas that are disturbed within the Storke wetlands and adjacent buffer areas by the construction of any required utility line connections between the planned student housing on the Storke Campus and existing utility lines passing through the Storke Wetland shall be restored.	Delete: The purpose of this policy is to require that any disturbance to Storke Wetland from an allowed use, under Coastal Act Section 30233, must be restored. This concept is covered more comprehensively by Policy FIL-1. In addition, the certified policy provides that the wetland buffer areas shall be restored which is addressed in Policy ESH-20.
Policy 30233b.1: Any dredging of the marsh area or Devereux Slough to remove sediment shall be planned and carried out to avoid significant disruption to the marine and wildlife habitat of the Coal Oil Point Natural	Policy ~~30233b.1: Any dredging~~FIL-2 – Where restoration of ~~the marsh area or~~ Devereux Slough ~~to remove~~includes dredging, then sediment removal and spoils disposal activities shall be planned and carried out to avoid significant disruption to ~~the~~ marine and wildlife ~~habitat of the~~

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Reserve.	~~Coal Oil Point Natural Reserve~~habitats and water circulation.
Policy 30233b.1: Any dredging of the marsh area or Devereux Slough to remove sediment shall be planned and carried out to avoid significant disruption to the marine and wildlife habitat of the Coal Oil Point Natural Reserve.	Delete: The purpose of this policy is to ensure that dredging of Devereux Slough is carried out to avoid significant disruption to the marine habitat and wildlife habitat at COPR. This is covered in Policy FIL-02 under wetland dredging requirements pursuant to Coastal Act Section 30233.
Policy 30235.1: Where shoreline protection is required for the protection of existing development or to serve coastal-dependent uses, or to protect public beaches in danger from erosion, and there is no less environmentally damaging alternative, shoreline protection design and construction shall minimize, to the maximum extent feasible, the alteration of natural land forms, and eliminate or mitigate adverse impacts on public access or on local shoreline sand supply. Visual impacts shall be minimized through the use of appropriate colors and materials.	~~Policy 30235.1: Where shoreline protection is required~~Policy SH-06 - Shoreline structures, including revetments, seawalls, cliff retaining walls, or other such construction that alters natural shoreline processes shall be prohibited except where there is no less environmentally-damaging alternative for the protection of existing development or to serve coastal-dependent uses, or to protect public beaches in danger from erosion~~, and there is no less environmentally damaging alternative, shoreline protection design and construction shall~~. Any such structures shall be sited to avoid sensitive resources and designed to minimize, to the maximum extent feasible, the alteration of natural land forms, and eliminate or mitigate adverse impacts on public access ~~or~~and on local shoreline sand supply. Visual impacts shall be minimized through siting the structures as far inland as possible, using a narrow profile or small footprint structure if possible, inclusion of living shoreline or bioengineering techniques, and the use of appropriate colors and materials. Structures shall be removed at such time as the structure is no longer needed for its permitted purpose.
Policy 30235.2: No permanent above-ground structures shall be permitted on the dry sand beach except facilities necessary for public health and safety, research needs, and temporary recreational structures such as volleyball poles and nets.	Policy ~~30235.2:~~SH-07 - No new permanent above-ground ~~structures~~development shall be permitted on the dry ~~sand~~sandy beach except ~~facilities necessary for public health and safety, research needs, and~~for temporary recreational structures such as volleyball poles and nets.
Environmentally Sensitive Habitat Areas (ESHA)	
Policy 30240a.1: 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.	Policy ~~30240a.1:~~ESH-25 – The ~~campus shall implement the Wetlands Restoration~~biological productivity and ~~Management Plan for~~the quality of Campus wetlands, including Storke Wetlands and ~~the~~ Devereux Slough ~~as approved by the campus Wetlands Management Committee~~, shall be maintained and ~~UCSB~~, where feasible, restored.
Policy 30240a.2: Existing and proposed fences, signs and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except service and emergency vehicles).	~~Policy 30240a.2: Existing and proposed fences, signs and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except service and emergency vehicles).~~Not in regenerated plan
Policy 30240a.2: Existing and proposed fences, signs and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except service and emergency vehicles).	Policy ~~30240a.2: Existing~~TRANS-24 - Public access shall be allowed within and ~~proposed fences~~around the Coal Oil Point Reserve, consistent with the Coastal Access Program and Trails Maps (Figures E.3 and E.4). Fences, signs and information maps ~~around~~delineating the perimeter of the Reserve shall be provided and maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except essential service and emergency vehicles~~).~~)

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	for the purpose of protecting the Reserve's sensitive resources by encouraging and directing the public to remain on the authorized trails. Restrictions placed on coastal access, such as limits on timing or location of access, require authorization pursuant to an LRDP Amendment, except for temporary closures for emergencies or to protect fragile coastal resources consistent with Policy PA-06.
Policy 30240a.3: Mowing of the grassland in the reserve is prohibited, except for fire protection and eradication and control of non-native species pursuant to an approved restoration plan. Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration.	~~Policy 30240a.3: Mowing of the grassland in the reserve is prohibited, except for fire protection and eradication and control of non-native species pursuant to an approved restoration plan. Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration.~~Policy ESH-12 – Vegetation management may occur within Open Space and/or ESHA buffer areas, including mowing of native and non-native grasslands, when necessary to eradicate and control the spread of non-native species pursuant to a Commission-approved Habitat Restoration Plan. Surveys shall be conducted to identify ESHA as well as isolated patches of native grassland and any other individual sensitive plant species that may be present in the managed area. The vegetation management program shall ensure that measures are taken to avoid intrusion into ESHA, isolated patches of native grassland, and any other individual sensitive plant species that may be present. Vegetation management activities shall be the least intrusive and minimum necessary for restoration. The management of trees for any purpose, including restoration purposes, shall be subject to Policies ESH-28A through -28D and Appendix 3, Tree Trimming and Removal Program.
Policy 30240a.4: To preserve roosting habitat for bird species and monarch butterflies, special consideration and care shall be given prior to the removal or trimming of any significant native and non-native trees and shrubs such as eucalyptus, and some pine species that provide habitat for sensitive species. Non-native and native tree and brush species that provide habitat for sensitive species may only be removed or trimmed if their presence inhibits fulfillment of other LRDP objectives such as restoration of native habitat, construction of new structures and infrastructure, and protection of sensitive biological resources and no other less environmentally damaging alternative exists. Eucalyptus trees that are aggregation sites for monarch butterfly shall not be trimmed or removed, except when public health or safety is in jeopardy. Prior to the removal or trimming of any non-native and native tree species that provide habitat for sensitive species, the University shall conduct biological studies to show that the trees do not provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. Prior to the removal of non-native shrubs during the nesting season for sensitive birds (February 15 through August 31) the University shall conduct a biological survey of the shrubs to prevent impacts to nesting sensitive bird species.	~~Policy 30240a.4: To preserve roosting habitat for bird species and monarch butterflies, special consideration and care shall be given prior to the removal or trimming of any significant native and non-native trees and shrubs such as eucalyptus, and some pine species that provide habitat for sensitive species. Non-native and native tree and brush species that provide habitat for sensitive species may only be removed or trimmed if their presence inhibits fulfillment of other LRDP objectives such as restoration of native habitat, construction of new structures and infrastructure, and protection of sensitive biological resources and no other less environmentally damaging alternative exists. Eucalyptus trees that are aggregation sites for monarch butterfly shall not be trimmed or removed, except when public health or safety is in jeopardy. Prior to the removal or trimming of any non-native and native tree species that provide habitat for sensitive species, the University shall conduct biological studies to show that the trees do not provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. Prior to the removal of non-native shrubs during the nesting season for sensitive birds (February 15 through August 31) the University shall conduct a biological survey of the shrubs to prevent impacts to nesting sensitive bird species.~~Policy ESH-28 – A. The routine trimming and/or removal of trees on campus necessary to maintain campus landscaping or to address potential public safety concerns shall be exempt from the requirement to obtain a Notice of Impending Development (NOID), unless otherwise required pursuant to ESH-28B, and provided that the trimming and/or removal activities

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	are carried out consistent with all provisions and protocols of the certified Campus Tree Trimming and Removal Program in Appendix 2, except that the following shall require a NOID: 1. Trimming and/or removal of trees located within ESHA or on lands designated Open Space as covered in Policy ESH-28D, 2. The removal of any tree associated with new development, re-development, or renovation shall be evaluated separately through the NOID process as detailed in Policy ESH-28C, 3. The removal of tree windrows, and 4. Trimming and/or removal of egret, heron, or cormorant roosting trees proximate to the Lagoon. B. All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that: 1. Immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit, 2. Trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, or 3. Is part of a development or redevelopment approved pursuant to a Notice of Impending Development. C. To preserve roosting habitat for bird species and monarch butterflies, tree(s) associated with new development, re-development, or renovation that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Where native, or otherwise biologically significant, trees are retained, new development shall be sited a minimum of five feet from the outer edge of that tree's canopy drip-line. The removal of such trees shall be evaluated pursuant to the Notice of Impending Development for the new development. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the tree(s) provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. The Commission may condition the subject Notice of Impending Development to secure the seasonal timing restrictions and

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	mitigation requirements otherwise set forth in the Campus Tree Trimming and Removal Program in Appendix 2.
Policy 30240a.5: To preserve roosting habitat for birds, mature trees in and around the student garden on West Campus will not be removed except where necessary to accommodate new structures or infrastructure.	Delete: The purpose of this policy is to preserve the mature trees south of the West Campus Apartments. However, the policy allows for the removal of the trees for new development (structures or infrastructure) and does not describe a method for implementation that would protect habitat values pursuant to Coastal Act Section 30240. In lieu of this site specific policy, a programmatic approach to tree removal/tree trimming on campus is provided in Policies ESH-28 - 29 and the Tree Trimming and Removal Program in Appendix 2 of the LRDP. Therefore this policy can be deleted.
Policy 30240a.6: Signs prohibiting unauthorized vehicles (except service and emergency vehicles) pedestrians and domestic pets from entering the Reserve shall be posted along its perimeter. Signs shall be posted when North Campus housing is constructed.	Delete: The purpose of this policy is to prohibit entry into Coal Oil Point Reserve and to utilize signage to communicate access rules, which is covered by TRANS-24, and therefore this policy may be deleted without consequence.
Policy 30240a.7: Motor vehicles (except for service and emergency vehicles), unleashed dogs and swimming shall be prohibited in the campus lagoon and lagoon island environmentally sensitive habitat area. Signs restricting such access and activities shall be posted.	Policy ~~30240a.7:~~ESH-26 – Motor vehicles (except for service and emergency vehicles~~),~~) and unleashed dogs ~~and swimming~~ shall be prohibited in ~~the~~wetlands, on campus ~~lagoon~~beaches, in open space areas, and ~~lagoon island~~ environmentally sensitive ~~habitat area.~~areas. In addition, swimming shall be prohibited in the Campus Lagoon and Devereux Slough. Signs restricting such access and activities shall be posted.
Policy 20240a.8: Pedestrians and bicycles shall be encouraged to remain on existing trails. Signs shall be posted.	Policy ~~20240a.8:~~ESH-02 – Pedestrians and ~~bicycles~~bicyclists shall be encouraged to remain ~~on existing~~within designated trails~~.~~, corridors and bike lanes. Signs shall be ~~posted~~located and maintained as necessary to encourage appropriate use of pedestrian and bicycle routes. Barriers shall additionally be installed if necessary to protect sensitive resources from trespass as authorized pursuant to a Notice of Impending Development.
Policy 30240a.9: Bicycle access to the Lagoon island shall be prohibited. Signs prohibiting unauthorized bicycle traffic shall be posted.	Policy ~~30240a.9:~~ESH-37 – Bicycle access to the Lagoon ~~island~~Island shall be prohibited. Signs prohibiting ~~unauthorized bicycle traffic~~bicycles and signs directing pedestrian access to designated trails shall be posted pursuant to Policy ESH-02.
Policy 30240a.10: South-facing ocean bluffs on the Main and West Campuses shall be left in their present state.	Policy ~~30240a.10: South~~ESH-01 – Except for public access improvements and habitat restoration, south-facing ocean bluffs on ~~the Main and West Campuses~~campus lands shall remain in, or be ~~left in their present state~~restored to, natural conditions.

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Policy 30240a.11: The Goleta Slough habitat will be preserved and protected: (a) With the exception of pedestrian trails, interpretive facilities and benches, there shall be no construction on the Goleta Slough bluffs and bluff-tops that are designated as ESHA and Open Space north of University Road. [this does not correctly reflect changes Per LRDPA 1-97, May 12, 1997 Addendum] (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. (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. (d) Dumping of refuse or other debris on or near the slough bluffs is prohibited. (e) Oak trees along the bluffs shall be preserved and protected to the maximum extent possible. (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. The cypress, pine, and eucalyptus trees along the bluffs shall be preserved and protected to the greatest extent feasible.	Policy ~~30240a.11: The Goleta Slough habitat will be preserved and protected:~~ ~~(a) With the exception of pedestrian trails, interpretive facilities and benches, there shall be no construction on~~ ESH-38 – Except for public access improvements along the bluff top and habitat restoration, the Goleta Slough bluffs on campus lands and bluff~~-~~ tops that are designated as ESHA ~~and Open Space~~ north of ~~University~~Mesa Road~~.~~ ~~[this does not correctly reflect changes Per LRDPA 1-97, May 12, 1997 Addendum]~~ ~~(b)~~ shall remain in, or be restored to, natural conditions. Should bluff failure occur~~, University~~ adjacent to Mesa Road ~~shall be realigned south of the bluff face; the~~. The construction of retaining walls or other forms of remediation on the bluff face ~~ESHA area~~ shall not be allowed. ~~(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~~ The native ~~vegetation of equal or greater area in size.~~ ~~(d) Dumping of refuse or other debris on or near the slough bluffs is prohibited.~~ ~~(e) Oak trees along the bluffs~~and non-native trees along the Goleta Slough Bluffs on campus shall be preserved and protected to the maximum extent ~~possible.~~ ~~(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.~~ ~~The cypress, pine, and eucalyptus trees along the bluffs shall be preserved and protected to the greatest extent~~ feasible to retain habitat value for nesting birds.
Policy 30240a.12: Channelization and large-scale removal of marsh material in the Storke Campus Wetlands is prohibited.	Delete: The purpose of this policy is to address landform alteration within Storke Wetland. This purpose is better served by Policy FIL-1 which describes the limited circumstances in which diking, filling, or dredging may occur in wetlands or coastal waters as allowed pursuant to Coastal Act Section 30233(a) uses. Therefore this policy can be deleted.
Policy 30240a.13: Unleashed dogs shall be prohibited in the Storke Campus Wetlands.	Delete: The purpose of this policy is to prohibit unleashed dogs in sensitive locations on Storke Campus. The provisions of this policy are carried out by Policy ESH-26, and therefore this policy can be deleted.
Policy 30240a.14: The Campus shall work with the City of Santa Barbara to allow tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates.	Policy ~~30240a.14:~~MAR-02 - The ~~Campus~~University shall work with the City of Santa Barbara ~~to allow~~and other interested parties to evaluate the benefits and feasibility of reestablishing tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates. Where feasible and beneficial, restore the tidal connection.
Policy 30240a.15: Unleashed dogs and motor vehicles, except for service and emergency vehicles, shall be prohibited on Campus beaches and in the North and West Campuses open space areas.	Delete: The purpose of this policy is to prohibit unleashed dogs and motor vehicles in sensitive locations on North and West Campus. The provisions of this policy are carried out by Policy ESH-26, and therefore this policy can be deleted.
Policy 30240a.16: The campus shall use mosquito control methods with the least effect upon non-target organisms. Wetlands shall not be drained for this purpose, nor shall non-native larval predators be	Policy ~~30240a.16:~~ESH-10 – The ~~campus~~University shall use mosquito control methods with the least effect upon non-target organisms~~.~~ and shall use environmentally sensitive pesticides (such as VectoBac®). Wetlands shall not be drained for this purpose, nor shall native

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introduced.	wetland vegetation be removed, nor shall non-native larval predators be introduced.
Policy 30240a.17: The horse facilities in the watershed of the North Finger of the Devereux Lagoon shall be removed or relocated at least 100 feet away from wetlands, the top of bank of any stream, and any riparian canopy to facilitate the restoration of the Devereux Slough habitat. The existing non-conforming horse facilities may remain and be maintained in the current location provided that any plans for new horse facilities, substantial repairs (resulting in demolition and reconstruction of 50% or more of any structure), additions, or improvements to the existing horse facilities shall comply with the abovementioned requirements for removal or relocation. A manure and waste management plan, as well as a comprehensive drainage and polluted runoff control plan, shall be required for the existing and any new or relocated horse facilities.	Policy ~~30240a.17:~~ESH-54 – A. The legal non-conforming horse facilities ~~in~~on West Campus, including the ~~watershed~~horse-related development located east of West Campus Point Lane and the ~~North Finger~~riding rings located west of West Campus Point Lane, may remain in place for up to 10 years from the ~~Devereux Lagoon~~date of certification of the 2010 LRDP Update, except as required in subparagraph C below. The University shall ~~be removed or relocated at least 100 feet away from wetlands, the top of bank of any stream, and any riparian canopy to facilitate~~submit a complete Notice of Impending Development for the removal and restoration of the ~~Devereux Slough habitat. The existing non-conforming~~ horse facilities not less than 120 days prior to the expiration of this term. B. In the interim, the horse facilities east of West Campus Point Lane may remain ~~and be maintained~~ in the current ~~location provided that any plans for new~~as-built configuration, and these structures may be maintained (but not expanded) as necessary to ensure the safety of the existing structures. New horse facilities, substantial repairs (resulting in the cumulative demolition and reconstruction of 50% or more of any structure), additions, or improvements to the existing horse facilities shall ~~comply with the abovementioned requirements for removal or relocation.~~ be prohibited. C. The riding rings on West Campus Mesa, west of the horse boarding facilities, may remain for up to ten years from the date of certification of the 2010 LRDP Update or until the first major (over 10,000 GSF) development occurs at West Campus Mesa, whichever occurs earlier. D. A manure and waste management plan, as well as a comprehensive drainage and polluted runoff control plan, shall be required for the existing ~~and any new or relocated~~ horse facilities within six months of the certification of the 2010 LRDP Update.
Policy 30240a.18: To keep pets out of the natural open space areas and to limit pedestrian movement to designated trails, fencing will be required in private back yards adjacent to the public access corridors and open space areas identified in Appendix F, Figure H. Pets shall be allowed in the faculty and student housing developments on North and West Campuses as long as dogs are kept on leash outside of fenced yards and only indoor cats are allowed.	Policy ~~30240a.18: To~~ ESH-45 – Pets may be allowed in campus housing developments where the housing is designed and managed to minimize conflicts and keep pets out of the natural open ~~space~~spaces areas. Pedestrians and ~~to limit pedestrian movement to~~their pets shall use designated trails, ~~fencing will be~~ consistent with Policy ESH-02. Dogs shall be leashed as required in ~~private back yards adjacent to the public access corridors and open space areas identified in Appendix F, Figure H. Pets shall be~~ Policy ESH-26. Pets that require outside movement, such as dogs and cats, shall only be allowed in ~~the faculty and student housing developments on North and West Campuses as long as dogs are kept on leash outside of~~units with a fenced ~~yards and only~~ yard. Only indoor cats are allowed.
Policy 30240a.19: Onsite or offsite mitigation at a replacement ratio of 3:1 shall take place to minimize the impact of development on native grassland.	Delete: This policy is intended to address mitigation ratios and requirement for grassland habitats. This issue is more comprehensively covered by

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	Policy ESH-23, and therefore this policy can be deleted.
Policy 20240a.20: Biological resources studies shall be performed prior to any bluff access or trail improvement projects on North and West Campuses and at Coal Oil Point to ensure protection of any sensitive biological resources that may be present on site.	~~Policy 20240a.20: Biological resources studies shall be performed prior to any bluff access or trail improvement projects on North and West Campuses and at Coal Oil Point to ensure protection of any sensitive biological resources that may be present on site.~~Policy ESH-21 – Biological resources surveys shall be performed for all new development that is proposed where there are sensitive species, ESHA, or wetlands present; within or adjacent to ESHA (where the proposed development is within 200 feet of ESHA); within or adjacent (within 200 feet) to wetlands; within or adjacent (within 200 feet) to designated Open Space or other natural open space areas; or within 500 feet of trees suitable for nesting or roosting or significant foraging habitat is present. The results shall be presented in a biological report that shall include an analysis of the potential impacts of the proposed development on any identified habitat or species and recommendations for siting and design of the development to ensure protection of sensitive biological resources and habitat values. Where established public agency "protocols" exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and credentialed by the pertinent agency to undertake the subject protocol survey when such training and credentialing is available.
Policy 30240b.1: In order to protect the character and quality of the Natural Reserve, faculty housing structures on the West Campus Mesa shall be set back at least 100 feet from the east edge of Devereux Slough and associated wetland areas a. Existing trees within the designated housing areas which are near, but fall outside this setback, shall not be removed except where necessary to accommodate new utilities infrastructure. B. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road within the required building setback to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with the housing development. 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.	Policy ~~30240b.1:~~ESH-53 – In order to protect the character and quality of the ~~Natural~~Coal Oil Point Reserve, ~~faculty housing structures~~new development on the West Campus Mesa shall be set back at least ~~100~~300 feet from the east edge of Devereux Slough~~ and associated wetland areas~~ ~~a. Existing trees within the designated housing areas which are near, but fall outside this setback, shall not be removed except where necessary to accommodate new utilities infrastructure.~~ ~~B~~. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road ~~within the required building setback~~ to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with ~~the housing development.~~ ~~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.~~West Campus development and in consultation with the Reserve Director.
Policy 30240b.2: The vegetable garden south of married student housing on West Campus will be encouraged to continue.	Policy ~~30240b.2: The~~ESH-08 – Orchards, vegetable~~ garden south of married student~~, and other gardens should be incorporated into housing ~~on West Campus will be~~ projects wherever practical, and existing legally-established gardens encouraged to continue. Where orchards and gardening plots are proposed, these features shall be incorporated into the campus housing project landscape plans.
Policy 30240b.3: Buildings on West Campus shall be set back a minimum of 50 feet from the eastern property line with Isla Vista or the eucalyptus trees.	Delete: The purpose of this policy is to setback new campus development to provide a separation from the Isla Vista elementary school and

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	setback new campus development from mature eucalyptus trees for safety purposes. This policy may be deleted as tree protection policies have been more extensively incorporated within the 20104 LRDP and the separation of the school is not regulated under the Coastal Act. Additionally, the University proposes deletion of this policy as there may be a need to expand the adjacent elementary school onto UCSB property.
Policy 30240b.4: All new lighting 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.	Delete: The purpose of this policy is to minimize outdoor lighting and overspill onto adjacent properties to preserve habitat values. This concept is incorporated into a more comprehensive outdoor lighting policy, Policy ESH-15. Therefore this policy can be deleted.
Policy 30240b.6: In order to protect habitats of the Reserve: (a) The total square footage of current and replacement Coal Oil Point structures shall not exceed the total square footage of current Coal Oil Point structures; (b) New structures that are constructed as part of the Coal Oil Point Project shall be set back a minimum of 50 feet from the bluff edge and (c) Trees on Coal Oil Point will not be removed except where necessary to accommodate new structures and infrastructure.	Delete: This policy provides parameters for build-out at Coal Oil Point. Under the 2010 LRDP, Coal Oil Point is not assigned any development/build-out potential, and therefore the assignment of sq. ft. would be premature. Additionally, bluff top setbacks are more comprehensively provided in Policy GEO-03 and Policy SCEN-02. Tree removals are covered comprehensively under Policies ESH-28 and ESH-29. Therefore this policy can be deleted without consequence.
Policy 20240b.7: New buildings except for additions to the Marine Sciences Laboratory complex shall be set back a minimum of 100 feet from the edge of the campus lagoon.	Delete: The Campus Lagoon is a coastal water body and also designated as ESHA. Therefore, a minimum 100-foot wetland and ESHA buffer is required as described in Policy ESH-19. The exception for the Marine Sciences Laboratory Complex is not applicable since the 2014 LRDP does not assign any additional development potential to the site. Additionally, given the location and function of the Marine Sciences Lab, future development of the site warrants a detailed review as an Amendment.
Policy 30240b.8: In order to protect the Campus Lagoon and island, the planned new student housing and University Center expansion on Main Campus shall: a. Landscape the perimeter of the planned new student housing project predominately with native shrubs and trees. B. Orient lighting to minimize light and glare to the lagoon and tree-covered bluffs. C. The planned student housing shall be set back at least 150 feet from the ocean bluff top. (Added per LRDPA 1-91) 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 the eastern edge of Commencement Commons on the west to a line paralleling the northern extent of San Miguel dormitory to the south. The landscape plan shall be approved by a qualified wetlands biologist, selected in consultation with the U.S. Fish and Wildlife Service and State Department of Fish and	~~Policy 30240b.8: In order to protect the Campus Lagoon and island, the planned new student housing and University Center expansion on Main Campus shall:~~ ~~a. Landscape the perimeter of the planned new student housing project predominately with native shrubs and trees.~~ ~~B. Orient lighting to minimize light and glare to the lagoon and tree-covered bluffs.~~ ~~C. The planned student housing shall be set back at least 150 feet from the ocean bluff top. (Added per LRDPA 1-91)~~ ~~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 the eastern edge of Commencement Commons on the west to a line paralleling the northern extent of San Miguel dormitory to the south. The landscape plan shall be approved by a qualified wetlands biologist, selected in consultation with the U.S. Fish and Wildlife Service and State Department of Fish and Game. (Added by LRDPA 1-92, Suggested Mod #1)~~ ~~e. The University shall:~~ ~~(i) within six months from the date of Coastal Commission certification~~

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Game. (Added by LRDPA 1-92, Suggested Mod #1) e. The University shall: (i) within six months from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a work program, for a wetland management plan for the Campus Lagoon and the surrounding buffer area to be prepared by the UCSB Campus Wetlands Committee or a similar organization, for Coastal Commission staff review and comment; and (ii) within two years from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a Campus Lagoon Wetland Management Plan as an amendment to the LRDP with policies for protection, enhancement, restoration, and public interpretation and access for the Campus Lagoon. The Plan shall examine the place of the Campus Lagoon within its natural setting including consideration of hydrology, nutrient and sediment transport, specialized animal and plant communities, wildlife travel and migration, and scientific research, The Plan shall describe mechanisms for consultations and collaboration with special districts, city, county, and state agencies and funding sources, including the Coastal Conservancy. The University shall complete the LRDP amendment process for the Plan within six months of Commission action (Added in the incorrect place; Req'd by LRDPA 1-92 Suggested Mod #2)	~~of LRDP Amendment 1-92, submit a work program, for a wetland management plan for the Campus Lagoon and the surrounding buffer area to be prepared by the UCSB Campus Wetlands Committee or a similar organization, for Coastal Commission staff review and comment; and~~ ~~(ii) within two years from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a Campus Lagoon Wetland Management Plan as an amendment to the LRDP with policies for protection, enhancement, restoration, and public interpretation and access for the Campus Lagoon. The Plan shall examine the place of the Campus Lagoon within its natural setting including consideration of hydrology, nutrient and sediment transport, specialized animal and plant communities, wildlife travel and migration, and scientific research, The Plan shall describe mechanisms for consultations and collaboration with special districts, city, county, and state agencies and funding sources, including the Coastal Conservancy. The University shall complete the LRDP amendment process for the Plan within six months of Commission action (Added in the incorrect place; Req'd by LRDPA 1-92 Suggested Mod #2)~~Policy ESH-36 – In order to protect the Campus Lagoon and Island, any new development adjacent to the lagoon shall: (a) Landscape the perimeter of the development predominately with native shrubs and trees; (b) Orient lighting to minimize light and glare to the Lagoon and tree-covered bluffs as outlined in Policy ESH-15 ; and (c) Provide a minimum setback of 150 feet from the ocean bluff top.
Policy 30240b.9: New buildings shall be set back a minimum of 100 feet from the seasonal limits of the Storke Wetlands: (a) Existing trees within the required setback area along the bluff between the planned student housing and the wetlands shall be retained. (b) In order to protect valuable transition habitat, the width of this buffer will be 200 feet from the eastern side and southernmost point of East Storke Wetland. The proposed parking lot for the area north of Harder Stadium shall not encroach on this buffer.	Policy ~~30240b.9:~~ESH-42 – New ~~buildings~~development shall be set back a minimum of 100 feet from the ~~seasonal~~ limits of the Storke Wetlands~~:~~ ~~(a) Existing trees within the required setback area along the bluff between the planned student housing and the wetlands shall be retained.~~ ~~(b)~~ as shown in Figure F.5. 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.~~
Policy 30240b.10: To prevent adverse effects of the planned remote parking lot to the east of the Storke Campus Wetlands, the perimeter of the parking lot shall be landscaped with native trees and shrubs and parking lot lighting will be oriented to minimize light and glare to the wetland habitats and adjacent tree masses.	Delete: The purpose of this policy is to provide landscaping and lighting requirements for a parking lot proposed under the 1990 LRDP. Due to the presence of ESHA and ESHA buffers, this parking lot is no longer proposed or accommodated under the 2010 LRDP and therefore this policy may be deleted.
Policy 30240b.11: No more than 45 units of faculty housing shall be developed in the area designated for student housing on the Land Use and Circulation map (Appendix F, Figure D), at an approximate average density of 7 units per acre.	Delete: The purpose of this 1990 LRDP certified policy is to assign a maximum number of units to a proposed housing development site on West Campus. The housing development (West Campus Mesa) was not constructed and is proposed in a different configuration than previously considered. The development of the West Campus Mesa

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	site is addressed more comprehensively in Policy LU-32 and therefore this policy may be deleted without consequence.
Policy 30240b.12 - No more than 172 units of faculty housing and 151 units of family student housing shall be developed on 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 8.2 units per acre for the faculty housing and 10.8 units per acre for the student housing, respectively. (Amended in 2006)	Delete: The purpose of this 1990 LRDP certified policy is to assign a maximum number of units to a proposed housing development site on North Campus. The housing development (North Campus Faculty Housing and Sierra Madre) was approved and is partially constructed. The approved site build-out standards are reflected in Policies LU-20 and LU-18 and therefore this policy may be deleted without consequence.
Policy 30240b.13: No more than 51 units of student housing shall be developed adjacent to the Santa Ynez housing complex on Storke Campus, in the area designated for such housing on the Land Use and Circulation map, at an approximate average density of 11 units per acre.	Delete: The purpose of this 1990 LRDP certified policy is to assign a maximum number of units to a proposed housing addition site on Storke Campus. The entire Santa Ynez Apartments site is proposed to be redeveloped and the specifics of the new proposal are addressed more comprehensively in the site-specific policy in Policy LU-25.
Policy 30240(b).14a: Development at the Kavli Institute of Theoretical Physics Housing site shall be located on an approximately 1.5-acre potential development area within the 11.5-acre development envelope designated as Student Housing on certified Figure 23 Storke Campus Plan and shall be consistent with the following build-out provisions: a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families; b. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in Parking Lot 30 with a minimum of 15 parking spaces assigned to Parking Lot 30; c. A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development. d. Development shall be limited to a maximum of 45 feet as shown in certified Figure 16. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer, wetland buffer, or designated Open Space areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer, wetland buffer, or designated open space area planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.	Delete: This policy identifies the parameters of build-out for Kavli Institute of Theoretical Physics Housing site. This policy is located within the land resources and environmentally sensitive habitat section, whereas it is more appropriately located as a site policy in the land use section and therefore is relocated as Policy LU-27.

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Policy 30240(b).14a: Development at the Kavli Institute of Theoretical Physics Housing site shall be located on an approximately 1.5-acre potential development area within the 11.5-acre development envelope designated as Student Housing on certified Figure 23 Storke Campus Plan and shall be consistent with the following build-out provisions: a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families; b. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in Parking Lot 30 with a minimum of 15 parking spaces assigned to Parking Lot 30; c. A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development. d. Development shall be limited to a maximum of 45 feet as shown in certified Figure 16. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer or wetland buffer areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer or wetland buffer areas planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.	Policy ~~30240(b).14a:~~LU-27 – Development at the Kavli Institute of Theoretical Physics (KITP) Housing site shall be located ~~on an~~within the approximately 1.~~5~~2-acre potential development area ~~within the 11.5-acre development envelope~~ designated as ~~Student~~ Housing on ~~certified~~ Figure ~~23 Storke Campus Plan~~D.3 and shall be consistent with the following build-out ~~provisions:~~ standards and the Commission approved Notice of Impending Development No. UCS-NOID-0005-14 unless otherwise modified below: a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families~~;~~. b.- Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in Parking Lot 30 ~~-~~with a minimum of 15 parking spaces assigned to ~~Parking Lot 30;~~ KITP. c.- A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development. d. Development shall be limited to a maximum of 45 feet as shown ~~in certified~~on Figure ~~16~~D.4. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer or wetland buffer areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer or wetland buffer areas planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.
Policy 30240b.15: 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.	Delete: The purpose of this 1990 LRDP certified policy is to assign a maximum number of units to a proposed housing development site on Main Campus. The housing development (Manzanita Village) was approved and constructed. The site build-out parameters are memorialized in Policy LU-14 and therefore this policy may be deleted without consequence.
Policy 30240b.16: A maximum allowable construction or operational sound level of 65 decibels on the A-weighted scale shall not be exceeded as measured at the North or West Campuses property lines.	Policy ~~30240b.16:~~ ESH-07 – Construction noise levels shall not exceed state standards of 65dB(A~~-~~) at property lines except at Coal Oil Point Reserve where the maximum allowable construction ~~or operational~~ sound ~~level of 65~~levels shall be more restrictive and shall not exceed 60 decibels on the A-weighted scale ~~shall not be exceeded as measured at the North or West Campuses property lines~~.
Policy 30240b.17: At Coal Oil Point, the maximum allowable sound level shall not exceed 60 decibels on the A-weighted scale.	Delete: The purpose of this policy is to ensure that noise levels are compatible with the habitat at Coal Oil Point consistent with Section 30240. The noise standard of this policy has been directly linked in to Policy ESH-

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	07. Therefore this policy may be deleted.
Policy 30240b.18: 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.	Policy ~~30240b.18:~~ESH-06 – Operational noise levels shall not exceed state standards. The following operational 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~~: (a) Noise of safety signals, warning devices and emergency pressure relief valves; and ~~(c~~ (b) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc. For all special events where the proposed event or activity is expected to generate significant noise in close proximity to sensitive receptor locations, the campus shall impose limitations on the hours of the event or activity.
Policy 30240b.19: In order to mitigate the loss of grassland habitat and open space associated with the proposed expansion of the Recreation and Aquatics Center, and to avoid cumulative impacts to campus grasslands, the University shall: Restore habitat at a mitigation ratio of 1:1 for impact to grassland and grassland mitigation site(s), when consistent with the 1.2 million ASF and 830,000 sq. ft. sit area development ceiling approved in the 1990 LRDP. The restoration shall be accomplished by creating Environmentally Sensitive Habitat Area in the approximately 4.68 acre area that includes LRDP Site 32 (approximately 3 acres) and the contiguous additional acreage adjoining Site 32, bounded by Mesa Road, to achieve the total acreage of approximately 4.68 acres. The proposed ESHA mitigation site is shown on Exhibit 2 (indicated by "Habitat Restoration Boundary" of Proposed Figure, 23 LRDP). The proposed Recreation and Aquatics Center expansion shall be subject to the preparation and implementation of a habitat restoration and enhancement plan for the 4.68-acre mitigation site showing in Exhibit 2; the plan shall be submitted pursuant to a Notice of Impending Development. The plan shall include provisions to ensure that propagules of the dwarf lupine identified on the proposed development site are successfully established in the restoration area in a similar-sized area as that impacted by the proposed development, and that the remainder of the mitigation site preserves the existing mature trees, provides for additional plantings of locally native trees where deemed	~~Policy 30240b.19: In order to mitigate the loss of grassland habitat and open space associated with the proposed expansion of the Recreation and Aquatics Center, and to avoid cumulative impacts to campus grasslands, the University shall:~~ ~~Restore habitat at a mitigation ratio of 1:1 for impact to grassland and grassland mitigation site(s), when consistent with the 1.2 million ASF and 830,000 sq. ft. sit area development ceiling approved in the 1990 LRDP. The restoration shall be accomplished by creating Environmentally Sensitive Habitat Area in the approximately 4.68 acre area that includes LRDP Site 32 (approximately 3 acres) and the contiguous additional acreage adjoining Site 32, bounded by Mesa Road, to achieve the total acreage of approximately 4.68 acres. The proposed ESHA mitigation site is shown on Exhibit 2 (indicated by "Habitat Restoration Boundary" of Proposed Figure, 23 LRDP).~~ ~~The proposed Recreation and Aquatics Center expansion shall be subject to the preparation and implementation of a habitat restoration and enhancement plan for the 4.68-acre mitigation site showing in Exhibit 2; the plan shall be submitted pursuant to a Notice of Impending Development. The plan shall include provisions to ensure that propagules of the dwarf lupine identified on the proposed development site are successfully established in the restoration area in a similar-sized area as that impacted by the proposed development, and that the remainder of the mitigation site preserves the existing mature trees, provides for additional plantings of locally native trees where deemed important to the habitat functions of the grasslands/wetlands complexes within and adjacent to the mitigation site, and provides for native grassland restoration , wetlands protection and restoration where applicable, and the permanent management of the mitigation site to ensure that it functions continuously as restored ESHA.~~Policy ESH-39 – In order to mitigate the loss of grassland habitat and open space associated with the

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important to the habitat functions of the grasslands/wetlands complexes within and adjacent to the mitigation site, and provides for native grassland restoration , wetlands protection and restoration where applicable, and the permanent management of the mitigation site to ensure that it functions continuously as restored ESHA.	construction of the Multipurpose Activity Center (MAC [Rec Cen Expansion]), 4.68 acres of land on the eastern side of East Storke Wetland north of Harder Stadium (Figure F.2) is permanently dedicated as ESHA. The 4.68 acre ESHA shall be permanently maintained and managed to ensure that it functions continuously as a restored ESHA. The mitigation site shall preserve the existing mature trees, provide for additional plantings of locally native trees to enhance the long term viability of raptor habitat, and provide for native grassland restoration, wetland protection and restoration and enhancement where feasible . Mitigation for construction of the MAC shall permanently ensure that dwarf lupine propagules are successfully established and shall be maintained north of the Recreation Center (Figure F.3).
Policy 30240b.19: The Ellwood Marine Terminal Facilities shall be removed when the current lease expires in 2016 and the natural habitat values of the site shall be restored to a condition approximating that which existed prior to the initial construction of the facilities. After facility closure and site restoration, the leasehold will be designated as Open Space or Natural Reserve. Any notice of impending developments issued for the closure or restoration of the Ellwood Marine Terminal Facility site shall include requirements that the University either (1) Record an offer to dedicate or grant of an open space conservation easement over the Ellwood Marine Terminal site or (2) Include the Ellwood Marine Terminal site in the Coal Oil Point Reserve.	~~Policy 30240b.19: The Ellwood Marine Terminal Facilities shall be removed when the current lease expires in 2016 and the natural habitat values of the site shall be restored to a condition approximating that which existed prior to the initial construction of the facilities. After facility closure and site restoration, the leasehold will be designated as Open Space or Natural Reserve. Any notice of impending developments issued for the closure or restoration of the Ellwood Marine Terminal Facility site shall include requirements that the University either (1) Record an offer to dedicate or grant of an open space conservation easement over the Ellwood Marine Terminal site or (2) Include the Ellwood Marine Terminal site in the Coal Oil Point Reserve.~~Policy ESH-50 – The Ellwood Marine Terminal (EMT) Facilities shall be removed and the site shall be restored to maximize habitat values. The EMT site shall be evaluated for soil and groundwater contamination, and a remediation plan shall be prepared and submitted to campus Environmental Health and Safety that complies with all federal and state regulations to clean and/or remove the contaminated soil or groundwater. A Notice of Impending Development shall be required for all development on the EMT site, including any necessary soil or groundwater remediation and habitat restoration activities. The white-tailed kite habitat, including white-tailed kite nesting trees, shall be preserved and enhanced. A portion of the southern extent of the eucalyptus trees east of the tanks may be removed where a phased restoration is implemented, pursuant to a Restoration Plan, to ensure that there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence. Locally native tree species, such as coast live oak, or tree species that are native to other coastal California areas, such as Monterey Cypress, that offer suitable nesting habitat upon maturation shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Biological surveys shall demonstrate that the replacement trees have been successfully used for nesting by raptors prior to removing the currently existing southern portion of eucalyptus trees at the EMT site.

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Policy 30240b.20: Landscaping associated with development of Potential Building Location Number 35 shall be limited to locally native plants, with the exception of interior courtyards. The six mature oak trees on the site shall be replaced in kind if the trees die off or are otherwise removed as a result of disease.	Policy ~~30240b.20:~~ESH-40 – Landscaping associated with ~~development of Potential Building Location Number 35~~the Multipurpose Activity Center (MAC) shall continue to be limited to locally native plants, with the exception of interior courtyards. The six mature oak trees ~~on~~ located south and north of the ~~site~~MAC shall be replaced in kind if the trees die off or are otherwise removed as a result of disease.
Policy 30240b.20: The 40-acre area in the southernmost portion of the North Campus site, a portion of which is environmentally sensitive (see Appendix F, Figure D), shall be dedicated to the Coal Oil Point Natural Reserve.	Delete: The purpose of this policy was to identify an area for inclusion into the Coal Oil Point Reserve boundary. This policy can be eliminated since the new Coal Oil Point Reserve Overlay is established in the 2010 LRDP, the limits of which are shown in LRDP Figure D.1.
Policy 30240b.21: The Devereux Creek Bridge that will replace the existing Arizona crossing shall have a minimum five-foot clearance above the stream channel bed and would span across Devereux Creek so that it will restore more natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where periodic stabilizers are necessary upstream.	Policy ~~30240b.21:~~ESH-52 – The Devereux Creek Bridge that ~~will replace the~~replaced a previously 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~~shall maintain 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.~~bank stabilization measures are needed and comply with Policy MAR-04.
Policy 30240b.22: The University shall implement in phases the improvements identified in the University's portion of the Open Space and Habitat Management Plan. The improvements shall include coastal access parking, trails, and other improvements, as well as restoration of South Parcel.	Delete: The purpose of this policy is to ensure that the University implements its portion of the Ellwood Mesa Open Space Plan. These requirements have been incorporated into Policy OS-04. Therefore this policy may be deleted.
Policy 30240b.23: South Parcel will be restored in accordance with Appendix F, Figure X Illustrative Concept for South Parcel Nature Park. Initial restoration activities shall occur on South Parcel in accordance with development of the North Parcel Faculty Housing Project and will include the completion of a project on the South Parcel to control existing erosion and sediment transfer into the Devereux Slough. Such project shall include four (4) acres of land area, including the eastern-most vegetated drainage swales, check dams and sedimentation pond(s) depicted in of the Open Space and Habitat Management Plan. South Parcel restoration will also include the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, trail improvements. Restoration on South Parcel shall be in accordance with the South Parcel Habitat Restoration Plan. This project shall be in addition to the restoration and enhancement of buffer areas on the North Parcel. The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of the North Campus Faculty Housing. Any remaining restoration and improvements on the South Parcel shall be implemented as funding becomes available.	Policy ~~30240b.23:~~ESH-49 – South Parcel ~~will~~shall be restored in accordance with ~~Appendix F, Figure X Illustrative Concept for South Parcel Nature Park. Initial restoration activities shall occur on South Parcel~~ the approved Habitat Restoration Plan (NOID1-06) and in ~~accordance~~association with ~~development~~mitigation for the construction of the North Parcel Faculty Housing ~~Project and will include~~(Ocean Walk). The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of North Parcel Faculty Housing. Restoration includes, and is not limited to, 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~~in to the Devereux Slough and the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, and 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. The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of the North Campus Faculty Housing.~~ Any remaining restoration and improvements ~~on the South~~

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	~~Parcel~~ shall be implemented as funding becomes available.
Policy 30240b.24: Environmentally sensitive habitat areas (ESHA) on campus shall be protected, and where feasible and appropriate, enhanced. All new development shall be set back a sufficient distance from ESHA so as to protect any sensitive biological resources. The minimum setback or buffer shall be 100 feet except on the North Parcel pursuant to Policy 30230.4 or as otherwise specified in this LRDP. Where destruction of ESHA is unavoidable and permitted and/or buffers between ESHA and development are less than 100 feet, a restoration plan shall be required to mitigate the lost habitat at a 4:1 ratio for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. Restoration as a result of mitigation for a project shall be conducted onsite where feasible.	Policy ~~30240b.24:~~ESH-17 – Environmentally sensitive habitat areas (ESHA) on campus shall be protected~~,~~ and, where feasible ~~and appropriate~~, enhanced~~. All new development~~ and restored. Only uses dependent on such resources shall be ~~set back a sufficient distance from ESHA so as to protect any sensitive biological resources. The minimum setback or buffer shall be 100 feet except on the North Parcel pursuant to Policy 30230.4 or as otherwise specified in this LRDP.~~allowed within such areas. Where ~~destruction of ESHA is unavoidable and permitted and/or buffers between ESHA and development are less than 100 feet, a restoration plan shall be required to mitigate the lost~~ESHA has been degraded through habitat ~~at a 4:1 ratio for wetland, riparian, and open water or stream habitats and 3:1 for all~~ fragmentation, colonization by invasive species, or other ~~ESHA. Restoration as a result of mitigation for a project shall be conducted onsite where feasible~~damage, such areas shall be restored.
Policy 30240b.24: Environmentally sensitive habitat areas (ESHA) on campus shall be protected, and where feasible and appropriate, enhanced. All new development shall be set back a sufficient distance from ESHA so as to protect any sensitive biological resources. The minimum setback or buffer shall be 100 feet except on the North Parcel pursuant to Policy 30230.4 or as otherwise specified in this LRDP. Where destruction of ESHA is unavoidable and permitted and/or buffers between ESHA and development are less than 100 feet, a restoration plan shall be required to mitigate the lost habitat at a 4:1 ratio for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. Restoration as a result of mitigation for a project shall be conducted onsite where feasible. (Added in 2006; LRDPA 1-06)	Policy ~~30240b.24: Environmentally sensitive habitat areas (ESHA) on campus shall be protected, and where feasible and appropriate, enhanced. All new development shall be set back a sufficient distance from ESHA so as to protect any sensitive biological resources. The minimum setback or buffer shall be 100 feet except on the North Parcel pursuant to Policy 30230.4 or as otherwise specified in this LRDP.~~ESH-23 – Where ~~destruction of ESHA is~~ there are unavoidable ~~and permitted and/or buffers between ESHA and development are less than 100 feet~~impacts to ESHA, a restoration plan shall be required to mitigate ~~the lost habitat~~ ESHA at ~~a~~ 4:1 ratio (area restored to area impacted) for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. ~~Restoration as a result of~~ Mitigation shall occur on site to the maximum extent feasible. Should restoration of impacted wetlands be feasible on the project site, restoration and enhancement of these habitats in place may be used to account for a proportional amount of the required habitat mitigation ~~for a project shall be conducted onsite where feasible. (Added in 2006; LRDPA 1-06)~~. Where on site mitigation is not feasible, mitigation shall be provided at nearby off-site locations.
Policy 30240b.25: The South Parcel shall remain open space available for habitat conservation and public access. Prior to commencement of construction on the North Parcel Faculty Housing Development, the University shall 1) Record an offer to dedicate or grant of an open space conservation easement over the entire South Parcel and 2) Submit and obtain Coastal Commission approval of a NOID for a plan to restore native riparian, wetland, and ESHA habitats and	Policy ~~30240b.25:~~ESH-48 – The South Parcel shall remain open space available for habitat conservation and public access~~. Prior to commencement of construction on the North Parcel Faculty Housing Development, the University shall 1) Record an offer to dedicate or grant of an open space conservation easement over the entire South Parcel and 2) Submit and obtain Coastal Commission approval of a NOID~~ in perpetuity. The Habitat Restoration Plan (HRP) for ~~a plan~~South Parcel has been approved for the site to restore native riparian, wetland, and ESHA habitats and construct drainage

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construct drainage improvements on the South Parcel to enhance biological resources onsite and reduce sediment loading to Devereux Creek and Slough. Following Coastal Commission approval of the NOID, the restoration plan shall be implemented by the University concurrent with the North Parcel Faculty Student Housing Project. The University shall be responsible for the enhancement, maintenance, and restoration of the South Parcel.	improvements ~~on the South Parcel~~ to enhance biological resources ~~onsite~~on site and reduce sediment loading to Devereux Creek and Slough. ~~Following Coastal Commission approval of the NOID, the restoration plan shall be~~The HRP for South Parcel is being implemented by the University concurrent with the North Parcel Faculty ~~Student~~ Housing Project. -The University shall be responsible for the enhancement, maintenance, and restoration of the South Parcel.
Policy 30240b.26: In light of the significant benefits of clustering development on North Parcel and preservation of the South Parcel as open space, the wetlands, riparian habitat, and ESHA on the North Parcel will not be protected by a buffer from development that is at least 100 feet. Buffers that are less than 100 feet place these resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all wetland, riparian habitats, and ESHA that will not have a 100-foot buffer from any structures, roads, or other paved development. Mitigation shall occur at the following ratios: • Seasonal wetlands 4:1 • Riparian habitats 4:1 • Native grassland, monarch butterfly habitat, or other ESHA 3:1 Should restoration of impacted wetlands be feasible onsite, restoration and enhancement of these habitats in place may be used to account for a portion of the required habitat mitigation up to a 1:1ratio. The remaining mitigation shall either occur on the North Parcel or the South Parcel pursuant to policy 30240(b).25.	Delete: The purpose of this policy is to require mitigation for the impacts of the reduced buffer between the North Campus Housing Developments and the adjacent ESHA. This project has been approved pursuant to a NOID and is partially completed. Therefore, the mitigation requirements specific to this site are no longer required to be a stand-alone policy. These minimum mitigation ratios and provisions have been adapted to apply campus-wide where impacts to ESHA cannot be avoided as provided in Policy ESH-23. Therefore, the original policy as it applies to North Campus Housing projects can be deleted without impacting the implementation of these previously-approved projects.
Policy 30240b.27: The University shall develop and implement a Snowy Plover Protection Program that includes the following habitat protection measures: A. The University shall coordinate with the City of Goleta, the County of Santa Barbara, and the staff of the Coal Oil Point Natural Reserve on the development and implementation of a Beach Access and Sensitive Species Management Plan for Coal Oil Point and Sands, Ellwood, and West Campus Beaches. The University shall submit the plan to the Commission for certification as an LRDP Amendment. Implementation of the plan shall also require approval of a notice of impending development and/or coastal development permit by the Commission. The plan shall be prepared by a qualified biologist or environmental resource specialist and shall allow for continued public access to the abovementioned beaches, while providing protection of snowy plovers and	Policy ~~30240b.27:~~ESH-55 – The University shall ~~develop and~~continue to implement ~~a Snowy Plover Protection Program that includes the following habitat protection measures:~~ ~~A. The University shall coordinate with the City of Goleta, the County of Santa Barbara, and the staff of the Coal Oil Point Natural Reserve on the development and implementation of a~~the Commission-approved Beach Access and ~~Sensitive Species~~ Snowy Plover Management Plan for ~~Coal Oil Point and Sands, Ellwood, and West Campus Beaches. The University shall submit the plan to the Commission for certification as an LRDP Amendment. Implementation of the plan shall also require approval of a notice of impending development and/or coastal development permit by the Commission. The plan~~the term authorized in the applicable Coastal Development Permit. An updated Plan shall be prepared by a qualified biologist or environmental resource specialist ~~and shall~~ to renew authorization of the program through the coastal development permit process.

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other sensitive bird species from human-associated disturbances. The plan shall include, but not be limited to, the following: i. Limitations on the use of the beach and nearby areas by horses and dogs; ii. Potential seasonal closures of sensitive habitat areas; iii. Maintenance of public access to the beach by pedestrians; iv. Restrictions on public parking at Coal Oil Point, v. Management of public parking at Camino Majorca and other nearby parking lots; vi. Increased use of the area due to nearby housing developments including the faculty and student housing developments planned for North and West Campuses; vii. Signage on beaches, trails, accessways, parking lots, and roads indicating permitted uses, restrictions on use, sensitive habitat areas, and any proposed closures; viii. Symbolic or other protective fencing to protect Snowy Plover nesting areas; ix. Use of docents, campus policy, and other staff to enforce the provisions of the plan; x. A monitoring program to assess the abundance of plovers and other sensitive bird species in the area, as well as any potential impacts to these sensitive resources from public access and recreational activities. B. Any developments or changes in use of parking, trails, accessways, or facilities in the vicinity of Coal Oil Point, and Sands, Ellwood, and West Campus beaches, shall consider and mitigate impacts on populations of snowy plover and other sensitive bird species in the area. C. Horses and dogs shall not be allowed at beach and trail areas with active nesting or overwintering populations of snowy plover, including but not limited to Sands and Ellwood beaches, as well as spur trails leading from Coal Oil Point and the Coastal Trail to these beaches. Future use of these areas by horses and dogs may be allowed pursuant to approval of the Beach Access and Sensitive Species Management Plan or other plan that protects populations of snowy plover and other sensitive bird species. D. Public coastal access parking shall not be allowed at the Coal Oil Point Parking lot. E. The University shall coordinate with Coal Oil Point Reserve Staff, docents, and campus police to develop and implement an Enforcement Program to ensure that the abovementioned habitat protection measures and plan, including limitations on beach access and	Any changes to the Plan shall require Coastal Commission review and approval. The plan shall allow for continued public access ~~to the abovementioned beaches,~~at Sands, Ellwood, and West Campus Beaches while providing protection of snowy plovers and other sensitive bird species from human-associated disturbances. ~~The plan shall include, but not be limited to, the following:~~ ~~i. Limitations on the use of the beach and nearby areas by horses and dogs;~~ ~~ii. Potential seasonal closures of sensitive habitat areas;~~ ~~iii. Maintenance of public access to the beach by pedestrians;~~ ~~iv. Restrictions on public parking at Coal Oil Point,~~ ~~v. Management of public parking at Camino Majorca and other nearby parking lots;~~ ~~vi. Increased use of the area due to nearby housing developments including the faculty and student housing developments planned for North and West Campuses;~~ ~~vii. Signage on beaches, trails, accessways, parking lots, and roads indicating permitted uses, restrictions on use, sensitive habitat areas, and any proposed closures;~~ ~~viii. Symbolic or other protective fencing to protect Snowy Plover nesting areas;~~ ~~ix. Use of docents, campus policy, and other staff to enforce the provisions of the plan;~~ ~~x. A monitoring program to assess the abundance of plovers and other sensitive bird species in the area, as well as any potential impacts to these sensitive resources from public access and recreational activities~~ (a).Any developments or changes to the Beach Access and Snowy Plover Management Plan, including~~.~~ ~~B. Any developments or changes~~ in use of parking, trails, accessways, or facilities in the vicinity of Coal Oil Point, and Sands, Ellwood, and West Campus beaches, shall consider and mitigate impacts on populations of snowy plover and other sensitive bird species in the area. ~~C.~~(b). Horses ~~and dogs~~ shall not be allowed ~~at~~on beach and trail areas with active nesting or ~~overwintering~~over wintering populations of ~~snowy plover~~Snowy Plover, including but not limited to Sands and Ellwood beaches, as well as spur trails leading from Coal Oil Point and the Coastal Trail to these beaches. Dogs shall be leashed in these areas. Future use of these areas by horses ~~and dogs~~ may be allowed pursuant to approval of the Beach Access and Sensitive Species Management Plan or other plan that ~~protects populations of~~ ensures that such activities will not have an adverse impact on snowy plover ~~and~~or other sensitive ~~bird~~ species. ~~D. Public coastal access parking shall not be allowed at the Coal Oil Point Parking lot.~~

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restrictions on public use of the Coal Oil Parking Lot, are enforced.	~~E.~~ (c).The University shall coordinate with Coal Oil Point Reserve Staff, docents, and campus police to ~~develop and~~continue to implement ~~an~~the Enforcement Program to ensure that the ~~abovementioned~~above-mentioned habitat protection measures and plan~~, including limitations on beach access and restrictions on public use of the Coal Oil Parking Lot,~~ are enforced.
Archaeological Resources	
Policy 30244.1: All available measures shall be explored to avoid development which will have adverse impacts on archaeological resources.	~~Policy 30244.1: All available measures shall be explored to avoid development which will have adverse impacts on archaeological resources.~~Policy ARC-08 - New development shall be sited and designed to avoid adverse impacts to archaeological and paleontological resources to the maximum extent feasible. If there is no feasible alternative that eliminates all impacts to these resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological or paleontological resources that cannot be avoided through siting and design alternatives shall be fully mitigated.
Policy 30244.2: The Department of Anthropology and Native Americans will be consulted when development may adversely impact archeological resources.	Policy ~~30244.2:~~ARC-02 - The Department of Anthropology and Native ~~Americans will~~American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when development may adversely impact archeological resources.
Policy 30244.3: When development is proposed for areas where archaeological resources are affected, the project will be designed to minimize impacts on such resources.	~~Policy 30244.3: When development is proposed for areas where archaeological resources are affected, the project will be designed to minimize impacts on such resources.~~Policy ARC-03 - A mitigation plan shall be prepared by a Registered Professional Archaeologist when development may adversely impact archaeological resources. The mitigation plan shall be prepared in consultation with Native American tribal groups approved by the Native American Heritage Commission for the area, and the State Historic Preservation Officer, as applicable. Mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission and shall, as the first priority, preserve the resources in place. Where in-situ preservation is not feasible, partial or total recovery of archaeological resources shall be undertaken.
Policy 30244.4: 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.	Policy ~~30244.4: During any grading and other~~ ARC-04 - Archaeological monitors shall be on-site during all earth moving activities ~~that may result in~~ and/or other ground ~~disturbance on~~disturbances that have the potential to uncover or otherwise disturb archaeological ~~sites, a non-University of California affiliated archaeologist recognized by the State Office of Historic Preservation~~resources. A Registered Professional Archaeological consultant and a Native American representative shall both be present.

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Policy 30244.5: 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.	Policy ~~30244.5: Should~~ARC-05 - If archaeological or paleontological resources ~~be disclosed during any planning, pre-~~are discovered in the course of construction ~~or construction phase of the Project~~, all activity which could damage or destroy these resources shall be ~~temporarily suspended until~~immediately halted. A Registered Professional Archaeologist, or paleontologist as applicable, shall examine the site ~~has been examined by a non-University archaeologist recognized by~~ and provide an evaluation of the ~~State Office of Historic Preservation.~~nature and significance of the resources. Mitigation measures shall be developed and implemented to address the impacts of the ~~Project~~development on the resources. The Office of Campus Planning and Design shall determine whether the development or mitigation measures require a new Notice of Impending Development and shall notify Coastal Commission staff that archaeological ~~resources.~~or paleontological resources were discovered during construction. Activities that may adversely impact these resources shall not resume without written authorization from the University Office of Planning & Design that construction may proceed.
Policy 30244.6: Vehicle use, unauthorized collecting of artifacts, or other activities which would destroy or disturb archaeological resources shall continue to be prohibited.	Policy ~~30244.6:~~ARC-06 - Vehicle use, unauthorized collecting of artifacts, or other activities ~~which would~~that have the potential to destroy or disturb archaeological resources shall ~~continue to~~ be prohibited.
Policy 30244.7: When development is proposed which may impact an archaeological resource, the University shall follow a step-by-step procedure for identifying, evaluating, and mitigating impacts on archeological resources identified in the Cultural Resources Appendix of the 1990 LRDP FEIR. The University shall follow this program on a project-by-project basis.	Delete: This policy is intended to protect archaeological resources by following guidelines that were attached to the 1990 LRDP Final Environmental Impact Report. These guidelines are outdated and are not proposed to be certified as part of the 2010 LRDP Update. In lieu of the 1990 guidelines, the proposed archaeological Policies ARC-01 through ARC-08 are intended to provide a framework to avoid adverse impacts to archaeological resource consistent with Coastal Act Section 30244 to evaluate the potential for a new development to impact archaeological resources; to provide for cultural consultations and appropriate construction monitors as necessary; to require in-situ preservation where feasible, and to provide protocols when resources are discovered in the field. Therefore this policy can be deleted without consequence.
New Development	
Policy 30250a.1: No more than 830,000 square feet of site area will be developed on Main Campus for buildings other than potential parking garages and student housing.	~~Policy 30250a.1: No more than 830,000 square feet of site area will be developed on Main Campus for buildings other than potential parking garages and student housing.~~Policy LU-01 - A maximum of 3.6 million gross square feet (GSF) of additional academic and support uses may be developed on the UCSB campus where designated on Figure D.3, Potential Development Areas, and provided that it is consistent with all other policies and provisions of the LRDP. The University shall maintain a running account of the changes to Academic and Support (A&S) development on campus. The A&S build-out documentation shall summarize the total A&S build-out in gross square feet and account for new A&S structural area, additions to existing A&S structures, demolition of existing A&S structural area, and any other changes that affect the GSF of A&S development. The A&S build-out

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	documentation shall include a running annual total and shall provide the current build-out in relation to the Academic and Support "baseline." The baseline shall be the total build-out of A&S campus-wide as of the date of certification of the 2010 LRDP. The A&S build-out documentation shall be submitted with each NOID or Exemption Request that adds or removes A&S build-out.
Policy 30250a.2: The University shall work towards the establishment of a cooperative planning process for the purpose of developing a Cooperative Planning Agreement between the University and the Devereux Foundation. The Cooperative Planning Agreement shall establish goals and objectives for the development and use of the West Campus and Devereux School Campus which: provide for and ensure public access to the shoreline; protect and enhance sensitive coastal resources; promote improvements to the respective campuses for the mutual benefit of the University, the Devereux Foundation, and the general public. 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.	Delete: The purpose of this policy is to foster a cooperative relationship with the Devereux Foundation. The University has since acquired the Devereux Foundation property in 2007 and is currently proposed to be annexed to the West Campus. Given that the University owns and manages the property, this policy can be deleted.
Policy 30250a.3: As much as feasible, the student housing on North Campus will be physically integrated with existing West Campus Family Student Housing both to enhance facilities at the older existing development and to establish a sense of shared community.	Delete: The purpose of this policy is to provide a visually integrated interface between the new North Campus housing developments and West Campus Family Apartments. The North Campus housing development has already been approved and is partially constructed. Therefore this policy has already been implemented and can be deleted.
Policy 30250a.4: Site planning and architectural design for residential development adjacent to the Ocean Meadows Golf Course will consider the potential flight of errant golf balls, and avoid siting particularly sensitive uses (e.g. child care, tot lots, etc.) in areas exposed to the flight of golf balls.	Delete: The purpose of this policy is to site development to avoid hazards associated with a nearby golf course. The golf course use has since been abandoned, restricted to specific open space and public access uses, and is currently proposed to be annexed into the boundaries of the 2010 LRDP. Therefore this policy can be deleted.
Visual Resources	
Policy 30251.2: Other than at the Marine Sciences Laboratory complex, buildings shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road.	Policy ~~30251.2:~~SCEN-08 - Other than ~~at~~buildings in the Marine Sciences Laboratory complex, ~~buildings~~ campus development shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road.
Policy 30251.3: Planned Student housing on the southern exposure of Main Campus shall not be constructed within 150 feet of the coastal bluff edge.	Delete: The purpose of this policy is to ensure that the Manzanita Village housing development is adequately setback from the coastal bluff. The Manzanita Village housing was constructed consistent with this setback. This setback requirement has also been directly incorporated into the site-specific policy for Manzanita Village (Policy LU-14).

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Policy 30251.4: Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe upon public views from the beach unless development presently impacts views from the beach. All new developments shall include landscaping which mitigates the developments' adverse visual impacts.	Policy ~~30251.4: Bluff~~ SCEN-02 - New development proposed for bluff top ~~structures~~locations shall be designed and set back from the bluff edge sufficiently ~~far to insure that the structure does not infringe upon~~to protect public coastal views ~~from the beach unless development presently impacts views from the beach. All new developments shall include landscaping which mitigates the developments' adverse~~. A visual ~~impacts~~analysis shall be submitted in support of the Notice of Impending Development for all bluff-top development proposals.
Policy 30251.5: New structures on the campus shall be in general conformance with the scale and character of surrounding development. Clustered developments and innovative designs are encouraged.	Policy ~~30251.5:~~SCEN-01 - 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.
Policy 30251.6:Buildings on Main and Storke Campuses shall not exceed the height limits established in Figure 16 measured to the ridgeline, except for mechanical and electrical equipment. (Amended in 2006) Policy 30251.6b: 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 ridgeline and exclude mechanical and electrical equipment.	Policy ~~30251.6:Buildings on Main and Storke Campuses~~SCEN-04 - Development shall not exceed the height limits established in Figure ~~16~~D.4. Height shall be measured as the vertical distance at any one point from the existing grade to the ~~ridgeline, except~~highest point of the top of the roof of the structure. The highest point shall be the coping of a flat roof, or peak of the ridge for ~~mechanical~~ a pitch or hip roof. Mechanical and electrical equipment~~. (Amended in 2006) Policy 30251.6b: Buildings on the North~~ and solar energy systems on the roof shall not be included in the height measurement. However, mechanical equipment shall be setback as far as feasible from public roads and ~~West Campuses shall not exceed 35 feet from the proposed grade~~other viewing areas and ~~39 feet from existing grade. Height restrictions are measured to the ridgeline and exclude mechanical and electrical equipment~~screened by architectural features.
Policy 30251.7: In order to preserve existing native trees and significant stands of trees which pre-date University acquisition of the campus, to the extent feasible, native trees shall be retained within the overall site area of new development.	~~Policy 30251.7: In order to preserve existing native trees and significant stands of trees which pre-date University acquisition of the campus, to the extent feasible, native trees shall be retained within the overall site area of new development.~~Policy SCEN-07 - For trees with significant scenic value, the first priority shall be to avoid tree removal where feasible. If tree removal cannot be avoided, the second priority shall be relocation of the tree. If the scenic tree cannot feasibly be retained in place, the tree removal shall be conducted and mitigated consistent with the Tree Trimming and Removal Program in Appendix 2. Where a scenic tree is located within ESHA or Open Space the tree trimming and removal shall be subject to Policy ESH-28A.
Policy 30251.8: Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever feasible.	Policy ~~30251.8:~~SCEN-09 - Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever feasible.
Policy 30251.9: Trees or shrubs may be selectively removed or trimmed to provide views to and along the ocean and scenic coastal areas along the primary view corridors identified in Figure 25 or for safety reasons. Any removal of trees or shrubs shall be timed to avoid the nesting season of local birds (January through June).	Delete: The purpose of this policy is to allow for the removal of shrubs and trees that will open up campus views to the ocean and other scenic views. It also provides the removal of trees for safety issues and indicates such removal should be timed outside of the bird nesting season. Tree trimming and removal protocols are captured more comprehensively in the tree trimming and removal Policies ESH-28 and ESH-29 and the Tree Trimming and Removal Program in Appendix 2. Therefore this policy can be deleted without

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	consequence.
Policy 30251.10: Specimen trees or groves which contribute to the visual attractiveness of the North and West Campuses may not be removed, unless necessary for safety reasons or to provide the least-cleared area sufficient to locate and construct approved roads and structures on the site. Selective clearing of vegetation may be permitted where panoramic views may be presently obscured by such vegetation.	Delete: The purpose of this policy is to prohibit removal of trees on North and West Campuses, except where necessary for safety reasons and to allow minor selective removal of vegetation for visual resource enhancement purposes. This topic is covered in the tree-trimming and tree removal policies pursuant to Policies ESH-28 and ESH-29, and the Tree Trimming and Removal Program in Appendix 2.
Policy 30251.11: Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain.	Policy ~~30251.11:~~SCEN-10 - Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain.
Policy 30251.12: The primary view corridors to the ocean and scenic coastal areas shown in Figure 25 may be reinforced by the removal of temporary buildings.	Policy ~~30251.12: The~~SCEN-03 - The University shall seek to enhance primary view corridors to the ocean and scenic coastal areas shown in Figure ~~25 may be reinforced~~F.4 by ~~the removal of~~removing temporary buildings.
Policy 30251.14: Tree trimming or removal near heron nest trees shall be timed to avoid the nesting season.	Delete: The purpose of this policy is to ensure that tree trimming and removal of heron nesting trees occurs outside of the nesting season. The University's comprehensive tree-trimming and removal policy is covered comprehensively in Policy ESH-28 and ESH-29 and more clearly discusses when tree modification activities may occur. Trees that constitute ESHA cannot be removed as specified in Policy ESH-29.
Policy 30251.15: At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 329 student housing units accommodating 976 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards and the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below: a. Bicycle parking serving the development shall be provided on the site. A total of 577 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 542 spaces in Parking Structure 50. b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and	Policy ~~30251.15:~~LU-24 – At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 329 student housing units accommodating 976 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards ~~and~~in addition to the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below: a. Bicycle parking serving the development shall be provided on the site. A total of 577 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 542 spaces in Parking Structure 50. b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and c. Parking Structure 50 shall not exceed 45 feet in height as shown in ~~certified~~ Figure ~~16~~D.4.

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c. Parking Structure 50 shall not exceed 45 feet in height as shown in certified Figure 16.	
Policy 30251.15: At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 329 student housing units accommodating 976 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards and the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below: a. Bicycle parking serving the development shall be provided on the site. A total of 600 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 565 spaces in Parking Structure 50. b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and c. Parking Structure 50 shall not exceed 45 feet in height as shown in certified Figure 16.	Delete: This policy outlines the parameters of development for the San Clemente Housing site. This site has been constructed and the requirements memorialized as a site-specific policy in the land use section as Policy LU-24.
Policy 30251.15: Natural building materials and colors that are compatible with the surrounding landscape will be used where practical.	Policy ~~30251.15:~~SCEN-05 - Natural building materials and colors that are compatible with the surrounding landscape will be used where practical.
Policy 30251.16: Native plant species from genetic stock from the Ellwood-Devereux watershed will be used in all open space areas outside the development areas on the North and West Campuses. Landscaping within the student and faculty housing development areas shall consist primarily of native/drought resistant plants. Landscaping use of exotic invasive plants listed in the Exotic Pest Plants of Greatest Ecological Concern in	~~Policy 30251.16: Native plant species from genetic stock from the Ellwood-Devereux watershed will be used in all open space areas outside the development areas on the North and West Campuses. Landscaping within the student and faculty housing development areas shall consist primarily of native/drought resistant plants. Landscaping use of exotic invasive plants listed in the Exotic Pest Plants of Greatest Ecological Concern in California (1999, or as updated at time of project implementation, California Invasive Plant~~

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California (1999, or as updated at time of project implementation, California Invasive Plant Council) shall not be allowed on North or West Campuses.	~~Council) shall not be allowed on North or West Campuses.~~Policy ESH-41 – Where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Main Campus, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. Where previous Notices of Impending Development have required native landscaping, native landscaping shall continue to be required. Campus landscaping shall allow for turf areas to provide passive recreation and outdoor spaces, including but not limited to Commencement Commons, the UCEN lawn, and Pearl Chase Gardens. Campus landscaping shall also allow a diverse assemblage of plant species as part of the outdoor botanical classroom. Where Main Campus adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.
Policy 30251.16: Native plant species from genetic stock from the Ellwood-Devereux watershed will be used in all open space areas outside the development areas on the North and West Campuses. Landscaping within the student and faculty housing development areas shall consist primarily of native/drought resistant plants. Landscaping use of exotic invasive plants listed in the Exotic Pest Plants of Greatest Ecological Concern in California (1999, or as updated at time of project implementation, California Invasive Plant Council) shall not be allowed on North or West Campuses.	Delete: The purpose of this policy is to require native plant species of local genetic stock to be used in all open space areas outside of the approved development envelopes on North and West Campuses. Landscaping within the approved housing developments must also be primarily native/drought tolerant plants. Invasives are prohibited. While this policy has a benefit to visual resources, it is more appropriately relocated and combined with the other landscaping policies in the ESHA section (see Policy ESH-11 and Policy ESH-18 as modified pursuant to Suggested Modification 19).
Policy 30251.17: Native plantings will be used to visually integrate and buffer development from the two public access corridors.	Policy ~~30251.17:~~SCEN-11 - Native plantings, including California native tree species of particular value to raptors, will be used to visually integrate ~~and buffer~~natural areas with development on North and West Campuses, while also buffering natural areas from the ~~two public access corridors~~disturbance imposed by nearby development, including outdoor lighting or interior lighting that may be visible from natural areas.
Safety, Stability, Pollution, Energy Conservation, Visitors	
Policy 30253.1: Buildings shall not be placed astride any faults. The actual setback from the fault trace shall be determined based upon site-specific geotechnical studies, but no closer than 50 feet from active or potentially active faults.	Policy ~~30253.1: Buildings shall not be placed astride any faults. The actual setback~~GEO-02 - Building setbacks from ~~the~~an active fault trace shall be ~~determined based upon site-specific geotechnical studies, but no closer than~~ a minimum of fifty (50) feet ~~from active~~, or ~~potentially active faults~~a greater distance if required by the California Building Code and California Geologic Survey standards in effect at the time of University design approval.
Policy 30253.2: Subsurface geotechnical and soil studies shall be conducted to determine proper building foundation and infrastructure design to address potential seismic and liquefaction hazards, if any.	Policy ~~30253.2: Subsurface~~GEO-01 - New development proposals shall be supported by geotechnical and soil studies ~~shall be~~ conducted by a California-licensed geologist or geotechnical engineer, as appropriate, to determine ~~proper~~technical requirements for adequate building foundation and infrastructure ~~design to address potential~~designs; such studies shall include an appropriate evaluation of seismic ~~and~~or liquefaction hazards~~, if any~~ that may affect the subject site. The results of such studies, and the recommendations of the preparing professional, shall be submitted in support of the

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	pertinent Notice of Impending Development.
Policy 30253.3: No development shall be permitted on the bluff face, except for staircases or access ways to provide public beach access and pipelines for instructional or research-oriented use.	Policy ~~30253.3:~~GEO-07 - 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.~~.
Policy 30253.4: The east-facing bluffs will be protected from future erosion only if campus development becomes immediately threatened.	Policy ~~30253.4:~~GEO-10 - The east-facing bluffs will be protected from future erosion only if campus development becomes immediately threatened~~.~~, consistent with Policy SH-06.
Policy 30253.5: The bluff top setbacks, required by Policy Nos. 30251.1 (this policy was deleted out of the 1990 LRDP and doesn't exist) 30251.2 and 30251.3, shall not be construed to prohibit the development of stairways, pathways, parks, utility infrastructure or the replacement or expansion of existing structures. Such development shall require a geologic investigation and report as part of Project-specific environmental review. The report shall consider and analyze the following: (a) Cliff geometry and topography; (b) Historic, current and foreseeable cliff erosion; (c) Geologic conditions; (d) Evidence of past or potential landslide; (e) Impact of construction activity; (f) Ground and surface water conditions; (g) Potential 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.	Policy GEO-04 - A. The geologic bluff-top setback in Policy GEO-03 shall not apply to the development of public access stairways, pathways, fences, or parks. Utility infrastructure or the replacement or expansion of existing structures shall be subject to the geologic bluff-top setback unless the Commission determines that: 1) An appropriate, California-licensed geologist or geotechnical engineer has favorably reviewed the subject plans as described below; 2) That no feasible alternative exists; 3) That the subject structure has been designed to facilitate removal or relocation in the future as bluff erosion advances; 4) That the University acknowledges as a condition of Commission approval of such development that no future bluff stabilization measures shall be installed to protect such development in lieu of removal or relocation; and 5) The University accepts as a condition of Commission approval a legal "assumption of risk" condition acceptable to the Executive Director. B. ~~Policy 30253.5: The bluff top setbacks, required by Policy Nos. 30251.1 (this policy was deleted out of the 1990 LRDP and doesn't exist) 30251.2 and 30251.3, shall not be construed to prohibit the development of stairways, pathways, parks, utility infrastructure or the replacement or expansion of existing structures. Such development shall require a geologic investigation and report as part of Project-specific environmental review. The report shall consider and analyze the following: (a) Cliff geometry and topography; (b) Historic, current and foreseeable cliff erosion; (c) Geologic conditions; (d) Evidence of past or potential landslide; (e) Impact of construction activity; (f) Ground and surface water conditions; (g) Potential 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.~~If the University proposes development that does not comply with the geologic bluff-top setback requirements, the Notice of Impending Development for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the development will assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding, for the expected

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	life of the development.
Policy 30253.6: 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.	Policy ~~30253.6:~~GEO-05 - New development located less than 50 feet from the bluff~~-top~~ edge shall be constructed to insure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability. The Notice of Impending Development submittal for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the project's surface and subsurface drainage shall not contribute to bluff erosion or instability. The NOID submittal shall include written evidence of the University's commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.
Policy 30253.7: New development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of shoreline protective devices.	Delete: The purpose of this policy is to require new development to be sited far enough from the bluff to ensure that the stability of the structure would not be threatened by erosion over a 100 year time frame. This has been combined into Policy GEO-03 and therefore this policy can be deleted without consequence.
Policy 30253.8: The Campus shall determine the required setbacks for new buildings through the use of a report by a registered geologist.	~~Policy 30253.8: The Campus shall determine the required setbacks for new buildings through the use of a report by a registered geologist.~~Policy GEO-03 - New development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of a shoreline protective device. The 100-year bluff-top setback shall be determined based on a report by a California-registered engineering geologist or other qualified professional, with substantial experience evaluating shoreline erosion, evaluating the effects of sea level rise and consequent bluff or shoreline changes expected to affect the site within a minimum of 100 years following the completion of the proposed project. The report shall consider multiple sea level rise scenarios consistent with the additional requirements in Policy SH-04. The report shall include a recommendation for the minimum setback necessary to ensure the safety of the proposed development, including the safety of the public utilizing the nearby bluffs and/or shoreline area, for a minimum of 100 years, without construction of a bluff stabilization or shoreline armoring device. The NOID submittal shall include written evidence of the University's commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.
Policy 30253.9: 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.	Delete: The purpose of this policy is to address shoreline structures that alter the shoreline along the East Campus Bluffs. This topic is wholly covered under Policy SH-06, consistent with Coastal Act Section 30235. Therefore this policy can be deleted without consequence.

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Policy 30253.10:New construction which significantly alters existing shoreline processes shall be permitted only to serve coastal-dependent uses or facilities, to protect existing structures or campus beaches, or to eliminate or mitigate significant adverse impacts on local shoreline sand supply.	Delete: The purpose of this policy is to address shoreline development which may alter shoreline processes. This topic is wholly covered under Policy SH-06, consistent with Coastal Act Section 30235. Therefore this policy can be deleted without consequence.
Policy 30253.11: Pedestrian use of unimproved paths up and down the bluff shall be discouraged. To this end, a fence or other barrier shall be constructed at hazardous locations on the coastal bluff top edge, wherever they do not currently exist.	Policy ~~30253.11:~~GEO-08 - Pedestrian use of unimproved paths up and down the bluff face shall be discouraged. ~~To this end~~Where needed for pedestrian safety or to discourage volunteer trails on the bluff face, a Commission- approved fence or other barrier ~~shall~~may be constructed at hazardous locations on the coastal bluff edge. Fencing or other barriers installed along the bluff-top ~~edge, wherever they do not currently exist~~shall be designed to be visually permeable, compatible with the character of the surrounding area, and of the minimum height necessary to ensure safety (e.g., low- profile post and rail designs or post, rail, and mesh designs). New chain-link fencing is prohibited; existing chain-link fencing shall be removed and/or replaced by the University at the earliest feasible opportunity.
Policy 30253.12: 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.	~~Policy 30253.12: 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.~~Policy GEO-09 - Drainage devices shall be sited and designed to prevent bluff erosion. New drainage devices shall not extend over or through coastal bluffs. Stormwater and dry weather flows that are conveyed through existing storm drains or other outfalls that discharge to the bluffs shall be re-routed to the maximum extent feasible, and the drainage device removed as feasible.
Policy 30253.13: Within 50 feet of the bluff top, vegetation shall be maintained or replanted with drought resistant native species should grading be required to establish proper drainage landward of the bluff.	Policy ~~30253.13: Within 50~~GEO-06 – Whenever development, including grading, is proposed within 100 feet of ~~the~~a bluff ~~top,~~edge, existing non-native vegetation shall be ~~maintained or replanted~~replaced with drought ~~resistant native species should grading be required~~ tolerant, locally native plants, and undisturbed established native plants shall be maintained to ~~establish proper drainage landward~~minimize erosion due to long-term application of landscape irrigation water to the bluff face.
Policy 30253.14: In order to minimize energy consumption and vehicle miles traveled, the campus shall implement the following measure to manage parking demand and supply: (a) Implement the Transportation Demand Management Program with the goal of diverting at least 10 percent of all passenger trips to and from campus to alternatives to the single occupant vehicle automobile.	Policy ~~30253.14: In order to minimize energy consumption and vehicle miles traveled, the campus~~TRANS-03 - The University shall ~~implement the following measure to manage parking demand and supply: (a) Implement the Transportation Demand Management Program~~ continue its transportation alternatives program with the goal of diverting at least 10 percent of all single occupancy vehicle passenger trips to and from campus~~ to alternatives to~~. The University shall inventory the number of daily single ~~occupant~~occupancy vehicle ~~automobile~~trips from all sources to and from campus during the regular academic and summer sessions over the course of the year and prepare the University's Annual Transportation Report. Within ninety (90) days after completion of the Annual Transportation Report, the University shall prepare and submit a Notice of Impending Development for any new development, if any, associated with Transportation Alternatives Program intended to reduce single

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	occupancy vehicle trips.
Policy 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.	Policy ~~30253.15:~~ TRANS-04 -To improve traffic flow and thereby reduce auto emissions, the ~~Campus~~University shall~~: a. Make road~~ implement Commission-approved improvements ~~as generally shown in Figure 10 of~~ to the ~~1990 LRDP as modified by Appendix F, Figure D,~~transportation and parking system, including roadways, parking, bicycle, and pedestrian ~~path~~facilities, necessary to ensure that traffic congestion, auto emissions, and other adverse impacts from the increased traffic associated with a pending development are fully mitigated. Transportation and parking system measures shall be subject to a Notice of Impending Development (NOID). Where such measures are necessary to mitigate the impacts of new development, the University shall submit the improvements ~~as generally shown in Figure 11 of the 1990 LRDP as modified by Appendix F, Figure H. Exact alignments and intersection geometrics~~with the relevant Notice of Impending Development. The Commission may ~~change during the project design phase~~condition the NOID to ensure that these requirements are met.
Policy 30253.16: Campus development should comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone.	Policy ~~30253.16: Campus~~GEO-11 - New development ~~should~~shall comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone~~.~~ provided that the development fully complies with all other provisions of the certified LRDP.
Public Works Facilities	
Policy 30254.1: Development of water mains, reclaimed water distribution systems, water treatment facilities, sewage lines, telephone transmission lines, and parking lots and structures will be designed and constructed to meet campus needs. Future development provided for in the LRDP land use plan will only be permitted by the University after it has been demonstrated that adequate water and sewer services are available to supply the existing and proposed development. The program for monitoring current levels of water and sewage services shall be continued to ensure a reserve of water and sewer capacity to serve the campus.	Policy ~~30254.1: Development of water mains, reclaimed water distribution systems, water treatment facilities, sewage lines, telephone transmission lines, and parking lots and structures will be designed and constructed to meet campus needs.~~PS-02: Future development provided for in the LRDP land use plan will only be permitted ~~by~~after the University ~~after it has been demonstrated~~demonstrates at the time of NOID submittal that adequate water ~~and~~ supplies, water mains, reclaimed water distribution systems, water treatment facilities, sewer services ~~are~~, utility lines, parking lots and structures, roadways and bicycle/pedestrian corridors, fire suppression facilities, and other essential infrastructure services will be 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.~~

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2010 LRDP Policy	Intent and Consistency
Archaeological and Paleontological Resources	
Policy ARC-01 - New development that requires ground disturbance shall be evaluated for its potential to impact archaeological resources. Site research, records reviews and archaeological surveys shall be undertaken by a Registered Professional. This documentation shall be submitted with the Notice of Impending Development.	Purpose/Intent: The purpose of this policy is to describe when a development requires review of relative to archaeological resources impacts. In addition this policy is intended to provide a framework for the general steps that would be undertaken in the evaluation.
Policy ARC-02 - The Department of Anthropology and Native American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when development may adversely impact archeological resources.	Purpose/Intent: This policy is intended to ensure that appropriate agencies or other entities are consulted if there are potential impacts to archaeological resources.
Policy ARC-03 - A mitigation plan shall be prepared by a Registered Professional Archaeologist when development may adversely impact archaeological resources. The mitigation plan shall be prepared in consultation with Native American tribal groups approved by the Native American Heritage Commission for the area, and the State Historic Preservation Officer, as applicable. Mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission and shall, as the first priority, preserve the resources in place. Where in-situ preservation is not feasible, partial or total recovery of archaeological resources shall be undertaken.	Purpose/Intent: This policy is intended to ensure that mitigation is prepared by a qualified archaeologist and that the first priority of such mitigation is avoidance, then in-situ preservation, and recovery where there is no other feasible alternative.
Policy ARC-04 - Archaeological monitors shall be on-site during all earth moving activities and/or other ground disturbances that have the potential to uncover or otherwise disturb archaeological resources. A Registered Professional Archaeological consultant and a Native American representative shall both be present.	Purpose/Intent: The purpose of this policy is to ensure that new development that has the potential to adversely impact archaeological resources is monitored during construction.
Policy ARC-05 - If archaeological or paleontological resources are discovered in the course of construction, all activity which could damage or destroy these resources shall be immediately halted. A Registered Professional Archaeologist, or paleontologist as applicable, shall examine the site and provide an evaluation of the nature and significance of the resources. Mitigation measures shall be developed and implemented to address the impacts of the development on the resources. The Office of Campus Planning and Design shall determine whether the development or mitigation measures require a new Notice of Impending Development and shall notify Coastal Commission staff that archaeological or paleontological resources were discovered during construction. Activities that may adversely impact these resources shall not resume without written authorization from the University Office of Planning & Design that construction may proceed.	Purpose/Intent: The purpose of this policy is to protect archaeological resources that may be impacted during construction activities.
Policy ARC-06 - Vehicle use, unauthorized collecting of artifacts, or other activities that have the potential to destroy or disturb archaeological resources shall be prohibited.	Purpose/Intent: The purpose of this policy is to protect archaeological resources by prohibiting activities that have the potential to disturb such resources.

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Policy ARC-07 - Work shall be halted immediately when suspected human bone is discovered, regardless of context, until the coroner and a qualified archaeologist can examine the remains. University staff shall notify Coastal Commission staff of the nature of the discovery and that all work has been halted on the site. Activities shall not resume without written authorization from the Office of Campus Planning and Design that construction may proceed. Where Native American remains are discovered, further activities may require a Notice of Impending Development.	Purpose/Intent: The purpose of this policy is to protect archaeological resources by providing a protocol to follow if human remains are discovered.
Policy ARC-08 - New development shall be sited and designed to avoid adverse impacts to archaeological and paleontological resources to the maximum extent feasible. If there is no feasible alternative that eliminates all impacts to these resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological or paleontological resources that cannot be avoided through siting and design alternatives shall be fully mitigated.	Purpose/Intent: This policy is intended to first avoid adverse impacts to archaeological and paleontological resources to the maximum extent feasible, then only allow the minimum amount of impact with mitigation if there are no feasible alternatives.
Coastal Waters	
Policy FIL-1 - The diking, filling, or dredging of open coastal waters, wetlands, or estuaries may be allowed only where there is no feasible less environmentally damaging alternative and limited to only the following types of development: incidental public services; mineral extraction except in ESHA; restoration purposes; nature study, aquaculture, and similar resource dependent activities. Impacts associated with such development shall be fully mitigated.	Purpose/Intent: The purpose of this policy is to ensure that diking, filling, or dredging is not undertaken in wetlands or coastal waters except under limited circumstances as outlined in Coastal Act Section 30233(a) uses. Where allowed, the impacts of that development shall be fully mitigated which may include on- and off-site restoration.
Policy FIL-2 – Where restoration of Devereux Slough includes dredging, then sediment removal and spoils disposal activities shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation.	Purpose/Intent: The purpose of this policy is to implement feasible mitigation measures to minimize adverse environmental effects associated with dredging of Devereux Slough consistent with the requirements of Coastal Act Section 30233.
Policy FIL-3 – If no other alternative exists, fill may be used to address potential 100-year flooding impacts consistent with federal law.	Purpose/Intent: The purpose of this policy is to allow the use of fill material to raise development subject to flooding hazards only where such hazard is completely unrelated to rising sea levels.
Hazardous Materials	
Policy HAZ-1 -The University shall comply with hazardous material and hazardous waste laws and regulations, including storage, handling, transport, disposal, and spills.	Purpose/Intent: The purpose of this policy is to allow for the University to continue its hazardous materials and hazardous waste programs to protect against the release of hazardous substances consistent with Coastal Act Section 30232.
Policy HAZ-2 -The University shall maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release.	Purpose/Intent: The purpose of this policy is to ensure that the University is implementing an adequate spill response program such as effective containment and cleanup facilities and procedures for accidental spills consistent with Coastal Act Section 30232.

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Policy HAZ-3 - The Environmental Health & Safety EH&S Office will appropriately dispose of hazardous materials.	Purpose/Intent: The purpose of this policy is to identify the campus department that is responsible for disposing hazardous materials consistent with hazardous waste laws as required Policy HAZ-1.
Policy HAZ-4 The University shall maintain and strengthen its hazardous waste minimization program. Waste minimization efforts by the EH&S Office will give particular consideration to monitoring of hazardous materials storage and handling procedures; recycling (onsite and offsite); source reduction goals; implementation procedures; and informational and educational programs.	Purpose/Intent: The purpose of this policy is to prioritize the campus hazardous waste minimization program, including monitoring of hazardous waste, recycling of hazardous waste, source reduction, and educational efforts.
Policy HAZ-5 - If contaminated soil and/or contaminated groundwater are encountered during excavation and/or grading activities, except where such activities are implementing a Commission-approved remediation plan, the following steps shall be taken: (a) The construction contractor(s) shall stop work and immediately inform Environmental Health and Safety (EH&S); (b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers; (c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to 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/or disposal, and/or treatment without excavation; (e) Remediation alternatives for 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 obstruct remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions. The Ellwood Marine Terminal Facility has a known contamination risk and shall be subject to Policy ESH-50	Purpose/Intent: This policy identifies the steps that shall be undertaken when potentially contaminated soils or groundwater are encountered during construction activities. The purpose is to ensure that contaminated soils and water are remediated to avoid exposing anyone to public health risks and to maintain biological productivity consistent with Coastal Act Section 30231. The Ellwood Marin Terminal site is already subject to a remediation plan overseen by the County of Santa Barbara Energy Dept. that shall also be subject to LRDP review pursuant to Policy ESH-50.
Policy HAZ - 6 - UC Santa Barbara shall continue to develop and implement campus programs that minimize use of pesticides, which may include the use of Integrated Pest Management strategies.	Purpose/Intent: The purpose of this policy is to minimize the use of chemical pest control methods on campus. Minimization of chemical applications on campus is beneficial in maintaining maximum biological productivity consistent with Coastal Act Sections 30230 and 30231.

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Policy HAZ-7 - Integrated pest management practices shall be used in all private landscape areas (not including buffers) and community open space areas on the Storke, North, and West Campuses. Rodenticides containing any anticoagulant compounds (including but not limited to Warfarin, Brodifacoum, Bromadiolone, or Dipancinone) shall be prohibited.	Purpose/Intent: The purpose of this policy is to minimize the use of chemical pest control methods in campus housing development located in and near natural open space, ESHA, and wetlands. Minimization of chemical applications on campus is beneficial in maintaining maximum biological productivity consistent with Coastal Act Sections 30230 and 30231, and helps protect habitat values consistent with Coastal Act Section 30240.
Environmentally Sensitive Habitat Areas (ESHA)	
Policy ESH-01 – Except for public access improvements and habitat restoration, south-facing ocean bluffs on campus lands shall remain in, or be restored to, natural conditions.	Purpose/Intent: Protect and restore coastal bluffs to ensure habitat value pursuant to Coastal Act Section 30240, avoid contributing to erosion or geologic instability pursuant to Coastal Act Section 30253, and avoid development or landform alteration that would require construction of a protective device pursuant to Coastal Act Section 30253. This policy reserves the opportunity for public access and restoration along coastal bluffs.
Policy ESH-02 – Pedestrians and bicyclists shall be encouraged to remain within designated trails, corridors and bike lanes. Signs shall be located and maintained as necessary to encourage appropriate use of pedestrian and bicycle routes. Barriers shall additionally be installed if necessary to protect sensitive resources from trespass as authorized pursuant to a Notice of Impending Development.	Purpose/Intent: The purpose of this policy is to provide a framework of opportunities to keep pedestrians and bicyclist on designated trails and bike lanes to ensure protection of habitats consistent with Coastal Act Section 30240.
Policy ESH-03 – Trails shall be sited, designed, constructed, signed and maintained in a manner that limits disturbance of ESHA and open space to the maximum extent feasible. Where necessary and no alternative exists, limited use of ESHA buffer areas may be authorized for such trails provided the trail is aligned along the outermost area of the pertinent buffer and the intrusion of the trail route is minimized through design and landscaping features. Lighting shall be subject to Policy OS-07.	Purpose/Intent: The purpose of this policy is to ensure that trails are sited and designed to minimize impacts to ESHA and open space, within intrusion into ESHA buffers kept to an absolute minimum to protect habitat values.
Policy ESH-04 – Transportation corridors for bicyclists shall be sited, designed, constructed, signed and maintained in a manner that encourages safe, multi-modal campus transportation and reduces motorized vehicle miles traveled while avoiding disturbance of open-space, ESHA, and ESHA buffers. Where a critical component of a proposed bicycle corridor would unavoidably encroach into an ESHA Buffer or Open Space, the extent of such encroachment shall be minimized to the maximum extent feasible and unavoidable residual impacts shall be fully mitigated.	Purpose/Intent: The purpose of this policy is to require bicycle corridors to be sited and designed where they would not have adverse effects on ESHA, ESHA buffers, or Open Space, except that critical bicycle corridor segments may be allowed to intrude into buffers or Open Space where no other feasible alternative is available and the impacts are fully mitigated.
Policy ESH-05 – Nature trails, intended for the passive enjoyment of the open space/ESHA resource, shall be restricted to pedestrian use and sited to afford the user an experience of the resource, provided that such trails are designed to protect the resource.	Purpose/Intent: The purpose of this policy is to allow for nature trails serving pedestrians only to meander through ESHA and Open Space where necessary for the user to be afforded an experience of the resource and where it would not have adverse impacts on the resource.

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Policy ESH-06 – Operational noise levels shall not exceed state standards. The following operational noise sources are not subject to the maximum sound levels: (a) Noise of safety signals, warning devices and emergency pressure relief valves; and (b) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc. For all special events where the proposed event or activity is expected to generate significant noise in close proximity to sensitive receptor locations, the campus shall impose limitations on the hours of the event or activity.	Purpose/Intent: The purpose of this policy is to provide standards and parameters for the maximum noise level associated with campus operations.
Policy ESH-07 – Construction noise levels shall not exceed state standards of 65dB(A) at property lines except at Coal Oil Point Reserve where the maximum allowable construction sound levels shall be more restrictive and shall not exceed 60 decibels on the A-weighted scale.	Purpose/Intent: The purpose of this policy is to provide a maximum noise level for campus construction. A more rigorous standard is provided for sound levels at Coal Oil Point Reserve.
Policy ESH-08 – Orchards, vegetable, and other gardens should be incorporated into housing projects wherever practical, and existing legally-established gardens encouraged to continue. Where orchards and gardening plots are proposed, these features shall be incorporated into the campus housing project landscape plans.	Purpose/Intent: To encourage student gardens as both a recreational activity and as a supplement to the "locally-grown" food movement while ensuring that such gardening plots are consistent with habitat protection.
Policy ESH-09 – Fencing and other types of barriers installed on campus shall be wildlife-safe and wildlife-permeable. Development in or adjacent to environmentally sensitive habitat areas or open space shall be designed and constructed to ensure the safe movement by wildlife (such as through the clustering structures and the installation of bridged crossings of wetlands to replace culverts, etc.).	Purpose/Intent: The purpose is to provide for the safe passage of wildlife on campus lands, including siting and design of fences or other barriers, transportation corridors, trails, and other campus developments.
Policy ESH-10 – The University shall use mosquito control methods with the least effect upon non-target organisms and shall use environmentally sensitive pesticides (such as VectoBac®). Wetlands shall not be drained for this purpose, nor shall native wetland vegetation be removed, nor shall non-native larval predators be introduced.	Purpose Intent: The purpose of this policy is to allow vector control for public and health and safety purposes while minimizing the potential for disruption of habitat values, consistent with Coastal Act Section 30240.
Policy ESH-11 – The use of any noxious and/or invasive plant species listed as problematic, a 'noxious weed' and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California or the U.S. Federal Government shall be prohibited in all campus landscaping.	Purpose/Intent: The purpose of this policy is to prohibit the use of invasive plant species in campus landscape in order to protect the potential spread of non-native species into ESHA or open space.
Policy ESH-12 – Vegetation management may occur within Open Space and/or ESHA buffer areas, including mowing of native and non-native grasslands, when necessary to eradicate and control the spread of non-native species pursuant to a Commission-approved Habitat Restoration Plan. Surveys shall be conducted to identify ESHA as well as isolated patches of native grassland and any other individual sensitive plant species that may be present in the managed area. The vegetation management program shall ensure that measures are taken to avoid intrusion into ESHA, isolated patches of native grassland, and any other individual sensitive plant species that may be present. Vegetation management activities shall be the least intrusive and minimum necessary for restoration. The management of trees for any purpose, including restoration purposes, shall be subject to Policies ESH-28A through -28D and Appendix 3, Tree Trimming and Removal Program.	Purpose/Intent: The purpose of this policy is to allow vegetation management activities within ESHA buffer or Open Space when such activities are specifically intended to enhance or restore the habitat, as determined through a Commission-approved Habitat Restoration Plan. These provisions are intended to protect ESHA (including native grasslands and raptor foraging areas) from significant disruption of habitat values, consistent with Coastal Act Section 30240.

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Policy ESH-13 – New development shall be sited to ensure that vegetation management (including clearing, landscaping/irrigating, and thinning) associated with fire reduction/fuel modification activities (including mowing of grasslands) required by the Fire Department for long-term fire safety does not intrude within environmentally sensitive habitat areas (ESHA) or wetlands. Fire reduction/ fuel modification activities may occur within ESHA buffer or wetland buffer areas, provided that: (1) the fire reduction/fuel modification activities are the minimum necessary to meet fire department requirements, and (2) the fire reduction/fuel modification activities are implemented pursuant to a Commission-approved fire reduction/fuel modification plan that ensures the long-term protection of habitat values. Where fuel modification intrudes into the ESHA buffer, the impact shall be mitigated pursuant to Policy ESH - 23.	Purpose/Intent: The purpose of this policy is to ensure that Fire Department-required vegetation management activities are carried out in a manner that does not adversely impact ESHA in order to protect habitat values consistent with Coastal Act Section 30240.
Policy ESH-14 – Topsoil that is excavated, stored, or moved as part of an approved development shall be managed to preserve the viability of the mycorrhizae by being stockpiled no higher than 3 feet to protect the viability of the mycorrhizae. To the extent feasible, topsoil should be reused on site or for restoration.	Purpose/Intent: The purpose of this policy is to protect the long-term productivity of soils consistent with Coastal Act Section 30243.
Policy ESH-15 – The University shall replace and/or retrofit all outdoor lighting within ten (10) years following the date of effective certification of the 2010 LRDP to minimize the campus lighting footprint/envelope consistent with the following: A. The University shall prepare a campus-wide Baseline Outdoor Lighting Assessment that: 1. Provides an inventory, map, and detailed description of existing outdoor lighting; 2. Identifies stand-alone (pole-mounted, bollards, etc.) Light fixtures that do not comply with the design and efficiency standards set forth in Subparagraph C below; and 3. Describes the lighting specifications used to measure compliance with the design and efficiency standards set forth in Subparagraph C below. B. The University shall prepare and submit an Outdoor Lighting Replacement and Retrofit Program as an LRDP Amendment for Commission approval within 18 months after the updated LRDP is certified. The Program shall: 1. Include the Baseline Assessment developed pursuant to Subparagraph A above; 2. Provide a replacement/retrofit map that identifies the location of all non-compliant outdoor lights and describes whether each light shall be replaced or retrofitted; 3. Identify a suite of target technologies and lighting specifications to meet the requirements of Subparagraph C. below. 4. Prioritize the replacement and/or retrofit of the identified lights with the highest priority assigned to the non-compliant outdoor sports and recreation	Purpose/Intent: The purpose of this policy is to implement Coastal Act Section 30240 to: (1) bring existing outdoor lighting into compliance with modern design and efficiency standards; (2) ensure that new lighting is the minimum necessary and in compliance with modern efficiency standards; and (3) to prohibit new outdoor lighting of sports facilities that would have an adverse impact to wildlife species and habitat values. The overarching purpose is to reduce lighting of night skies, ESHA, and open space areas for the benefit of wildlife and to maintain community character and avoid light pollution of the night sky.

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facility lighting and the second highest priority assigned to non-compliant outdoor lights of any kind in closest in proximity to ESHA, wetlands, or open space; when replacement/retrofit is implemented in conjunction with a NOID for a new development, the highest priority may, alternately, be assigned to the nearest non-compliant lighting proximate to the proposed development; 5. Identify a proposed schedule to incrementally implement the replacement/retrofit in the order prioritized as part of each campus construction project to ensure full replacement/retrofit within ten years of the certification of the 2010 LRDP; this shall include measurable goals to be implemented with each NOID; and 6. Be implemented as part of each campus development that includes an outdoor lighting component; additionally, the Program may be implemented through a series of separate projects as necessary to achieve full Program implementation in the given time-frame. C. All outdoor lighting shall be designed to avoid, or minimize to the maximum extent feasible, all forms of light pollution, including light trespass, glare, and sky glow, and shall at a minimum incorporate the following: 1. Best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only; 2. The minimum standard (pole) height and height of the light mounting necessary to achieve the identified lighting design objective; 3. The best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat; and 4. Measures to minimize light trespass onto ESHA and open space areas. D. As part of the routine maintenance and replacement of outdoor light fixtures and bulbs, including repair and maintenance of fixtures attached to buildings, the University shall use new materials that meet or exceed the standards set forth in Subparagraph C. E. New or retrofitted lighting of outdoor sports facilities shall be limited to the Recreation-designated lands at Harder Stadium, the two approved tennis courts on Storke Campus, and within the Main Campus recreational complex as it exists as of the date of certification of the 2010 LRDP within the area delineated on the "Limits of Outdoor Sports Lighting Map" in Appendix 4. New outdoor lighting for sports purposes outside of the limits shown on the "Limits of Outdoor Sports Lighting Map" shall be prohibited. Existing night lighting of sports facilities elsewhere on campus shall be considered a non-conforming use/structure. New or retrofitted sports lighting shall require a Commission-approved Notice of Impending Development, which shall not be processed until the Commission certifies the Outdoor Lighting Replacement and Retrofit Program required pursuant to Subparagraph B above, and shall meet the standards set forth in Subparagraph C above and the following additional	

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requirements: 1. Shall not exceed the minimum level of power and brightness necessary for the proposed level of collegiate or intramural use; and 2. Shall mitigate the impact of new lighting by retrofitting or removing existing sports lighting and other outdoor lighting sources consistent with the identified priorities in Subparagraph B above. F. Development with an outdoor lighting component shall comply with the standards set forth in Subparagraph C of this policy. In addition, the NOID for each development with an outdoor lighting component shall implement a portion of the Outdoor Lighting Replacement and Retrofit Program consistent with the provisions of Subparagraph B above. Prior to the approval of the Outdoor Lighting Replacement and Retrofit Program, each NOID with an outdoor lighting component shall include outdoor lighting retrofits/replacements in the nearest feasible location(s) to the proposed development. The NOID shall include a lighting plan and lighting specifications that identify the location of lights, the light fixture type, the light spectrum/bulb, the direction of light, and any special measures or treatments to control light spill for all on-site and off-site replaced/retrofitted outdoor lighting. The replacement schedule/map shall be updated and submitted in support of each NOID to track the progress of the Program implementation. G. The University shall submit to the Executive Director of the Commission an annual report tracking the incremental progress of the Outdoor Lighting Replacement and Retrofit Program. The report shall indicate the location, type, and specifications for outdoor lighting replacements and retrofits that occurred in the previous year and priority areas for the subsequent year.	
Policy ESH-16 – Night lighting shall be prohibited in environmentally sensitive habitat areas (ESHA) buffer and wetland buffer areas, except as required for public safety where an approved Notice of Impending Development specifically authorizes development within buffer areas pursuant to Policy ESH-21. In such cases the lighting shall be the minimum necessary to ensure public safety and shall be designed and implemented consistent with the lighting requirements of Policy ESH-15 . Where lighting in a buffer area is proposed pursuant to this policy, the University shall submit a plan to screen nearby sensitive habitat from the effects of light pollution through landscaping with appropriate native plants or other measures.	Purpose/Intent: The purpose of this policy is to restrict night lighting in wetland and ESHA buffers in order to protect habitat values consistent with Coastal Act Section 30240.
Policy ESH-17 – Environmentally sensitive habitat areas (ESHA) on campus shall be protected and, where feasible, enhanced and restored. Only uses dependent on such resources shall be allowed within such areas. Where ESHA has been degraded through habitat fragmentation, colonization by invasive species, or other damage, such areas shall be restored.	Purpose/Intent: The purpose of this policy is to require that ESHA is protected and that only uses dependent upon the ESHA shall be allowed within the ESHA. Additionally, the policy shall allow for enhancement and restoration of ESHA.

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Policy ESH-18 – Natural Open Space Areas and Environmentally Sensitive Habitat areas on campus shall be restored with native plant species, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community.	Purpose/Intent: This policy directs the restoration of open space and ESHA to use native plant species from local genetic populations. This is consistent with Coastal Act Section 30240 to ensure that such areas not degraded, biologically, over time. A portion of the 1990 certified policy is deleted as it is covered more comprehensively by Policy ESH-24 which identifies the party responsible for overseeing all of the ESHA, wetland, open space on campus.
Policy ESH-19 – Development adjacent to an ESHA shall be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. A native vegetation buffer shall be required between the development and the ESHA to serve as transitional habitat and provide distance and physical barriers to human intrusion. The buffer shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA. The minimum buffer (setback) from an Environmentally Sensitive Habitat Area or freshwater wetland shall be 100 feet from the outermost edge of the ESHA or wetland, except as specifically authorized by the Commission in Policy ESH-33 and Policy ESH-31. The minimum buffer from brackish marsh shall be 200 feet from the upland edge of the brackish marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from coastal salt-marsh shall be 300 feet from the upland edge of the salt-marsh, except as specifically authorized in Policy ESH-31 . The minimum buffer from eucalyptus raptor tree ESHA shall be 300 feet from the outer edge of the canopy, except as specifically authorized in Policy ESH-31 (Figure F.5). The required buffer areas shall be measured from the following points, and shall include historic locations of the subject habitat/species that are pertinent to the habitat under consideration: The upland edge of a wetland. The outer edge of the canopy of riparian vegetation, including additional area necessary to protect the root zones of trees. The outer edge of the plants that comprise a rare plant community ESHA. For annual species and perennial species that periodically lie dormant, the rare plant community ESHA shall be determined as the maximum convex polygon that connects the known current and historical locations of that species in order to capture the maximum habitat area, including dormant seed banks, bulbs, or rhizomes of rare plant species. The outer edge of any habitat used by mobile or difficult to survey sensitive species (such as ground nesting habitat or rare insects, seasonal upland refuges of certain amphibians, etc.) within or adjacent to the lands under consideration based on the best available data. The top of bank for streams where riparian habitat is not present. The outer drip line of trees designated ESHA.	Purpose/Intent: The purpose of this policy is to require that new development be sited and designed to protect environmentally sensitive habitat areas, including minimum 300-ft natural buffer from raptor habitat and coastal saltmarsh; 200-ft natural buffer from brackish marsh; and 100-ft natural buffer for all other ESHA and freshwater wetlands. Additionally, this policy describes the method of delineating ESHA. See Suggested Modification 19 for minor clarifications.

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Policy ESH-20 – New development sited adjacent to ESHA buffers shall include provisions for the enhancement of the buffer with appropriate native vegetation pursuant to Policy ESH-32. Except for development that is otherwise consistent with the LRDP and approved pursuant to a NOID, existing development that is located within an ESHA buffer shall be removed and restored to an enhanced natural area at the time of redevelopment. A buffer enhancement plan shall be submitted as part of the NOID that authorizes the adjacent development. Where restoration of a non-ESHA area within a required buffer area is restored pursuant to an approved NOID, additional development setbacks shall not be required from the area of restoration.	Purpose/Intent: The purpose of this policy is to require that ESHA and wetland buffer enhancements are implemented in conjunction with new development sited adjacent to such buffers.
Policy ESH-21 – Biological resources surveys shall be performed for all new development that is proposed where there are sensitive species, ESHA, or wetlands present; within or adjacent to ESHA (where the proposed development is within 200 feet of ESHA); within or adjacent (within 200 feet) to wetlands; within or adjacent (within 200 feet) to designated Open Space or other natural open space areas; or within 500 feet of trees suitable for nesting or roosting or significant foraging habitat is present. The results shall be presented in a biological report that shall include an analysis of the potential impacts of the proposed development on any identified habitat or species and recommendations for siting and design of the development to ensure protection of sensitive biological resources and habitat values. Where established public agency "protocols" exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and credentialed by the pertinent agency to undertake the subject protocol survey when such training and credentialing is available.	Purpose/Intent: Implement Coastal Act Section 30240 by identifying sensitive habitats and species to ensure that new development will not have cumulative adverse impacts to resources.

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Policy ESH-22 – Buffer areas from environmentally sensitive habitat areas (ESHA) and wetlands shall be maintained in a natural condition, except for the following potential uses: A. Habitat restoration; B. Bio-swales or other bioengineered water quality features; C. Discharge of clean water; D. Erosion control measures (e.g., energy dissipaters before water is dispersed); E. Public access trails; F. Repair and maintenance of existing roads, trails, and utilities; G. Minimal fire hazard reduction necessary to meet the Fire Code Defensible Space requirements for existing development; or H. Flood control or sediment management activities. The potential uses listed above shall only be undertaken within buffer areas where the University has demonstrated, as part of the Notice of Impending Development submittal, that: 1. No other less environmentally damaging alternative exists that would avoid the need to undertake the proposed development within a buffer area; 2. The intrusion of the development into the buffer is the minimum necessary; and 3. A qualified biologist has determined that: • The development will not adversely impact habitat values and that the remaining buffer will be sufficient to protect the adjacent coastal resources; and • The specific measures to be undertaken by the University to mitigate the impacts of the development are sufficient to enhance the protective features of the remaining buffer area (such as, but not limited to, removal of non-native species, plantings of locally native species, removal or replacement of nearby outdoor lighting contributing to light pollution).	Purpose/Intent: The purpose of this policy is to specify that buffers from ESHA and wetlands shall be maintained in a natural state except for limited types of development that may be permitted pursuant to a NOID. Additionally, this policy provides the framework of criteria in which such limited development may occur, including that no other feasible less-damaging alternative exists.
Policy ESH-23 – Where there are unavoidable impacts to ESHA, a restoration plan shall be required to mitigate ESHA at 4:1 ratio (area restored to area impacted) for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. Mitigation shall occur on site to the maximum extent feasible. Should restoration of impacted wetlands be feasible on the project site, restoration and enhancement of these habitats in place may be used to account for a proportional amount of the required habitat mitigation. Where on site mitigation is not feasible, mitigation shall be provided at nearby off-site	Purpose/Intent: The purpose of this policy is to provide minimum mitigation ratios when there are unavoidable impacts to ESHA.

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locations.	
Policy ESH-24 – All wetland, riparian, ESHA, and buffer areas shall be maintained by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining the campus areas, a successor entity responsible for such functions. UCSB shall maintain records of all biological surveys and studies for use by other biologists and the public. UCSB shall also oversee appropriate conservation of dormant seed and bulb banks or later use elsewhere on campus when undeveloped sites with potential seed banks are being developed.	Purpose/Intent: The purpose of this policy is to designate a responsible party with appropriate biological credential to oversee the wetland, ESHA, and ESHA buffer areas of the campus. See Suggested Modification 19 for minor clarifications.
Policy ESH-25 – The biological productivity and the quality of Campus wetlands, including Storke Wetlands and Devereux Slough, shall be maintained and, where feasible, restored.	Purpose/Intent: The purpose of this policy is to implement Coastal Act Section 30231 as it relates to Devereux and Storke Wetlands, to maintain and where feasible restore the quality of the wetlands to protect water quality and maintain optimum biological productivity.
Policy ESH-26 – Motor vehicles (except for service and emergency vehicles) and unleashed dogs shall be prohibited in wetlands, on campus beaches, in open space areas, and environmentally sensitive areas. In addition, swimming shall be prohibited in the Campus Lagoon and Devereux Slough. Signs restricting such access and activities shall be posted.	Purpose/Intent: Implement Coastal Act Section 30240 to restrict activities with the potential to disrupt habitat values. Signage is necessary to implement the restrictions. See Suggested Modification 19 for minor clarifications.
Policy ESH-27 – Raptor habitat, including nesting trees, roosting trees, perching locations, and foraging habitat, shall be protected and preserved.	Purpose/Intent: The purpose of this policy is to protect raptor habitat consistent with Coastal Act Section 30240.
Policy ESH-28 – A. The routine trimming and/or removal of trees on campus necessary to maintain campus landscaping or to address potential public safety concerns shall be exempt from the requirement to obtain a Notice of Impending Development (NOID), unless otherwise required pursuant to ESH-28B, and provided that the trimming and/or removal activities are carried out consistent with all provisions and protocols of the certified Campus Tree Trimming and Removal Program in Appendix 2, except that the following shall require a NOID: 1. Trimming and/or removal of trees located within ESHA or on lands designated Open Space as covered in Policy ESH-28D, 2. The removal of any tree associated with new development, re-development, or renovation shall be evaluated separately through the NOID process as detailed in Policy ESH-28C, 3. The removal of tree windrows, and 4. Trimming and/or removal of egret, heron, or cormorant roosting trees proximate to the Lagoon. B. All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending	Purpose/Intent: The purpose of this policy is provide an overarching policy to establish a tree trimming and removal program which identifies the parameters in which the University can trim or remove trees on campus without obtaining a Notice of Impending Development (NOID) where these activities can be implemented without negatively impacting habitat values. The parameters for exempt tree trimming and removal activities must be implemented to protect habitat values and therefore include timing restrictions (i.e., in the nesting/breeding season) and site restrictions (e.g., exempt activities cannot occur in ESHA or open space since tree trimming or removal may impact habitat values). Tree trimming or tree removal activities that do not meet the exemption parameters require a NOID or emergency permit, approved by the Coastal Commission, in order to be undertaken. See Suggested Modification 19 for minor clarifications.

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Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that: 1. Immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit, 2. Trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, or 3. Is part of a development or redevelopment approved pursuant to a Notice of Impending Development. C. To preserve roosting habitat for bird species and monarch butterflies, tree(s) associated with new development, re-development, or renovation that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Where native, or otherwise biologically significant, trees are retained, new development shall be sited a minimum of five feet from the outer edge of that tree's canopy drip-line. The removal of such trees shall be evaluated pursuant to the Notice of Impending Development for the new development. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the tree(s) provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. The Commission may condition the subject Notice of Impending Development to secure the seasonal timing restrictions and mitigation requirements otherwise set forth in the Campus Tree Trimming and Removal Program in Appendix 2.	
Policy ESH-29 – Trees located within ESHA or designated Open Space shall not be trimmed or removed unless determined by a certified arborist to pose a substantial hazard to life or property and authorized pursuant to an emergency permit, or where the proposed removal is part of a Commission-approved habitat restoration plan, and shall require a Commission-approved Notice of Impending Development. All tree trimming and removal activities shall be consistent with the seasonal timing restrictions and mitigation requirements set forth in the Campus Tree Trimming and Removal Program in Appendix 2. The following Open Space areas shall be subject to the requirements for routine campus tree trimming and removal practices and shall not be considered as "Open Space" for the purposes of this policy: Commencement Green, UCEN lawn, and Pearl Chase Garden.	Purpose/Intent: The purpose of this policy is to protect trees located within ESHA or Open Space to the maximum extent feasible.
Policy ESH-30 – New development shall avoid all special-status plant species, including Southern tarplant, to the greatest extent feasible. Special-status species that are ESHA shall be afforded full protection under the ESHA provisions of the LRDP. Where the individual(s) do not meet the definition of ESHA and cannot be feasibly avoided, then it may be relocated provided that the impact to individual species shall be fully mitigated.	Purpose/Intent: This policy requires special status plant species to be avoided to the maximum extent feasible as a resource of biological importance. This policy applies to isolated individuals that do not rise to the level of ESHA. Where such species are ESHA, they are subject to the full protection afforded

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	to ESHA.
Policy ESH-31 – A. In light of the significant benefits: of clustering LRDP development in specific locations on Main Campus, Storke Campus, and West Campus; of enhancing and restoring ESHA, ESHA buffers, and compensatory off-site ESHA/Wetland habitat restoration to provide valuable habitat connections in accordance with Policy OS-04; of minimizing vehicle miles traveled by locating housing, services, and campus facilities in areas easily accessible via walking, biking, or bus service; of providing a permanent open space connection from Goleta Slough, Storke Wetlands, and Devereux Slough to ensure long-term protection of habitat values; of restoring the habitats on the approximately 64-acre North Campus Open Space – Ocean Meadows site while providing coastal access pursuant to Policies OS-04 and LU-19; and of providing adequate housing stock to accommodate all future student, faculty, and staff, the University may construct development with an ESHA buffer or Wetland buffer width less than required in Policy ESH-19 consistent with the following: 1. In lieu of the 100-foot buffer from freshwater marsh and oak woodland ESHA, the Facilities Management project (see Policy LU-10) on Main Campus may be constructed with a minimum 50-foot buffer from the adjacent freshwater wetland and ESHA oak woodland habitat, as approximately delineated on Figure F.5. 2. In lieu of the 200-foot buffer from brackish marsh, the Central Stores project (see Policy LU-26) on Storke Campus may be constructed with a minimum 100-foot buffer from the adjacent brackish marsh, as approximately delineated on Figure F.5. 3. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, the existing recreation footprint for Harder Stadium, Parking Lot 38 and Storke Field may be maintained on Storke Campus, as approximately delineated on Figure F.5. The minimum 200-foot buffer from Storke Wetlands brackish marsh shall not be reduced in these locations. 4. In lieu of the 300-foot buffer from coastal salt-marsh (Devereux Slough), the coastal salt-marsh buffer may be integrated to coincide with the 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux North Knoll project (see Policy LU-31) on West Campus, as approximately delineated on Figure F.5. 5. In lieu of the 300-foot buffer from the Devereux Slough South Finger coastal salt-marsh, the coastal salt-marsh buffer may be integrated to coincide with the 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux South Knoll (see Policy LU-30) on West Campus, as approximately delineated on Figure F-5. The 300-foot buffer from the edge of Devereux Slough, to the west of the South Knoll site, shall not be reduced, as	Purpose/Intent: The purpose of this policy is to allow for reduced ESHA buffers under limited circumstances where the development pattern, clustering, and restoration required under the 2010 LRDP provide overarching significant benefits to habitat preservation.

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reflected in Figure F.5. 6. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, new development on West Campus may be constructed with a minimum 100-foot buffer from the from eucalyptus raptor tree ESHA, as approximately delineated on LRDP Figure F.5, provided that vehicular use of Slough Road is restricted as required in Policy TRANS-12. 7. Where no other feasible siting and design alternatives exist, West Campus roadway improvements and a new road alignment may intrude within ESHA buffers provided that the road is designed to be the minimum necessary to accommodate a two-lane road that meets Fire Department standards. B. Buffers that are less than the required widths place sensitive resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all ESHA and wetlands consistent with Policy ESH-22.	
Policy ESH-32 – ESHA buffers and wetland buffers shall be planted with locally native species that are appropriate to protect and enhance the adjacent ESHA or wetland.	Purpose/Intent: The purpose is to require that ESHA and wetland buffers be planted with only locally native species that are appropriate to the continued vitality of the ESHA.
Policy ESH-33 – Buffers to existing wetland, riparian, and environmentally sensitive habitat areas on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel/Ocean Walk Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel/Ocean Walk development as follows: Buildings shall be required to be set as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel/Ocean Walk Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas on site that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands on site shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel may be removed and reestablished on the South parcel at a mitigation ratio 3:1. No other portions of native grassland on the North Parcel/Ocean Walk shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North parcel may be removed and reestablished at alternate locations on the North Parcel/Ocean Walk at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel/Ocean Walk site shall be removed.	Purpose/Intent: The purpose of this policy is to allow for reduced ESHA buffers at the North Parcel Faculty Housing Development which was previously approved and constructed. This policy must be retained within the 2010 LRDP to memorialize the reduced buffer.

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Policy ESH-34 – The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. 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 CCBER or, in the event CCBER no longer is responsible for maintaining campus wetland areas, a successor entity.	Purpose/Intent: The purpose of this policy is to ensure that the natural open space corridors are linked on North and West Campus. If necessary to ensure an appropriate transition between habitat connection points, the University may undertake enhancement grading.
Policy ESH-35 – Mowing of native Campus grassland habitat is prohibited, except for the minimum required by the Santa Barbara County Fire Department for fire protection and vegetation management necessary to eradicate and control non-native species pursuant to a Commission-approved Habitat Restoration plan. Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration.	The purpose of this policy is to address the mowing of grasslands for fire protection and habitat restoration. Suggested Modification 20 recommends deletion of this policy because this topic is more comprehensively covered in Policies ESH-13 and ESH-12.
Policy ESH-36 – In order to protect the Campus Lagoon and Island, any new development adjacent to the lagoon shall: (a) Landscape the perimeter of the development predominately with native shrubs and trees; (b) Orient lighting to minimize light and glare to the Lagoon and tree-covered bluffs as outlined in Policy ESH-15 ; and (c) Provide a minimum setback of 150 feet from the ocean bluff top.	Purpose/Intent: The purpose of this policy is to incorporate site-specific standards for new development near the Lagoon and Lagoon Island regarding native landscaping, lighting, and ocean setbacks consistent with Coastal Act Sections 30231 (biological productivity and water quality), 30240 (ESHA), 30251 (visual) and 30253 (bluff/erosion hazards).
Policy ESH-37 – Bicycle access to the Lagoon Island shall be prohibited. Signs prohibiting bicycles and signs directing pedestrian access to designated trails shall be posted pursuant to Policy ESH-02.	Purpose/Intent: Implement Coastal Act Section 30240 to restrict activities with the potential to disrupt the habitat value of the Lagoon Island ESHA. Additionally, implement Coastal Act Section 30231 to protect Lagoon water quality from potential erosion and sedimentation. Signage is necessary to implement the use restrictions.
Policy ESH-38 – Except for public access improvements along the bluff top and habitat restoration, the Goleta Slough bluffs on campus lands and bluff tops that are designated as ESHA north of Mesa Road shall remain in, or be restored to, natural conditions. Should bluff failure occur adjacent to Mesa Road. The construction of retaining walls or other forms of remediation on the bluff face shall not be allowed. The native and non-native trees along the Goleta Slough Bluffs on campus shall be preserved and protected to the maximum extent feasible to retain habitat value for nesting birds.	Purpose/Intent: The purpose of this policy is to retain habitat values along the Goleta Slough bluffs consistent with Coastal Act Section 30240, avoid contributing to erosion or geologic instability pursuant to Coastal Act Section 30253, and avoid landform alteration that would require construction of a protective device pursuant to Coastal Act Section 30253. This policy reserves the opportunity for public access and restoration along the northern bluffs of Main Campus.

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Policy ESH-39 – In order to mitigate the loss of grassland habitat and open space associated with the construction of the Multipurpose Activity Center (MAC [Rec Cen Expansion]), 4.68 acres of land on the eastern side of East Storke Wetland north of Harder Stadium (Figure F.2) is permanently dedicated as ESHA. The 4.68 acre ESHA shall be permanently maintained and managed to ensure that it functions continuously as a restored ESHA. The mitigation site shall preserve the existing mature trees, provide for additional plantings of locally native trees to enhance the long term viability of raptor habitat, and provide for native grassland restoration, wetland protection and restoration and enhancement where feasible . Mitigation for construction of the MAC shall permanently ensure that dwarf lupine propagules are successfully established and shall be maintained north of the Recreation Center (Figure F.3).	Purpose/Intent: The purpose of this policy is to ensure that the 4.68-acre area that was required to be restored to ESHA functionality, as mitigation for impacts of the Recreation Center Expansion development, is maintained in perpetuity, consistent with Coastal Act Section 30240.
Policy ESH-40 – Landscaping associated with the Multipurpose Activity Center (MAC) shall continue to be limited to locally native plants, with the exception of interior courtyards. The six mature oak trees located south and north of the MAC shall be replaced in kind if the trees die off or are otherwise removed as a result of disease.	Purpose/Intent: The purpose of this policy is to ensure the on-going maintenance of the required native landscaping at the previously approved recreation center consistent with Coastal Act Section 30240.
Policy ESH-41 – Where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Main Campus, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. Where previous Notices of Impending Development have required native landscaping, native landscaping shall continue to be required. Campus landscaping shall allow for turf areas to provide passive recreation and outdoor spaces, including but not limited to Commencement Commons, the UCEN lawn, and Pearl Chase Gardens. Campus landscaping shall also allow a diverse assemblage of plant species as part of the outdoor botanical classroom. Where Main Campus adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.	Purpose/Intent: This policy is intended to address landscaping requirements on Main Campus, including a native transition zone, turf areas for outdoor passive recreation and gathering spaces, and an emphasis on a diverse assemblage of plant species to provide an outdoor environment that supplements botanical knowledge and classes.
Policy ESH-42 – New development shall be set back a minimum of 100 feet from the limits of the Storke Wetlands as shown in Figure F.5. 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 purpose of this policy is to identify setbacks and preserve the trees south of Storke Wetland. These setbacks are reflected in Policy ESH-19. Therefore this policy may be deleted.
Policy ESH-43 – Landscaping on Storke and West Campuses shall consist primarily of drought resistant plant species. In addition, where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Storke and West Campuses, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. All new or replacement landscaping located in the 50 foot native landscaping transition zone planted around the approved development shall be limited to native plants. Where landscaping adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.	Purpose/Intent: The policy is intended to address native and drought tolerant landscaping requirements on Storke and West Campus.

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Policy ESH-44 – The University shall encourage and work with the Goleta West Sanitary District or other appropriate agencies to relocate the sewer line out of the Storke Wetland and restore the disturbed areas.	Purpose/Intent: The purpose of this policy is to ensure that the area disturbed by the removal of the sewer line through Storke Wetland is restored back to appropriate wetland species consistent with Policy ESH-17.
Policy ESH-45 – Pets may be allowed in campus housing developments where the housing is designed and managed to minimize conflicts and keep pets out of the natural open spaces areas. Pedestrians and their pets shall use designated trails, consistent with Policy ESH-02. Dogs shall be leashed as required in Policy ESH-26. Pets that require outside movement, such as dogs and cats, shall only be allowed in units with a fenced yard. Only indoor cats are allowed.	Purpose/Intent: The keeping of pets in housing developments near ESHA, wetlands, and open space has the potential to adversely impact habitat as pets may directly disturb habitat or wildlife species. To address these potential impacts, this policy requires that the housing development be properly designed (e.g., fences) and managed (e.g., use restrictions) to control potential pet conflicts with the nearby habitats.
Policy ESH-46 – The wetland, riparian, and environmentally sensitive habitat areas on the North Parcel and the Storke-Whittier property shall be permanently retained and restored or enhanced pursuant to the approved restoration plan. The restoration and/or enhancement shall be implemented concurrently with the construction of the Sierra Madre and North Parcel Housing projects (NOID 1-06). Subsequent to successful completion of the restoration plan, these areas shall be maintained to ensure biological and hydrological functions and habitat value.	Purpose/Intent: The purpose of this policy is to ensure that the wetland, riparian, and ESHA on North Parcel and the Storke Whittier property shall be permanently retained, restored and/or enhanced as specified in the approved restoration plan and require that the plan be fully implemented concurrent with the Sierra Madre Family Housing and North Parcel Faculty Housing developments. This mitigation was required in NOID 1-06 to address Coastal Act Section 30240 impacts.
Policy ESH-47 – 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.	Purpose/Intent: The purpose of this policy is to ensure that adequate personnel are assigned as stewards of West Campus resources to monitor and provide guidance on potential impacts related to increases or conflicts in use. The program shall be on-going. This policy is intended to ensure that campus development does not have repercussions on West Campus resources.
Policy ESH-48 – The South Parcel shall remain open space available for habitat conservation and public access in perpetuity. The Habitat Restoration Plan (HRP) for South Parcel has been approved for the site to restore native riparian, wetland, and ESHA habitats and construct drainage improvements to enhance biological resources on site and reduce sediment loading to Devereux Creek and Slough. The HRP for South Parcel is being implemented by the University concurrent with the North Parcel Faculty Housing Project. The University shall be responsible for the enhancement, maintenance, and restoration of the South Parcel.	The purpose of this policy is to identify the parameters for land use and the implementation of a restoration plan to restore native riparian, wetland, and ESHA habitats and construct drainage improvements on South Parcel. The University has already implemented a portion of this policy by recording an open space conservation easement over South Parcel and has begun implementing the required South Parcel restoration. Because these parameters outline the type and implementation of land uses and specific development, this policy has been integrated into the site-specific policy for future development on the South Parcel as Policy LU-21. Therefore this policy (Policy 30240b.25) may be deleted.

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Policy ESH-49 – South Parcel shall be restored in accordance with the approved Habitat Restoration Plan (NOID1-06) and in association with mitigation for the construction of the North Parcel Faculty Housing (Ocean Walk). The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of North Parcel Faculty Housing. Restoration includes, and is not limited to, the completion of a project on the South Parcel to control existing erosion and sediment transfer in to the Devereux Slough and the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, and trail improvements. Any remaining restoration and improvements shall be implemented as funding becomes available.	The purpose of this policy is to require restoration and enhancement of portions of South Parcel in conjunction with the North Parcel Faculty Housing project. The mitigation is currently underway and the relevant tasks have been incorporated into the site-specific development parameters for South Parcel in Policy LU-21. Therefore this policy may be deleted.
Policy ESH-50 – The Ellwood Marine Terminal (EMT) Facilities shall be removed and the site shall be restored to maximize habitat values. The EMT site shall be evaluated for soil and groundwater contamination, and a remediation plan shall be prepared and submitted to campus Environmental Health and Safety that complies with all federal and state regulations to clean and/or remove the contaminated soil or groundwater. A Notice of Impending Development shall be required for all development on the EMT site, including any necessary soil or groundwater remediation and habitat restoration activities. The white-tailed kite habitat, including white-tailed kite nesting trees, shall be preserved and enhanced. A portion of the southern extent of the eucalyptus trees east of the tanks may be removed where a phased restoration is implemented, pursuant to a Restoration Plan, to ensure that there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence. Locally native tree species, such as coast live oak, or tree species that are native to other coastal California areas, such as Monterey Cypress, that offer suitable nesting habitat upon maturation shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Biological surveys shall demonstrate that the replacement trees have been successfully used for nesting by raptors prior to removing the currently existing southern portion of eucalyptus trees at the EMT site.	Purpose/Intent: The purpose of this policy is to ensure that the Ellwood Marine Terminal site is fully restored to protect adjacent ESHA and habitat values.
Policy ESH-51 – The water quality of the Devereux Slough shall continue to be monitored by the Coal Oil Point Reserve, including salinity, nutrient loading and identification of upstream sources of sedimentation. Botanical, invertebrate, and vertebrate monitoring and data analysis shall be conducted periodically.	Purpose/Intent: The purpose of this policy is to monitor the water quality, habitat, and species of Devereux Slough to ensure the continuing health of the ecosystem.
Policy ESH-52 – The Devereux Creek Bridge that replaced a previously existing Arizona crossing shall have a minimum five-foot clearance above the stream channel bed and shall maintain natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where bank stabilization measures are needed and comply with Policy MAR-04.	Purpose/Intent: The purpose of this policy is to ensure maintenance of the recently constructed Devereux Creek bridge with previous requirements necessary to minimize impacts to water quality, wildlife movement, streams, and ESHA consistent with Coastal Act Sections 30231, 30240, and 30236.
Policy ESH-53 – In order to protect the character and quality of the Coal Oil Point Reserve, new development on the West Campus Mesa shall be set back at least 300 feet from the east edge of Devereux Slough. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in	The purpose of this policy is to require a specific setback from Devereux Slough and to provide parameters for development of the West Campus Mesa site. ESHA buffer setbacks from coastal salt marsh is 300 feet as required more comprehensively in Policy ESH-19 and the parameters for

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conjunction with West Campus development and in consultation with the Reserve Director.	development of the site are more specifically described in Policy LU-32. Therefore this policy can be deleted.
Policy ESH-54 – A. The legal non-conforming horse facilities on West Campus, including the horse-related development located east of West Campus Point Lane and the riding rings located west of West Campus Point Lane, may remain in place for up to 10 years from the date of certification of the 2010 LRDP Update, except as required in subparagraph C below. The University shall submit a complete Notice of Impending Development for the removal and restoration of the horse facilities not less than 120 days prior to the expiration of this term. B. In the interim, the horse facilities east of West Campus Point Lane may remain in the current as-built configuration, and these structures may be maintained (but not expanded) as necessary to ensure the safety of the existing structures. New horse facilities, substantial repairs (resulting in the cumulative demolition and reconstruction of 50% or more of any structure), additions, or improvements to the existing horse facilities shall be prohibited. C. The riding rings on West Campus Mesa, west of the horse boarding facilities, may remain for up to ten years from the date of certification of the 2010 LRDP Update or until the first major (over 10,000 GSF) development occurs at West Campus Mesa, whichever occurs earlier. D. A manure and waste management plan, as well as a comprehensive drainage and polluted runoff control plan, shall be required for the existing horse facilities within six months of the certification of the 2010 LRDP Update.	Purpose/Intent: The existing, legally non-conforming horse facilities are not consistent with the Coastal Act's protections afforded to wetlands and ESHA. Therefore, consistent with basic planning principles, the structures must be brought into conformance with the certified policies and provisions of the LRDP. Part A of this policy uses a 10-year phased approach to conformance, requiring the removal or relocation of the structures as they reach the end of their life. The purpose of this policy is to bring the structures into conformance with Coastal Act Section 30240 to protect ESHA (including native grasslands and raptor foraging areas) and wetlands (North Finger of the Devereux Slough) from significant disruption of habitat values. Additionally, the policy is intended to implement Coastal Act Section 30231 as it relates to Devereux Slough, preserving the wetland as well as the remaining adjacent open space and ESHA to maintain water quality, control erosion and sedimentation, and maintain optimum biological productivity. Given the sensitive setting of these facilities, this policy also requires a manure management plan as well as a drainage plan to protect water quality and habitat values consistent with Coastal Act Sections 30231 and 30240.

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Policy ESH-55 – The University shall continue to implement the Commission-approved Beach Access and Snowy Plover Management Plan for the term authorized in the applicable Coastal Development Permit. An updated Plan shall be prepared by a qualified biologist or environmental resource specialist to renew authorization of the program through the coastal development permit process. Any changes to the Plan shall require Coastal Commission review and approval. The plan shall allow for continued public access at Sands, Ellwood, and West Campus Beaches while providing protection of snowy plovers and other sensitive bird species from human-associated disturbances. (a).Any developments or changes to the Beach Access and Snowy Plover Management Plan, including in use of parking, trails, accessways, or facilities in the vicinity of Coal Oil Point, and Sands, Ellwood, and West Campus beaches, shall consider and mitigate impacts on populations of snowy plover and other sensitive bird species in the area. (b). Horses shall not be allowed on beach and trail areas with active nesting or over wintering populations of Snowy Plover, including but not limited to Sands and Ellwood beaches, as well as spur trails leading from Coal Oil Point and the Coastal Trail to these beaches. Dogs shall be leashed in these areas. Future use of these areas by horses may be allowed pursuant to approval of the Beach Access and Sensitive Species Management Plan or other plan that ensures that such activities will not have an adverse impact on snowy plover or other sensitive species. (c).The University shall coordinate with Coal Oil Point Reserve Staff, docents, and campus police to continue to implement the Enforcement Program to ensure that the above-mentioned habitat protection measures and plan are enforced.	Purpose/Intent: The purpose of this policy is to require the continued implementation of the Beach Access and Snowy Plover Management Plan which allows for continued access at West Campus beaches while ensuring the protection of the western snowy plover. The Reserve has been successfully implementing these protective measures for over a dozen years through long-term programmatic Coastal Development Permits. This policy requires the Reserve to continue to have the access and protection measures reauthorized through the CDP process given the potential sensitivity and conflicts that may arise, particularly as more housing is constructed in the area. As well as emphasizing the processing requirements, this policy specifies two important use restrictions that have been in place since the inception of the program: 1) horses shall not be allowed on the beach in the plover protection area and 2) dogs shall be leashed at all times on West Campus beaches and COPR trails. Finally, to ensure the continued success of the program, the policy continues to require implementation of the docent program and coordination with campus police for enforcement issues.
Open Space	
Policy OS-01: The Open Space designated on Figure D.1 shall establish the location and limits of Open Space (OS) areas subject to the OS policies set forth herein. The Open Space protection Policies OS-02 through Policy OS-10 shall apply to all designated opens space areas with the exception of the open space areas at: Commencement Commons, UCEN lawn, and Pearl Chase Garden (Figure B.8).	Purpose/Intent: The purpose of this policy is to identify the applicable designated Open Space areas that are required to comply with the Open Space policies. Specifically, the OS policies shall apply to all designated Open Space lands on the Land Use Map in Figure D.1 except for the Commencement Commons, UCEN lawn and Pearl Chase Garden which are managed and used as common campus gathering areas.

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Policy OS-02: The campus lands designated "Open Space" (OS) shall be set aside and permanently preserved and protected from development and disturbance for the primary purpose of providing spatially and ecologically connected areas and corridors in perpetuity. OS lands shall be managed to enhance, restore, preserve and expand wetlands, grasslands, raptor habitat, rare species habitat, and other significant habitat areas. Where supported by biological evaluation, minor adjustments may be feasible along the periphery of the Open Space-designated lands, as delineated and certified October 2014, through a Commission-approved LRDP amendment. The intent of the edge adjustments shall be to refine the boundary of the 2010 LRDP land uses rather than accommodate additional land uses.	Purpose/Intent: This policy is intended to identify and protect, in perpetuity, the critical open space areas and wildlife corridors linking regional habitats, wetlands, and open space, consistent with Coastal Act Sections 30240 and 30250. Any additional cumulative loss of these habitats would contribute to significant degradation of the region's ecosystem by reducing connectivity of varying habitat types, creating barriers to wildlife movement, and modifying reproductive and biological productivity by reducing the prey base as foraging areas are removed. In addition, this policy is intended to support the clustering of new development to avoid or minimize impacts to the Devereux and Storke Wetland watersheds consistent with Coastal Act Sections 30231 (water quality), 30250 (siting of development and cumulative impacts), 30251 (visual resources), and 30253 (erosion control). This policy is specifically intended to ensure that the areas identified as Open Space in Figure D.1 remain undeveloped in perpetuity and are not placeholders for future campus development. The policy allows for minor adjustments along the periphery of designated Open Space areas, through an LRDP Amendment, to accommodate unforeseen issues related to the designated adjacent uses. However, the policy does not allow any edge adjustment to the Open Space boundary to accommodate new uses.

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Policy OS-03: New development within OS lands shall be limited to the allowed land uses listed in Section D, Land Use for the Open Space land use designation. Consistent with the uses allowed within OS lands, future development within OS-designated lands may specifically include, but not be limited to, the following, subject to other pertinent policies and provisions of the LRDP, and shall require a NOID: 1. Public coastal access parking at Coal Oil Point, North Campus Open Space - Ocean Meadows, and West Campus Mesa, including ADA-compliant links where feasible from the parking area at Coal Oil Point to the section of the California Coastal Trail along West Campus Bluffs. 2. A visitor or interpretive center on the North Campus Open Space – Ocean Meadows site pursuant to Policy LU-19. 3. Road widening or other road improvements, including the required bridging crossing of the wetlands between West Campus Mesa and North Knoll that is necessary to accommodate an alternative vehicular access on West Campus and implement the Slough Road conversion pursuant to Policy TRANS-12. 4. The route from Parking Lot 38 to Los Carneros Road may be retained for bicycle and pedestrian use and necessary emergency vehicle access, provided that the connection through the open space is re-engineered to include a bridge or alternative crossing that retains a natural open connection to provide wetland connectivity consistent with Policy LU-28.	Purpose/Intent: The purpose of this policy is to identify some specific developments that may be contemplated in the Open Space areas subject to approval of a Notice of Impending Development and provided the development conforms to all other LRDP provisions.

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Policy OS-04: The University shall provide for the comprehensive planning, tracking, management, and monitoring of the OS-designated lands in accordance with the following: 1. To offset the increased intensity of development associated with the build-out of the 2010 LRDP, the University shall fully restore the North Campus Open Space – Ocean Meadows site. The University's responsibility to restore the site shall not preclude community involvement or community restoration projects on the site. Such restoration shall include habitat restoration, coastal access parking and trails, and potentially a visitor or interpretive center. The restoration shall be initiated prior to occupancy of the first campus housing project NOID approved subsequent to the 2010 LRDP and shall be fully installed by 2030, and monitored and maintained until successful. The restoration of the Ocean Meadows site shall begin prior to completion of the comprehensive LRDP Open Space Management Plan required in Policy OS-09 if the Plan is not complete prior to the required initiation period (prior to occupancy of the first housing project). In this interim period, the University shall submit individual restoration projects as a Notice of Impending Development. 2. Open Space, other than the North Campus Open Space – Ocean Meadows and areas already subject to restoration, shall remain available for habitat conservation and public access purposes. Restoration of the remaining available open space may be implemented as project-driven mitigation or as voluntary restoration projects as funding becomes available and in accordance with the priorities for restoration projects that are set forth in the OS Plan required pursuant to Policy OS-09. Prior to completion of the LRDP Open Space Management Plan, restoration projects may be implemented pursuant to individually approved NOIDs. 3. The University shall implement, in phases, the improvements identified in the University's portion of the Ellwood-Devereux Open Space regional planning effort consistent with the provisions of the LRDP. The improvements include maintenance of the Coastal and de Anza Trail formalization and development of a public coastal access trail system on North and West Campus consistent with Figure E.3, installation of designated public coastal access resources including parking, three beach access improvements, restrooms at Coal Oil Point, beach access improvement at "Jail House," South Parcel Nature Park Enhancement Area, and West Campus Bluffs Nature Park Enhancement Area. 4. The status of the cumulative restoration of the Open Space shall be tracked and annually reported to the Executive Director consistent with Policy OS-09. The tracking report shall include remaining restoration priorities and unmet funding requirements. 5. The University shall remediate and re-plant with appropriate native species eroded or compacted areas that have resulted from unauthorized trails within Open Space and shall prevent further trespass.	Purpose/Intent: The purpose of this policy is to require that the University proactively track, manage, and monitor its Open Space as a cohesive unit for restoration and coastal access purposes. As part of the Open Space management, this policy specifically requires that the Ocean Meadows site be restored as mitigation for the 2010 LRDP campus buildout impacts related to: increased density and intensity of campus uses (including both the development and redevelopment sites), siting of housing developments proximate to ESHA and open space, and siting housing on some of the remnant natural campus open spaces. Other Open Space areas in the unit shall be made available for habitat conservation and public access purposes either for future project-driven mitigation projects or as voluntary restoration projects as funds become available. The overarching purpose is to identify and protect, in perpetuity, the critical open space areas and wildlife corridors linking regional habitats, wetlands, and open space, consistent with Coastal Act Sections 30240 and 30250. Any additional cumulative loss of these habitats would contribute to significant degradation of the region's ecosystem by reducing connectivity of varying habitat types, creating barriers to wildlife movement, and modifying reproductive and biological productivity by reducing the prey base as foraging areas are removed.

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Policy OS-05: Existing underground public service utilities such as water, sewer, electricity or natural gas service lines located within OS-designated lands may be repaired and maintained as needed. Existing overhead utility lines shall be removed or undergrounded at the earliest feasible opportunity utilizing the least environmentally damaging methods.	Purpose/Intent: The purpose of this policy is to specify that underground utilities may be maintained; however, the existing overhead lines should be undergrounded using the least environmentally damaging methods. This will minimize above-ground development in open space areas and wildlife corridors to preserve maximum linkage of regional habitats, wetlands, and open space, consistent with Coastal Act Sections 30240 and 30250, and may also serve to enhance visual resources in these natural areas consistent with Coastal Act Section 30251.
Policy OS-06: Development undertaken on lands near OS-designated lands shall be sited and designed to minimize disturbance of sensitive Open Space habitat, including noise and light pollution as perceived by wildlife, to the maximum extent feasible consistent with the provision of public safety.	Purpose/Intent: The purpose of this policy is to minimize impacts of nearby development on open space, including noise and lighting, that may adversely impact wildlife corridor linkages of regional habitats, wetlands, and open space, and thus would be inconsistent with the protections afforded under Coastal Act Sections 30240 and 30250.
Policy OS-07: New outdoor lighting within Open Space shall be limited to the minimum necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. Where existing Class I bicycle paths are currently lit inconsistent with this requirement, such lighting may be maintained (Figure E.2*). Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.	Purpose/Intent: The purpose of this policy is to reduce lighting of night skies, ESHA, and open space areas to preserve habitat values and to maintain community character and avoid light pollution of the night sky. The policy allows for the lighting of bike paths in limited circumstances and where limited to the minimum necessary to protect public safety.
Policy OS-08: Except for the purpose of habitat restoration and emergency vehicles responding to an emergency, motorized vehicles shall not be allowed on paths and trails located within OS-designated lands. New pedestrian or bicycle facilities within Open Space shall be located and designed in a manner to minimize potential impacts to environmentally sensitive habitat areas to the maximum extent feasible.	Purpose/Intent: The purpose of this policy is to protect open space and ESHA from the disturbance associated with siting, design, and use of paths and trails in open space areas.

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A. The Open Space Management Plan shall, at a minimum, include the following components: 1. The primary purpose of the Plan shall be to achieve the permanent preservation, restoration, enhancement expansion, and ecological connectivity of a mosaic of sensitive coastal habitats, including wetlands, grasslands, and habitat for rare plant and wildlife species within all campus lands designated Open Space. The Plan shall articulate a comprehensive vision for all campus open space and its transition, and connection, to adjacent non-University open space lands. The vision shall be represented by detailed site plans that implement a comprehensive program of habitat restoration and carefully designed and managed public access within Open Space. In addition to implementing the Open Spaces policies of the LRDP, the Plan shall reflect, and be consistent with, all other relevant policies and provisions of the LRDP. 2. The Plan shall include a Baseline Assessment of the types of habitat linkages and wildlife corridors within Open Space designated lands. The Plan shall identify and map ESHA on the North Campus Open Space – Ocean Meadows Site. The Plan shall include the evaluation of the existing level of disturbance or degradation of resources and the success of previous or on-going restoration projects within Open Space designated lands. The Plan shall incorporate the plans and provisions of previously approved restoration and public access projects NOIDs/CDPs within OS-designated lands, including details such as planting palettes and locations, timing, success criteria, etc. The Baseline Assessment shall include a description of any existing vegetation management practices for fire reduction/fuel modification or habitat restoration purposes. 3. The Plan shall identify Restoration Goals and Opportunities for restoration and enhancement of the open space habitats, including but not limited to, the location of habitat types targeted for restoration and the level and types of restoration/enhancement such as eradication of invasive species, planting or re-establishment of native species, sediment removal, and measures to ensure long-term conservation of raptor habitat and to provide for the specific habitat conservation measures necessary to protect sensitive wildlife species such as the white-tailed kite and the western snowy plover. The Plan shall describe the criteria of success for the restoration goals and objectives. The Plan shall prioritize restoration projects and provide an anticipated/target time-line to incrementally implement the habitat restoration. The Restoration Goals and Opportunities shall evaluate the need and effectiveness of existing and proposed vegetation management practices for fire reduction/fuel modification or habitat restoration purposes. 4. The Plan shall require the full restoration of North Campus Open Space – Ocean Meadows pursuant to Policy OS-04 and shall identify other restoration opportunities within the Open Space that may be achieved through future NOIDs. The Plan shall include measurable milestones to implement the North Campus Open Space – Ocean Meadows restoration by 2030. The restoration projects identified for Ocean Meadows lands shall be ranked in accordance with the degree of ecological benefits provided by each project. The restoration identified within the approved Plan for other OS lands shall be	Purpose/Intent: The purpose of this policy is to outline the requirements for an Open Space Plan to manage, restore, and permanently preserve the ecological connectivity of campus open space, consistent with Coastal Act Section 30240.

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similarly ranked. However, the restoration of Ocean Meadows lands shall be required as mitigation for the overall increase in density and intensity approved in the LRDP Update. Other restoration projects on OS lands may be undertaken as other funding sources become available but shall not substitute for the required restoration of Ocean Meadows by the University. 5. The Plan shall ensure that the tree masses serving as raptor habitat and/or monarch butterfly aggregations (e.g., near Storke Wetlands, West Campus, and the Ellwood Marine Terminal site) have a phased restoration that ensures there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence. Tree species adequate to replace the function of the existing trees that are native to other coastal California areas (such as Monterey cypress) shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Locally native tree species such as the coastal live oak that offer suitable nesting habitat upon maturation may also be planted in appropriate locations. Open space foraging areas located adjacent to or near nesting trees are of particular importance for the conservation of white-tailed kites, and shall be considered ESHA. 6. The Plan shall include a full-sized map, prepared to scale, of all campus Open Space designated lands titled the Campus Habitat Restoration Map showing all restoration and/or enhancement project locations, including both voluntary and required as mitigation for impacts from approved projects. The map shall also show the location and limits of existing authorized development including transportation features and utilities, in relation to all habitat restoration or enhancement projects, including mitigation measures such as tree plantings previously required by the Commission or other regulatory agency. This map shall be updated after the approval of any NOID affecting OS-designated lands as described below. 7. Where existing habitat management plans or approved mitigation measures or implementation of special conditions imposed by the Commission have required or resulted in particular habitat establishment or conservation measures within OS-designated lands, these shall be reflected in the LRDP Open Space Management Plan and appended to the Plan for reference. 8. The Plan shall include the location and layout of essential bike paths and pedestrian trails. 9. The Plan shall include measures to restore and enhance disturbed areas used for unauthorized trails, roads and paths or other development within OS-designated lands that have not received past approval by the Commission. 10. The Plan shall include monitoring and adaptive management provisions sufficient to ensure that the restoration goals and success criteria are ultimately achieved. Individual restoration projects shall be monitored for a minimum of five consecutive years and until the restoration has been demonstrated to be a success.	

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11. To the extent feasible within the resources of the University, the development of the Plan shall be advised by university and invited scientists with expertise in the range of habitats and sensitive plant and wildlife species that occur within the campus Open Space lands, and the staff of the UCSB Cheadle Center for Biodiversity & Ecological Restoration (CCBER). B. Open Space Monitoring, Reports, and Adaptive Management 1. The University shall track the Open Space Plan implementation, and status of each restoration project, to ensure that the restoration goals and success criteria are achieved. 2. The University shall submit an annual Open Space Tracking Report to the Executive Director of the Coastal Commission or its successor agency reporting on the status and success of the cumulative restoration of the Open Space. Where restoration goals are not being met, the University shall suggest additional measures to meet those goals. 3. At a minimum, the Campus Habitat Restoration Map shall be updated subsequent to the approval of a new NOID that includes habitat restoration or other NOID that affects OS-designated lands. The Campus Habitat Restoration Map shall additionally be included as part of the annual Open Space Tracking Report. 4. The panel of expert advisors and CCBER staff will be convened periodically, as funding allows, to review and oversee the restoration and enhancement activities undertaken pursuant to the approved Plan and will report their findings in writing to the Executive Director in alternate years commencing two years after Commission approval of the Plan. The panel will provide recommendations to update the Open Space Plan as necessary to address problems in implementation or otherwise adapt to new knowledge of habitat or open space planning.	
Policy OS-10: Habitat of the western snowy plover, including resting, foraging, and nesting habitat, shall be preserved and protected from disturbance. Access to trails near plover habitat may be managed to protect plover populations during nesting season.	Purpose/Intent: The purpose of this policy is to preserve western snowy plover habitat consistent with Coastal Act Section 30240.

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2010 LRDP Policy	Intent and Consistency
Land Use	
Policy LU-01 - A maximum of 3.6 million gross square feet (GSF) of additional academic and support uses may be developed on the UCSB campus where designated on Figure D.3, Potential Development Areas, and provided that it is consistent with all other policies and provisions of the LRDP. The University shall maintain a running account of the changes to Academic and Support (A&S) development on campus. The A&S build-out documentation shall summarize the total A&S build-out in gross square feet and account for new A&S structural area, additions to existing A&S structures, demolition of existing A&S structural area, and any other changes that affect the GSF of A&S development. The A&S build-out documentation shall include a running annual total and shall provide the current build-out in relation to the Academic and Support "baseline." The baseline shall be the total build-out of A&S campus-wide as of the date of certification of the 2010 LRDP. The A&S build-out documentation shall be submitted with each NOID or Exemption Request that adds or removes A&S build-out.	Purpose/Intent: The purpose of this policy is to identify the maximum academic and support buildout that may be constructed on campus above and beyond the existing baseline and to ensure that the status of A&S buildout is continuously tracked, consistent with Coastal Act Section 30250 to locate development where it can be accommodated and with Section 13511(b) of the Commission's regulations which require that the density and intensity of campus development be identified.
Policy LU-02 - New housing units sufficient to accommodate up to 5,000 additional student bed spaces (including up to 240 student-family units) and a maximum of 1,800 additional faculty and staff housing units over the housing baseline may be cumulatively constructed on Main, Storke, and West Campuses where designated on Figure D.3 and provided that it is consistent with the site-specific build-out parameters identified for each housing development and all other policies and provisions of the LRDP. New housing shall be consistent with the following maximum build-out parameters for each housing type, which shall be calculated over and above the housing baseline: a total of 2.82 million gross square feet (GSF) of faculty and staff housing, up to 1.77 million new GSF of housing units to accommodate 4,760 student bed spaces, and a maximum of 360,000 GSF of student family housing campus-wide. Each housing project may also be assigned an additional 15% GSF (over and above the housing unit caps above) to serve ancillary residential or non-residential uses; where identified, Academic & Support GSF on Housing sites has a separate cap which will count towards the overall A & S development cap. The University shall maintain a running account of the housing development on campus corresponding to the three categories described above (faculty and staff, individual students, and student-family housing). The housing build-out documentation shall summarize the total housing build-out in gross square feet, number of units/bed spaces, number of units serving each resident type, and the location. In addition, the build-out documentation shall account for new housing structural area, additions to existing housing structures, demolition of existing housing structural area, and any other changes that affect the GSF of housing development. The housing build-out documentation shall include a running total and shall provide the current build-out in relation to the Housing "baseline." The baseline shall be the total build-out of housing campus-wide as of the date of certification of the 2010 LRDP (Sierra Madre	Purpose/Intent: The purpose of this policy is to identify the maximum housing buildout, including faculty, staff, individual student, and student-family units, that may be constructed on campus above and beyond the existing baseline and to ensure that the status of housing buildout is continuously tracked, consistent with Coastal Act Section 30250 to locate development where it can be accommodated and with Section 13511(b) of the Commission's regulations which require that the density and intensity of campus development be identified.

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and North Campus Faculty Housing are under construction and shall be considered part of the baseline). The housing build-out documentation shall be submitted with each NOID or Exemption Request that adds or removes housing build-out.	
Policy LU-03: To provide flexibility to address future planning needs, and with the exception of the West Campus Mesa and Devereux sites described in Policies LU-32 and LU-31 respectively, all housing sites have the ability to exceed the estimated number of units or beds by up to ten (10) percent without requiring a LRDP Amendment. However, in no case shall the total net number of faculty and staff units included in this LRDP exceed 1,800 nor will the net number of student beds exceed 5,000. As each project is proposed, a tally of the net new units and/or beds shall be provided as part of the NOID process.	Purpose/Intent: The purpose of this policy is to allow a 10% increase in residential unit numbers at most of the residential sites provided that the total residential build-out complies with the maximum development cap required in Policy LU-02 .
Policy LU-04 – The individual development site build-out parameters as identified in the policies (including LU-02 and LU-03) and provisions of this LRDP represent the maximum build-out potential. Prior to site design, the University shall confirm the environmental conditions through updated environmental resource surveys, including biological resources (e.g., wetlands, ESHAs, Monarch Butterflies, etc.) completed within 1 year prior to submitting the Notice of Impending Development; traffic, parking and coastal access constraints analyses; and archaeological resource evaluations, as applicable, to establish up-to-date resource constraints for preparation of the Notice of Impending Development. The updated constraints may further limit the development footprint and/or the maximum build-out potential or design parameters to ensure consistency with the LRDP.	Purpose/Intent: The purpose of this policy is to affirm that the LRDP build-out identified in the 2010 LRDP is the maximum development that may be accommodated under the certified LRDP and that at the time of each individual development, each site must be re-examined and surveyed to confirm that the proposed development would not adversely impact coastal resources, consistent with Coastal Act Policy 30250.
Policy LU-05 - Development shall be planned to fit the topography, soils, geology, hydrology, and other conditions existing on the site so that grading is kept to a minimum. Campus development shall protect, and where feasible restore, natural hydrologic features such as natural stream corridors, groundwater recharge areas, floodplains, vernal pools, and wetlands.	Purpose/Intent: This policy describes measures for designing development to fit the topographic constraints and to minimize grading and landform alteration consistent with Coastal Act Section 30251. Additionally, this policy prioritizes protection and restoration, where feasible, of the natural hydrologic features of campus including stream corridors and floodplains for maximum water quality protection consistent with Coastal Act Section 30231.
Policy LU-06 - New campus development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.	Purpose/Intent: The purpose of this policy is to implement Coastal Act Section 30250 to require that development be clustered in locations where it can be accommodated and will not have adverse impacts to coastal resources.
Policy LU-07 – New trailers, storage units, and temporary manufactured structures shall be located or relocated pursuant to a Commission-approved NOID. Where the structure serves an A&S function, it shall be accounted for under the A&S development cap as described in Policy LU-01.	Purpose/Intent: The purpose of this policy is to confirm that trailers, storage units, and other pre-manufactured structures are development under the Coastal Act and therefore require review pursuant to the NOID process. The minor change in Suggested Modification 19 ensures that all trailers are processed pursuant to a NOID.

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2010 LRDP Policy	Intent and Consistency
Policy LU-08 – Development at the Parking Lot 30 site shall be located within the approximately 3.5-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions: a. Academic and support build-out on this site shall not exceed a maximum of 250,000 GSF. Academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. b. Surface Parking Lot 30 (comprised of 354 commuter spaces and 15 residential spaces) may be redeveloped into a parking structure of up to 2,000 parking spaces to serve the Facilities Management development (Policy LU-10), Kavli Institute of Theoretical Physics housing (Policy LU-27), and other nearby development subject to approval of a NOID. c. Development shall not exceed 70 feet in height as shown in Figure D.4.	Purpose/Intent: The purpose of this policy is to assign site-specific development/redevelopment parameters to Parking Lot 30, including new academic and support space and a new and expanded parking structure to serve nearby campus housing and retain the existing commuter parking spaces.
Policy LU-09 – With the exception of the constructed drainage feature, the as-built expansion of Parking Lot 30 within 100 feet of wetland and/or oak woodland habitat shall be removed.	Purpose/Intent: The purpose of this policy is to ensure that the unpermitted expansion of Parking Lot 30 within 100 feet of ESHA or wetlands shall be removed. The area outside of applicable buffers may be redeveloped as allowed pursuant to Policy LU-08.

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Policy LU-10 – Development at the Facilities Management Housing site shall be located within the approximately 9-acre potential development envelope designated as Housing in Figure D.3 and shall be consistent with the following build-out provisions: a maximum of 200 faculty/staff/ family housing units; a maximum of up to 2,250 student bed spaces; Up to 900,000 GSF development; Heights shall not exceed 65 feet on the southern portion of the site and 35 feet on the northern portion of the site as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 3,000 a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Academic and support build-out on this site shall not exceed 185,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided on-site to the extent feasible and in Structure/Lot 30 d. Early in the project planning process for the Facilities Management site, a site-specific flooding/Sea Level Rise (SLR) study shall be prepared to address the current levels of flooding/SLR and anticipated future levels given the expected life of the new structures. The parameters of the study shall be carried out consistent with Policy SH-04. e. Mesa Road and Stadium Roads shall not be realigned further west due to the presence of ESHA. f. The ESHA buffer on the north side of the wetland on the FM site may be reduced to a minimum of 50 feet consistent with the allowed buffer reductions in Policy ESH-31 and where fully mitigated consistent with Policy ESH-17. g. The fire reduction/fuel modification plan shall certify that no fire/fuel modification activities shall occur within the wetland or ESHA area.	Purpose/Intent: The purpose of this policy is to assign build-out parameters, including maximum number of units, to the Facilities Management housing site on Main Campus.

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2010 LRDP Policy	Intent and Consistency
Policy LU-11 – Development at the East Side Academic and Support site (Parking Lot 5) shall be located within the approximately 1-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions: a. Academic and Support build-out on this site shall not exceed a maximum of 150,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. b. Surface Parking Lot 5 (comprised of 80 commuter parking spaces and 2 designated coastal access spaces) may be removed in its present configuration. The 2 designated coastal access parking spaces in Parking Lot 5 shall be retained on the site in a location that is accessible and convenient to serve its intended coastal access purpose or moved to Parking 6; and. c. Development shall not exceed 65 feet in height as shown in Figure D.4.	Purpose/Intent: The purpose of this policy is to assign site-specific development/redevelopment parameters to Parking Lot 5 for new academic and support space and retention of the existing commuter and designated coastal access parking spaces.
Policy LU-12 – Development at the Environmental Health and Safety Academic & Support site shall be located within the approximately 1-acre potential development envelope designated as Academic & Support on Figure D.3 and shall be consistent with the following build-out provisions: a. New Academic and Support build-out on this site shall not exceed a maximum of 100,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. b. Surface Parking Lot 17 shall continue to serve the uses on this site. c. Development shall not exceed 35 feet in height as shown in Figure D.4.	Purpose/Intent: The purpose of this policy is to assign site-specific redevelopment parameters to the Environmental Health and Safety complex to allow the addition of new academic and support space.
Policy LU-13 – Development within the Main Campus Core Recreation Area site shall be located within the approximately 43-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions: a. Recreation facilities serving organized sports and recreational programs are allowed in the Main Campus Core Recreation Area. Outdoor lighting of the recreational facilities shall be determined as allowed in Policy ESH-15. b. The lupine restoration area shall be avoided and protected. The remaining individual oak trees shall be protected and preserved. c. Development shall not exceed 35 feet in height along Mesa Road and 45 feet in the remainder of the area as shown in Figure D.4.	Purpose/Intent: The purpose of this policy is to assign site-specific development / redevelopment parameters to the Main Campus Core Recreation Area, to allow expansion of new recreation facilities or the renovation of existing facilities to serve organized sports and recreational programs.

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Policy LU-14 – At the Manzanita Village site, maximum residential build-out has been achieved, comprised of 200 student housing units accommodating 800 student bed spaces. Development at Manzanita Village shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 1-98 unless otherwise modified below: a. Development on the southern exposure of Main Campus shall not be constructed within 150 feet of the coastal bluff edge. b. Bicycle parking serving the development shall be provided on the site. Four hundred vehicular parking spaces shall be provided in Parking 22 and/or 38 to serve the Manzanita Village housing development. c. Development shall not exceed 45 feet in height as shown in Figure D.4.	Purpose/Intent: The purpose of this policy is to assign build-out parameters to the Manzanita Village Housing site on Main Campus. The Manzanita Village housing development was approved and constructed. This policy is necessary to ensure that the site remains consistent with the approved build-out parameters at Manzanita Village.
Policy LU-15 – Development at the Ocean Road Housing site shall be located within the approximately 16-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions: a maximum of 540 faculty/staff/ family housing units; Up to 810,000 GSF development; Heights shall not exceed 65 feet on the northern portion of the site, 45 feet adjacent to Manzanita Village, and the average height of the portion of the project adjacent to Isla Vista shall be 55 feet as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 2,400 a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Academic and Support build-out on this site shall not exceed 110,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. c. To the extent feasible, new housing on the Ocean Road site will physically and visually integrate and harmonize with the adjacent Isla Vista community, including the opening of roadway connections to Isla Vista streets. d. Development of the site shall maintain the north-south bicycle and vehicular circulation. e. The existing 14 metered coastal access parking spaces located on Ocean Road may be removed and shall be relocated as on-street parking on Ocean Road near the terminus of Ocean Road at Manzanita Village. Alternately, or if Ocean Road does not accommodate any on-street parking, the 14 metered coastal access spaces shall be relocated: (1) as surface parking as close as feasible to the southern portion of the	Purpose/Intent: The purpose of this policy is to assign build-out parameters, including maximum number of units, to the Ocean Road housing site on Main Campus. The clarification to this policy in Suggested Modification 19 ensures that existing parking commitments in this location continue to be tracked.

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Ocean Road Housing site; or (2) as first floor parking spaces within the new parking structure 23. f. The 14 designated coastal access parking spaces in Parking Lot 23 shall remain within Lot 23 if Lot 23 is retained or redeveloped into a parking structure. If Parking Lot 23 is removed, these coastal access spaces shall be retained within the Ocean Road Housing site either (in order of priority): (1) as relocated on-street parking spaces on Ocean Road as close as feasible to the southern portion of the Ocean Road Housing site; (2) as surface parking as close as feasible to the southern portion of the Ocean Road Housing site; or (3) as first floor parking spaces within a new parking structure as close as feasible to the southern portion of the Ocean Road Housing site. g. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided primarily on the site, including Lot 23, except that additional parking may be located within Parking Structure 22 where parking availability to serve permanent housing is affirmatively demonstrated. h. The eucalyptus windrow shall be replaced at a 3:1 ratio with Monterey Cyprus or similar trees suitable for raptor use, with 1:1 planted on-site in the form of a similar windrow with a north-south orientation and 2:1 planted off-site at a campus location(s) that is appropriate to support and create raptor habitat.	

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-16 – Development at the East Side Residence Halls site shall be located within the 28.7-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions: a maximum of 3,938 student bedspaces; Up to 906,000 GSF development; Heights shall not exceed 65 feet as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite student population of 4,000 a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Academic and Support build-out on this site shall not exceed 66,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided in a combination of on- and off-site locations where parking availability to serve permanent housing is affirmatively demonstrated. Development shall not exceed 65 feet in height as shown on Figure D.4, except that San Nicolas residence hall may be rebuilt at its existing height of 72 feet and San Miguel residence hall may be rebuilt at its existing height of 75 feet, consistent with Figure D.4.	Purpose/Intent: The purpose of this policy, as modified pursuant to Suggested Modification 19, is to assign build-out parameters, including maximum number of units, to the East Side Residence Hall housing site on Main Campus.
Policy LU-17 – Development within the Main Campus Academic and Support site shall be located within the approximately 143-acre potential development envelope(s) designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions: a. Within the 85 foot height area as shown on Figure D.4, a maximum of 810,000 GSF of net new building area may be constructed. Within the 65-foot height area, a maximum of 1.75 million GSF maybe be constructed. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. b. Development that removes, relocates, or otherwise modifies a parking lot containing designated coastal access parking spaces requires further review as an LRDP amendment as outlined in Policy TRANS-14.	Purpose/Intent: The purpose of this policy is to assign site-specific development/redevelopment parameters to Main Campus for new academic and support space.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-18 – At the Sierra Madre site maximum residential build-out has been achieved, comprised of 151 student and faculty housing units on the 14.8-acre site. Development at the Sierra Madre Housing site shall be consistent with the following post-buildout standards in addition to the Commission-approved Notice of Impending Development 1-06 unless otherwise modified below: a. Bicycle and vehicular parking serving the development shall be provided on the site. The project shall provide a minimum of 1.5 parking spaces per unit plus 0.5 parking spaces per unit for guests for a total of 302 spaces. b. Native plantings will be used to visually integrate natural areas with development on North Campus. Wetland, riparian and environmentally sensitive habitat areas on the North Campus, including those identified in Figure D.2 (ESHAs), shall be retained, restored and/or enhanced. c. Wetland, riparian and environmentally sensitive habitat areas on the Storke-Whittier property, including those identified in the 2006 North Parcel and Sierra Madre wetland delineations shall be retained, and restored and/or enhanced. A plan for restoring all riparian and wetland areas on the site shall be implemented concurrent with the development of the Sierra Madre Housing development. d. Roadways and pedestrian sidewalks shall be paved with a permeable surface. e. Development shall not exceed 35 feet in height as shown in Figure D.4. f. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.	Purpose/Intent: The purpose of this policy is to assign build-out parameters, such as the maximum number of units, to the Sierra Madre housing development on North Campus. Sierra Madre Housing was previously approved and is under construction. This policy is necessary to ensure that the site remains consistent with the approved build-out parameters at Sierra Madre site.
Policy LU-19 – The North Campus Open Space shall be used for purposes of open space preservation, coastal wetland and wildlife habitat conservation and restoration, public access, passive recreation, research and environmental education. Development on the North Campus Open Space – Ocean Meadows site (formerly the Ocean Meadows Golf Course) shall be consistent with the following standards: a. Development at the North Campus Open Space - Ocean Meadows site shall include the enhancement, maintenance, and restoration of wildlife habitat. b. Restoration includes, but is not limited to, the completion of projects to control existing erosion and sediment transfer into the Devereux Slough and eliminate non-native invasive plants, creating new wetland and riparian areas, and enhancing wetland and riparian buffer zones. Restoration should create a complex of complementary resources, and ensure food and refuge are available at the times the target animals need them. Restoration and enhancement improvements may be implemented as mitigation for development projects or as voluntary projects as funding becomes available.	Purpose/Intent: The purpose of this policy is to ensure that the North Campus Open Space - Ocean Meadows site, previously the Ocean Meadows Golf Course, is developed consistent with previous approvals and deed restriction limiting the site to open space conservation, habitat restoration and enhancement, and public coastal access purposes.

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2010 LRDP Policy	Intent and Consistency
c. The University shall implement restoration of North Campus Open Space – Ocean Meadows in phases, consistent with the deed restriction recorded on March 29, 2013 (Deed Restriction Document No. 2013-0021895) required pursuant to California Coastal Commission issued Coastal Development Permit No. 4-12-044. d. Public coastal access shall be maintained and enhanced. Coastal access parking shall be maintained generally within the developed parking lot. Trail improvements shall be undertaken through the site to link the North Campus Open Space – Ocean Meadows site and coastal access parking with the surrounding trails and open space on South Parcel and Coal Oil Point Reserve. e. The clubhouse, or similar structure in approximately the same location, shall serve as a visitor or interpretive center for the express purpose of providing environmental educational opportunities to the general public. Parking near the clubhouse shall serve both the visitor (or interpretative) center and general coastal access purposes. f. No development shall occur on the North Campus Open Space - Ocean Meadows site except for the following, and then only if approved pursuant to a Coastal Development Permit or Notice of Impending Development: 1. Demolition and removal of existing structures, and rehabilitation of the existing clubhouse and storage structure provided it is limited to approximately the same size, footprint, and development areas; 2. Habitat restoration and enhancement, including associated grading and drainage improvements for such purposes; 3. Installation, repair or upgrading of utilities, including sewer lines, storm drains, water lines, irrigation lines, and similar facilities; 4. Construction of water quality management structures; 5. Erosion control and flood control management activities; 6. Improvements for public access, recreation, and/or environmental education and research including, but not limited to, trails, public parking facilities, public bathrooms, fencing along designated pathways, and associated appurtenances and necessary signage; and 7. Reconstruction of existing drains or maintenance and repair activities pursuant to an approved management and maintenance program.	
Policy LU-20 – At the North Parcel/Ocean Walk site maximum residential build-out has been achieved, comprised of 172 faculty housing units. Development at North Parcel/Ocean Walk shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 1-06 unless otherwise modified below: a. Bicycle and vehicular parking serving the development shall be provided	Purpose/Intent: The purpose of this policy is to assign build-out parameters to the North Parcel Housing site on North Campus. The North Parcel housing development was approved and is under construction. This policy is necessary to ensure that the site remains consistent with the approved build-out parameters at North Parcel.

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2010 LRDP Policy	Intent and Consistency
on the site. The project shall provide a minimum of 1.5 parking spaces per unit plus 0.5 parking spaces per unit for guests for a total of 344 parking spaces. b. Native plantings will be used to visually integrate natural areas with development on North Campus. c. Wetland, riparian and environmentally sensitive habitat areas on the North Parcel/Ocean Walk site, including those identified in Figure D.2 (ESHAs), shall be retained, restored and/or enhanced. A plan for restoring all riparian and wetland areas on the properties shall be implemented concurrent with the development of the Ocean Walk Faculty Housing development. d. Utility lines as well as roadways, pedestrian sidewalks, and the coastal access parking lot where paved with a permeable surface may be located within buffer areas between the wetland areas on the North Parcel/Ocean Walk provided that these developments are located as far away from these resources as feasible and no other less environmentally damaging alternative exists. The permeable paving shall be maintained as a permeable surface for the life of the structure. e. The 20 designated public access parking spaces shall be maintained for coastal access purposes. f. In light of the significant benefits of clustering development on North Parcel/Ocean Walk and Sierra Madre and preservation of the South Parcel as open space, the wetlands, riparian habitat, and ESHA on the North Parcel/Ocean Walk may have a buffer of less than 100 feet as specifically allowed pursuant to Policy ESH-33. Buffers that are less than 100 feet place these resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all wetland, riparian habitats, and ESHA that will not have a 100-foot buffer from any structures, roads, or other paved development consistent with Policy ESH-17. Should restoration of impacted wetlands be feasible onsite, restoration and enhancement of these habitats in place may be used to account for a portion of the required habitat mitigation up to a 1:1 ratio. The remaining mitigation shall occur on South Parcel in accordance with the approved Habitat Restoration Plan (NOID 1-06). g. Development shall not exceed 35 feet in height as shown in Figure D.4. h. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.	

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-21 – The North Campus Open Space - South Parcel shall remain open space available for habitat conservation and public access in perpetuity. Development on North Campus Open Space - South Parcel shall be consistent with the following standards in addition to the Commission approved Notice of Impending Development No. 1-06 unless otherwise modified below: a. The University shall be responsible for the enhancement, maintenance, and restoration of the North Campus Open Space - South Parcel. b. The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of North Parcel/Ocean Walk Faculty Housing. These restoration and enhancement efforts shall be in accordance with the approved Habitat Restoration Plan (NOID 1-06). Any remaining restoration and improvements shall be implemented as funding becomes available, either as mitigation for development projects or as voluntary projects c. Restoration includes, and is not limited to, the completion of projects on the North Campus Open Space - South Parcel to control existing erosion and sediment transfer into the Devereux Slough and the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, and trail improvements. d. The University shall implement, in phases, restoration of North Campus Open Space - South Parcel. e. Public coastal access shall be maintained and enhanced. f. Access roads and/or parking shall not be developed on this site.	Purpose/Intent: The purpose of this policy is to ensure that the North Campus Open Space - South Parcel site is developed consistent with previous approvals and restriction limiting the site to open space conservation, habitat restoration and enhancement, and public coastal access purposes.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-22 – Development at the Storke Apartments site shall be located within the approximately 20.5-acre potential development envelope designated as Housing on Figure D.3. Of this acreage, 18.7 acres of the site are located within the Coastal Zone. Development at the Storke Apartments site shall be consistent with the following build-out provisions: a maximum of 730 faculty/staff/ family housing units; Up to 1,095,000 GSF development; Heights shall not exceed 20 feet on the west side of the site adjacent to Storke Ranch housing and 55 feet for the remainder of the site as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 2,920 a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Early in the project planning process for the Storke Housing site, a site-specific flooding/Sea Level Rise (SLR) study shall be prepared to address the current levels of flooding/SLR and anticipated future levels given the expected life of the new structures. The parameters of the study shall be carried out consistent with Policy SH-04; c. Bicycle and vehicular parking serving the development shall be provided on the site.	Purpose/Intent: The purpose of this policy is to assign build-out parameters to the Storke Family Apartments housing site on Storke Campus. The maximum buildout numbers represent the total development, both within and outside of the Coastal Zone.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-23 – Development at the San Joaquin Housing site shall be located within the approximately 10.8-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions: a maximum of 190 housing units to accommodate 1,003 student bedspaces and 8 Faculty or Resident Assistants and Directors. Up to 285,000 GSF development; Heights shall not exceed 70 feet for the North and South Towers and 35 feet for the remainder of the site as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 1,050. a Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Ancillary commercial food service facilities shall not exceed a maximum of 35,000 GSF (e.g., dining commons and convenience store). Ancillary commercial food service facilities shall not be counted toward the ancillary development cap consistent with Policy LU-02 c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in a combination of off-site locations where parking availability to serve permanent housing is affirmatively demonstrated within the following potential locations: Parking Structure 50, Lot 38 and where feasible, a new Commission-approved lot at West Campus Apartments. d. The existing Santa Catalina towers located on the same parcel stand at 111 feet in height. These towers may be rebuilt at their existing height consistent with Figure D.4. e. A Class I bicycle path may be developed in the ESHA/wetland buffer on the east side of the San Joaquin Apartments site in the most environmentally protective manner accompanied with a Commission-approved buffer restoration plan.	Purpose/Intent: The purpose of this policy, as modified pursuant to Suggested Modification 19, is to assign build-out parameters to the San Joaquin housing site on Storke Campus.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-24 – At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 329 student housing units accommodating 976 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below: a. Bicycle parking serving the development shall be provided on the site. A total of 577 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 542 spaces in Parking Structure 50. b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and c. Parking Structure 50 shall not exceed 45 feet in height as shown in Figure D.4.	Purpose/Intent: The purpose of this policy is to assign build-out parameters, such as the maximum number of units, to the San Clemente Village Housing site on Storke Campus. The San Clemente Village housing development was approved and constructed. Policy LU-24 is necessary to ensure that the site remains consistent with the approved build-out parameters at San Clemente Village.
Policy LU-25 – Development at the Santa Ynez Apartments site shall be located within the approximately 20-acre potential development envelope designated as Housing on Figure D.3. Of this acreage, 6.5 acres of the site are located within the Coastal Zone. Development at the Santa Ynez Apartments site shall be consistent with the following build-out provisions: a maximum of 580 faculty/staff/ family housing units; Up to 870,000 GSF development; Heights shall not exceed 45 feet as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 2,920 a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Bicycle and vehicular parking serving the development shall be provided on the site.	Purpose/Intent: The purpose of this policy is to assign build-out parameters to the Santa Ynez Apartments housing site on Storke Campus. The maximum buildout numbers represent the total development, both within and outside of the Coastal Zone.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-26 – Development at the Central Stores Academic & Support site shall be located within the approximately 2.25-acre potential development envelope designated as Academic & Support on Figure D.3 and shall be consistent with the following build-out provisions: a. Academic and support build-out on this site shall not exceed a maximum of 100,000 GSF for public services including relocation of campus police and fire facilities. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. b. Surface Parking Lot 37 may be removed and replaced with a sufficient number of spaces to serve the site function, including visitor parking spaces. c. Development shall not exceed 35 feet in height as shown in Figure D.4.	Purpose/Intent: The purpose of this policy is to assign site-specific redevelopment parameters to the Central Stores site on Storke Campus, including new academic and support space to allow the relocation and expansion of campus police and fire facilities.
Policy LU-27 – Development at the Kavli Institute of Theoretical Physics (KITP) Housing site shall be located within the approximately 1.2-acre potential development area designated as Housing on Figure D.3 and shall be consistent with the following build-out standards and the Commission approved Notice of Impending Development No. UCS-NOID-0005-14 unless otherwise modified below: a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families. b. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in Parking Lot 30 with a minimum of 15 parking spaces assigned to KITP. c. A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development. d. Development shall be limited to a maximum of 45 feet as shown on Figure D.4. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer or wetland buffer areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer or wetland buffer areas planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.	Purpose/Intent: The purpose of this policy is to assign build-out parameters, such as the maximum number of units, to the KITP housing development site on Storke Campus. The KITP housing development was approved in August 2014 and construction has not commenced. Policy LU-27 is necessary to ensure that the site remains consistent with the approved build-out parameters at KITP.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-28 – Vehicular use of the road connection between Parking Lot 38 and Los Carneros Road through the Open Space shall be prohibited, except for necessary emergency vehicle access and Harder Stadium event egress (a maximum of 15 times a year). The connection may be retained for bicycle and pedestrian use with the minimum lighting necessary for safety consistent with Policy ESH-15. Measures shall be installed to ensure that vehicles have restricted access to this road. Such measures may be designed to allow necessary emergency vehicle access. The road connection through the open space shall be re-engineered to enhance and improve hydrologic connectivity by installing a bridge or other or alternative crossing that retains a natural open connection. Within 18 months of the certification of the 2010 LRDP, the campus will submit to the Coastal Commission a plan for Harder Stadium event egress that will not require the use of Lot 38 Road out to Los Carneros Road and non-emergency vehicle access will be prohibited at that time	Purpose/Intent: The purpose of this policy is to limit the use and disturbance to wildlife of a route that is adjacent to wetlands, ESHA, and natural open space consistent with the requirements of Coastal Act Section 30240. Additionally, to implement Coastal Act Section 30231 and 30233, this policy requires that the road be restored and re-engineered by installing a bridge to improve the hydrologic connection of the wetland areas which is currently served by a series of culverts. See Suggested Modification 12.
Policy LU-29 – Development at the Storke Field Recreation site shall be located within the approximately 19-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions: a. Recreation facilities serving organized sports and recreational programs are allowed in the Storke Field Recreation Area. b. Outdoor sports lighting shall be prohibited on Storke Field and allowed at the tennis courts within the boundaries of the "Limits of Outdoor Lighting Map" in Appendix 4 pursuant to Policy ESH-15. c. Indoor or enclosed facilities shall be clustered with the existing developed housing area and along the eastern edge of Storke Campus. Outdoor lighting for these facilities shall be the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15. d. Development, including recreation facilities and parking, shall not extend any further north or west of the existing Parking Lot 38 footprint. e. Parking to serve recreational uses shall be available on the site in Parking Lot 38. However, recreational parking may be dispersed during peak events where allowed pursuant to Policy TRANS-19. f. Development on this site primarily consists of surface fields and parking. The surface parking Lot 38 may be developed with a covered structure with rooftop solar provided that the structure is sited, designed, and sized to ensure that there will be no fuel modification/fire reduction activities, tree trimming or tree removal, or light spillover in the adjacent ESHA or Open Space. Lot 38 lighting shall be retrofitted concurrently with the installation of the cover, or sooner as consistent with Policy ESH-15. Recreation development on the east portion of the site shall not exceed 45 feet in height along Stadium Road and the covered parking with solar shall not exceed 20 feet in height as shown in Map D.4.	Purpose/Intent: The purpose of this policy is to assign site-specific development / redevelopment parameters to the Storke Field Recreation site on Storke Campus, including new or renovated recreational facilities to serve organized sports and recreational programs. The build-out parameters for the road connection between Parking Lot 38 and Los Carneros Road have been relocated to Policy LU-28.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-30 – The Devereux South Knoll site shall not be redeveloped until and unless a targeted LRDP Amendment is certified by the Coastal Commission which assigns parameters for redevelopment and build-out. Redevelopment of the site shall not include residential uses. Future plans for redevelopment of the Devereux South Knoll site shall recognize the environmental constraints, including the presence of environmentally sensitive habitat and associated buffers. The existing developed site may continue to accommodate campus Academic and Support functions and the two existing housing units, and internal renovation of existing buildings to support those functions may occur without an LRDP amendment consistent with the following provisions: a. Buildings shall not be physically expanded. b. Use of the site shall be consistent with the Academic and Support land use designation. c. The total number of Average Daily Traffic trips associated with the North Knoll and South Knoll shall not exceed 2,500 ADT. d. Bicycle and vehicular parking serving the development shall be provided on the site. e. West Campus roads shall not be widened or expanded to accommodate an increase in vehicular or bicycle circulation except as allowed to accommodate vehicular restrictions on Slough Road consistent with Policy TRANS-12 and in conjunction with North Knoll build-out in Policy LU-31. f. Vehicular access to the site shall be from West Campus Point Lane after vehicular restrictions are placed on Slough Road consistent with Policy TRANS-12 and in conjunction with North Knoll build-out in Policy LU-31. g. A minimum of 27 designated coastal access parking spaces shall be provided on the site in locations with the most beneficial proximity to, and linkage with, the existing coastal access trail system. h. Landscaping shall include plant species beneficial to monarch butterflies.	Purpose/Intent: The purpose of this policy is to recognize the existing uses at the South Knoll site which is being annexed into the LRDP boundary under an Academic and Support land use designation. Redevelopment at this site may occur only where further analyses support the redevelopment and pursuant to a Commission-approved Amendment to the LRDP.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy LU-31 – Development at the Devereux North Knoll Housing site shall be located within the 9.3-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions: a maximum of 125 faculty housing units; Up to 250,000 GSF development; Heights shall not exceed 35 feet as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 500. a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Bicycle and vehicular parking serving the development shall be provided on the site. c. Vehicular access to the site shall be from West Campus Point Lane. Redevelopment of North Knoll shall trigger vehicular restrictions on Slough Road consistent with Policy TRANS-12. To effectuate the vehicular restriction, West Campus Point Lane, including the connector road from North Knoll to South Knoll, may be widened the minimum necessary to accommodate a two-lane road that meets Fire Department standards. The road may be widened the minimum necessary within ESHA buffers where no other feasible siting and design alternatives exist. Redevelopment of North Knoll shall include road improvements on the approximately 1,000-ft stretch of road that connects North Knoll to South Knoll as necessary to accommodate the flow of the South Knoll and Coal Oil Point Reserve traffic. d. Public pedestrian access shall be provided through the site to link with the Slough Road trail and link with a trailhead at West Campus Bluffs Nature Park. e. The CC&Rs for the development shall identify a landscaping plant palette of plant species beneficial to monarch butterflies, and residents shall be encouraged to include these as a component of the landscaping. f. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane concurrent with the housing development, consistent with the requirements of Policy TRANS-23. g. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site. h. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.	Purpose/Intent: The purpose of this policy is to assign build-out parameters to the Devereux North Knoll housing site on West Campus.

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2010 LRDP Policy	Intent and Consistency
Policy LU-32 – A. Development at the West Campus Mesa Housing site shall be located within the 4.6-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions: a maximum of 45 faculty housing units; Up to 90,000 GSF development; Heights shall not exceed 35 as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 180. 1. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. 2. Bicycle and vehicular parking serving the development shall be provided on the site. 3. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane concurrent with the housing development, consistent with the requirements of Policy TRANS-23. 4. The two isolated patches of California Brome on the site may be removed and reestablished on campus within the nearby open space at a mitigation ratio of 3:1 (area to be planted in relation to area removed) with the express purpose of restoring and establishing the grassland habitat as ESHA. 5. The CC&Rs for the development shall identify a landscaping plant palette of plant species beneficial to monarch butterflies, and residents shall be encouraged to include these as a component of the landscaping. 6. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site. 7. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy PA-13. 8. Development shall be planned to ensure that the proposed development will not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only. 9. Native trees and shrubs compatible with the area shall be closely planted along the east side of Slough Road to enhance the bird roosting habitat of	Purpose/Intent: The purpose of this policy is to assign build-out parameters to the West Campus Mesa housing, recreation, and academic and support site on West Campus.

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2010 LRDP Policy	Intent and Consistency
bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with West Campus Mesa residential development. B. Development at the West Campus Mesa Recreation site shall be located within the 5.4-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions: 1. Recreation facilities shall be for passive recreation only such as picnic benches, nature trails, etc. Indoor or other enclosed sports facilities shall be prohibited. 2. Outdoor sports lighting shall be prohibited on this site consistent with Policy ESH-15. 3. Recreation facilities on this site shall be for day use only and shall not be lighted except the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15. 4. The one isolated patch of California Brome on the site may be removed and reestablished on campus within the nearby open space at a mitigation ratio of 3:1 (area to be reestablished in relation to area removed) with the express purpose of restoring and establishing the grassland habitat as ESHA. 5. Parking is not required to serve the recreational use unless monitoring indicates that the designated coastal access parking spaces are overcrowded as a result of recreational use of the West Campus Mesa Recreation site. 6. Development on this site shall not include buildings and therefore the site is not assigned a height limit on Figure D.4. 7. Landscaping shall include plant species beneficial to monarch butterflies. 8. Turf may be allowed if served by reclaimed water. 8. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site. 9. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24. 10. Development shall be planned to ensure that the proposed development would not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.	

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
C. Development at the West Campus Mesa Academic and Support site shall be located within the 1.9-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions: 1. Academic and support build-out on this site shall not exceed a maximum of 120,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. 2. Bicycle and vehicular parking serving the development shall be provided on the site. 3. Development shall not exceed 35 feet in height as shown on Figure D.4. 4. Landscaping shall include plant species beneficial to monarch butterflies. 5. Development shall be planned to ensure that the proposed development will not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.	
Policy LU-33 – Within two years of the effective date of certification of the 2010 LRDP, the University shall prepare and submit a Coal Oil Point Reserve Coastal Management Plan to the Coastal Commission as an amendment to the 2010 LRDP. No new structures shall be approved on the Reserve until the Plan is certified by the Coastal Commission. The purpose of the Plan shall be to comprehensively identify existing and planned development, maintenance, and programs at the Reserve that are consistent with coastal resource protection under the Coastal Act and the certified LRDP. The COPR Coastal Management Plan shall specifically identify: a baseline of all existing development on the Reserve (including confined animal facilities); the development's date of installation; permitting history; existing Reserve programs (e.g., the snowy plover management, wetland restoration, native plant species cultivation); existing maintenance operations such as location, timing and methods of fuel modification; and status of habitat restoration activities. The Plan shall provide a detailed description of all development, maintenance, and programs that are proposed to continue on the Reserve. The Plan shall augment the biological resource mapping (Figure F.2) effort on campus, both on and off the Reserve, based on current (within 1 year) and historic resource surveys for all areas within 300 feet of proposed Reserve development, maintenance, or management programs. The Plan shall evaluate the consistency of the proposed development and activities with the Coastal Act.	Purpose/Intent: The purpose of this policy is to prohibit new development on Coal Oil Point Reserve until a comprehensive management plan is developed and certified by the Commission. The Plan requirements include: providing a baseline of existing development, confirming the permit history for the existing development, identifying proposed development on the Reserve including on-going programs and activities, and evaluating the consistency of the proposed development with the protection of coastal resources under the Coastal Act. The analysis requires additional ESHA mapping on and near the Reserve where potentially impacted by proposed future development or Reserve activities, by compiling current (within 1 year) and historic resource survey data.

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Policy LU-34 – At the Coal Oil Point Reserve Field Station site the following standards shall apply: a. No new structures shall be approved within the Reserve Field Station until the Coal Oil Point Reserve Coastal Management Plan is certified by the Coastal Commission pursuant to Policy LU-33. b. Vehicular access to the site shall be from West Campus Point Lane after vehicular restrictions are placed on Slough Road consistent with Policy TRANS-12 and in conjunction with North Knoll build-out in Policy LU-31.	Purpose/Intent: The purpose of this policy is to remove development and/or redevelopment of potential facilities at the COPR Field Station site until a plan is completed (Policy TRANS-26) which describes the resource constraints in conjunction with the needs or the Reserve program. This is to ensure that development is consistent with Coastal Act Section 30240 in conjunction with the resource protection provisions of the LRDP. This policy only restricts development at the Field Station itself and does not restrict development on the remaining approximately 170 acres of the Reserve.
Policy LU-35 – Development at the West Campus Apartments site shall be located within the 15.5-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions: a maximum of 480 Student/Family/Faculty housing; Up to 720,000 GSF development; Heights shall not exceed 20 feet in height along the western site boundary and the 300-foot buffer from Devereux Slough, and 55 feet in height for the remainder of the parcel as shown in Figure D.4.; Site coverage up to 50 percent; and Maximum onsite population of 1,920. a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02. b. Bicycle and vehicular parking serving the development shall be provided on the site. c. Additional parking for residential purposes may be developed on the site to serve the adjacent San Joaquin campus housing development. d. The parking structure shall be limited to 45 feet in height. e. Public access for bicycles and pedestrians shall be provided through and around the site to link with the De Anza Trail and the regional Ellwood Open Space area. f. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane, concurrent with the housing development, consistent with the requirements of Policy TRANS-23. g. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site. h. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.	Purpose/Intent: The purpose of this policy is to assign build-out parameters to the West Campus Apartments housing site on West Campus.

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2010 LRDP Policy	Intent and Consistency
i. Development shall be planned to ensure that the proposed development will not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only. j. A Class I bicycle path may be developed at the West Campus Apartments site within the ESHA buffer in the most environmentally sensitive manner accompanied with a Commission-approved buffer restoration plan.	
Marine Resources	
Policy MAR-01 - 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 developed and operated in a manner that will sustain the biological productivity of campus marine resources.	Purpose/Intent: The purpose of this policy is to continue to engage in cooperative planning efforts to ensure regional protection of biological resources and productivity consistent with Coastal Act Sections 30230, 30231, and 30240. This is particularly important for decisions related to the Goleta Slough. The 430 acres of the Slough which are managed by the California Department of Fish and Wildlife (CDFW) and the Airport have been designated the Goleta Slough Ecological Reserve and the portions of the Slough below the mean high-tide line as the Goleta Slough State Marine Conservation Area.

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2010 LRDP Policy	Intent and Consistency
Policy MAR-02 - The University shall work with the City of Santa Barbara and other interested parties to evaluate the benefits and feasibility of reestablishing tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates. Where feasible and beneficial, restore the tidal connection.	Purpose/Intent: The purpose of this policy is to evaluate the potential benefits to restoring the tidal connection to the Storke Wetlands. If it is found to be beneficial for the wetland and surrounding ESHA, the tidal connection should be restored.
Policy MAR-03 – Lagoon Berm Road may be maintained in the approved road prism consistent with typical repair and maintenance practices such as replenshing the fill and recompacting the fill slopes. Lagoon Berm Road shall not utilize rock revetments or seawalls to maintain the road prism. The road may be removed to adapt to rising sea level. Placement of sandbags or other temporary stability measures shall require a NOID or Emergency Permit.	Purpose/Intent: The purpose of this policy is to specify that routine maintenance of Lagoon Berm Road may continue within the existing road prism. Consistent with existing requirements, the placement of sandbags or other temporary measures responding to flood risk continue to require authorization through the Emergency Permit process. This policy also allows for the option that the road may be removed in the future as necessary to adapt to sea level rise.
Policy MAR-04 - Channelizations or other substantial alterations of streams shall be prohibited except for: A. Necessary water supply projects where no feasible alternative exists; B. Flood protection for existing development where there is no other feasible alternative; or C. The improvement of fish and wildlife habitat. Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels.	Purpose/Intent: The purpose of this policy is to implement Coastal Act Section 302326 by specifying the uses (water supply, flood control and restoration) that may alter streams, that the impacts to coastal resources are minimized and where unavoidable fully mitigated. This policy also indicates that bio-engineered bank stabilization methods are preferred over the placement of rip-rap or other solid materials on the stream bank.
Policy MAR-05 - Wetland and riparian vegetation enhancement shall be conducted, to the maximum extent feasible, along Devereux Creek and Devereux Slough, including the areas known as the North and South "Fingers" of the slough.	Purpose/Intent: The purpose of this policy is to protect the marine resources and biological productivity of Devereux Slough by encouraging restoration of Devereux Creek, which traverses the previous Ocean Meadows Golf Course to outlet to Devereux Slough, as well as the Slough itself which includes two historic slough "fingers" which connect to the Slough to the east.
Policy MAR-06 - The Phelps Creek bridge, and a paved roadway comprised of permeable paving materials, may continue to be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/bicycle and flood control and emergency access, provided that the bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units.	Purpose/Intent: The purpose of this policy is to accommodate transportation infrastructure through the Phelps Creek Riparian Area for pedestrians, bicyclists, flood control activities, and emergency access. The allowed bridge is limited to no wider than 20 feet except where necessary to provide fire access to the residential units.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy MAR-07 - 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 to ensure proper flood conveyance capacity. Necessary permits will be obtained by County Flood Control with oversight by UCSB. The University shall not install a concrete channel in the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in Policy MAR-08.	Purpose/Intent: The purpose of this policy is to allow flood control maintenance of Phelps Creek, pursuant to the standards in MAR-3. The policy also prohibits the placement of concrete in the creek to protect habitat values to the maximum extent feasible and sets a minimum standard for flood safety for development adjacent to the creek, consistent with Coastal Act Section 30253.
Policy MAR-08 - The Santa Barbara County Flood Control District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of Phelps Creek when the District conducts maintenance of the portion of the creek on University property. Sediment in Phelps Creek shall be removed from several different areas within the portion owned by the University. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the creek at a time. Sediment may be stockpiled on the adjacent open field/access road until it has dewatered sufficiently to be hauled to a suitable upland disposal site. Sediment shall not be stockpiled on any site containing wetland, riparian, or environmentally sensitive habitat areas and shall be placed so as to maintain public access to the creek and riparian area. Flood control activities will be performed outside of the breeding season of any known sensitive species that have been observed in the Creek. Necessary permits will be obtained by County Flood Control with oversight by the University.	Purpose/Intent: The Santa Barbara County Flood Control District carries out periodic desilting of Phelps Creek due to on-going potential flood hazards posed to upstream communities. However, a portion of the creek that is maintained is on University property, and thus such activities are subject to all LRDP requirements protecting resources. This policy is necessary to specify the minimum best management practices for the on-going process of removing sediment from the creek. Desilting of creeks is development under the Coastal Act and therefore requires a Notice of Impending Development. This policy will help guide the implementation of the desilting activities for the NOID process.
Policy MAR-09 - The Phelps Creek Riparian Area may be reconstructed in accordance with all applicable LRDP policies. Any plans for reconstruction of the Phelps Creek restoration area 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 CCBER or, in the event CCBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions.	Purpose/Intent: The purpose of this policy is to allow the Phelps Creek Riparian area to be reconstructed for floodway and restoration purposes, specifically requiring the bed of Phelps Creek to remain in a natural condition consistent with protection of habitat values.
Policy MAR-10 - 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.	Purpose/Intent: The purpose of this policy is to allow an access road to be developed and maintained for flood control access to Phelps Creek in the Phelps Creek Riparian Area.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Public Access	
Policy PA-01 - Public access to campus beaches, coastal access stairways, and coastal trails shown in Figures E.3 and E.4 shall remain open to protect the permanent right of the public for pedestrian access and recreational uses of the beach at all times, except as provided in Policy PA-06.	Purpose/Intent: The purpose of this policy is to ensure maximum public access to and along the coast, including lateral and vertical beach accessways, bluff stairways, trails, and recreational use of the beach. Temporary closures of public access may be allowed as detailed in Policy PA-06 only in an unforeseen emergency or to protect a threatened coastal resource.
Policy PA-02 - The coastal access improvements shown in Figures E.3 and E.4 shall be implemented in conjunction with nearby development projects and submitted as part of the relevant Notice of Impending Development. Alternately, these improvements may be implemented independently in advance, as funding permits.	Purpose/Intent: The purpose of this policy is to require the University to incrementally implement coastal access improvements. These improvements shall be required for new development project proximate to the coastal access. The University should also pursue alternative funding sources to implement coastal access improvements independent of new development projects.
Policy PA-03 -The University shall continue to maintain adjacent beaches and coastal access trails for the use of all the public. Beaches adjacent to campus include: Campus Point Beach Depressions Beach West Campus Beach Sands Beach Key coastal accessways and trails through campus include: West Campus Bluffs Trail Dune Pond Trail Lagoon Trail Campus Point Stairs	Purpose/Intent: The purpose of this policy is for the University to continue to maintain publicly available coastal accessways, trails, and campus beaches. The intent is to ensure the safe passage of the public to the coast consistent with Coastal Act Section 30221 which requires the protection of oceanfront lands suitable for recreational use.
Policy PA-04 - Pedestrian trails and scenic overlooks along the bluff top and base of the North Bluffs shall be permanently available to the public. The routes shall be prominently posted with signs that indicate that the trails are for public pedestrian use only. Pedestrian pathways shall, by design, discourage bicyclists from use of the trails located on the North Bluff face, and such trails shall be limited to 5 feet in width.	Purpose/Intent: The purpose of this policy is to identify the trails along the North Bluffs as available to public. However, such use would be limited to pedestrians and would specifically prohibit these trails from bicycle use. To implement trail restrictions and protect the bluff resource consistent with Coastal Act Section 30240 and 30253, the policy requires signage to regulate the appropriate user groups.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy PA-05 - Coastal access parking lots shall be monitored annually during the anticipated peak coastal access use to measure their use and prevent overburdening one area. Each monitoring report shall include a summary of any pertinent parking changes that have been authorized by the Commission since the previous reporting period and shall identify the restrictions and fees associated with the specific parking lot. The University shall submit the monitoring results to the Executive Director within ninety (90) days after each monitoring period is completed. Where monitoring indicates that public coastal visitor parking demand is inadequately supplied in a particular campus parking location, the University shall propose options to address the capacity problem, including additional coastal access parking in a proximate location, directional signs directing coastal users to other nearby parking, redistribution of existing campus parking to increase the supply of campus public coastal visitor parking spaces in popular locations, or other measures. Such changes shall be subject to Commission review through a Notice of Impending Development or an LRDP amendment, as applicable.	Purpose/Intent: The purpose of this policy is to require dedicated coastal access parking lots to be monitored annually during peak use to determine if the amount of coastal access parking is sufficient in a given location. If monitoring indicates that coastal access parking is insufficient, the University must provide measures to adapt the situation to maximize coastal access.
Policy PA-06: The University may temporarily restrict public coastal visitor access, including public coastal access parking provided for in the Coastal Access Parking Map (Figure E.4) when required to address an unforeseeable emergency or to protect fragile coastal resources pursuant to a Commission-approved sensitive resources management plan. Where such circumstances arise, the subject closure shall be: A. For the minimum amount of time necessary to ensure the health and safety of the campus population and its physical property; B. Limited to the least disruption of public access necessary to respond to specific campus concerns; and C. Communicated immediately to the Executive Director, subject to an emergency permit or Notice of Impending Development as applicable. Unforeseeable emergencies may include threats to public health or safety; natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events; the need for extraordinary measures required to immediately avert, alleviate, or repair damage to campus property; or immediate threats to other coastal resources.	Purpose/Intent: The purpose of this policy is to allow the University to undertake temporary measures to close or restrict public access in emergency situations or where there is an immediate threat to coastal resources.
Policy PA-07 - 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. Coastal access for the physically challenged will be provided by the installation of at least one ADA accessible parking space in each of the coastal access parking lots shown on Figure E.4; however, three new ADA parking spaces shall be provided at Coal Oil Point consistent with Policy TRANS-23. Coastal access amenities that are ADA accessible should be conspicuously posted with coastal access signage, linking coastal access parking to the trails or other amenities.	Purpose/Intent: The purpose of this policy is to ensure that public coastal access is available on campus for the physically challenged where topographical and environmental constraints allow.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy PA-08: The University shall maintain a publicly accessible, accurate, on-line map of campus pedestrian and bicycle routes, public transportation routes and bus stops, and public coastal access parking locations, including any applicable daily or seasonal restrictions. The subject map shall also be prominently posted at information kiosks and campus parking locations. The map shall identify ADA accessible coastal access parking and amenities.	Purpose/Intent: The purpose of this policy is to ensure that the public is adequately informed regarding the location and availability of public access amenities on campus, including the location of ADA parking and trails, in order to maximize public access to and along the coast consistent with Coastal Act Section 30210
Policy PA-09 - The University shall conspicuously post coastal access signage that identifies and directs visitors to all publicly available coastal access parking, beach access points, trails, and stairways.	Purpose/Intent: The purpose of this policy is to require coastal access signage to be installed throughout the campus that directs visitors to coastal parking, beach access points, trails and bluff stairways in order to maximize public access to and along the coast consistent with Coastal Act Section 30210.
Policy PA-10 - The University will cooperate with the County of Santa Barbara and the California Department of Parks and Recreation, and consult with the Coastal Commission staff, in the proposed expansion of the California Coastal Trail System. New trail segments and routes traversing campus lands shall require a Notice of Impending Development and may require an LRDP amendment.	Purpose/Intent: The purpose of this policy is to encourage regional cooperation in establishing the California Coastal Trail (CCT) through the campus. Trail installation will require a NOID and may, or may not, require an LRDP Amendment to site the final alignment.
Policy PA-11 - Public access trails and bicycle routes shall be provided to maximize access to the coast and provide recreational opportunities. Figures E.2 and E.3 identify existing and planned routes for bicycle and trails routes, including trail types, allowed users, and locations. The alignments shown in Figures E.2 and E.3 are approximate. The final alignments shall be designed based on topographic constraints and shall be sited to minimize impacts to coastal resources to the maximum extent feasible. Where such trails or routes are in or near ESHA or natural open space areas, the siting and design of such routes shall be subject to Policy ESH-03.	Purpose/Intent: The purpose of this policy is to identify the existing and planned trail routes campuswide and to allow for some flexibility in the final siting of the trails based on the topography and presence of coastal resources that could be impacted as a result of the installation of new trails. This policy maximizes public access consistent with Coastal Act Section 30210 while ensuring that new development is sited to be protective of coastal resources consistent with Coastal Act Section 30250.
Policy PA-12 - 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. Should any proposed development significantly impact the roadway capacity of existing coastal access routes on Campus, the University shall implement or pay its fair share of costs to the City of Goleta and/or County of Santa Barbara to implement improvements to roadways and intersections or other traffic control measures necessary to mitigate the impacts.	Purpose/Intent: The purpose of this policy is to require that additional traffic generated by new development associated with the 2010 LRDP shall not restrict or impede public access to or along the coast by exceeding roadway capacities. The policy further includes a mechanism for the University to contribute its fair-share of funds, in combination with those provided by the applicable local government, to alleviate the roadway capacity issue.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Circulation	
Policy TRANS-01 - A. The University will work with the Cities, County, SBCAG, SBMTD and other transit providers to provide a balanced transportation system on campus, offering vehicular, bicycle, pedestrian, and transit mobility, including augmentation of external transit systems with University shuttle systems to increase capacity, efficiency, and use by the UCSB-affiliated population. The University shall include in the plans and designs submitted in support of the requisite Notice of Impending Development for new campus development, intersection and roadway improvements necessary to offset the proportional impacts of the University's LRDP build-out on roadway capacity. Roadway and intersection improvements shall not conflict with existing or planned pedestrian and bicycle facilities or degrade mobility for pedestrians and bicyclists. The University shall maintain campus intersections at a minimum Level of Service D. B. If a proposed project causes an intersection to degrade to LOS E, measures shall be identified and implemented to restore operations to LOS D or better conditions. Prior to intersection improvements, the University shall implement alternative transportation measures to reduce roadway demand such as the timing of "after hours" parking; additional bus and/or shuttle service; additional incentives to faculty, staff, and students to utilize the available alternative modes of transportation; or other similar measures.	Purpose/Intent: The purpose of this policy is to ensure that the University is coordinating with all other relevant agencies in the area to provide a balanced multi-modal transportation system for the populations (e.g., students, staff, faculty, visitors) associated with all campus functions. Additionally, this policy requires that the University implement roadway and intersection improvements to offset the proportional impact of each new development, and that alternative measures be implemented to reduce roadway demand prior to implementing significant structural intersection or roadway improvements.
Policy TRANS-02 - The University in cooperation with the Metropolitan Transit District shall maintain or expand regular bus and/or shuttle service between all University housing, campus neighborhoods, Camino Real Marketplace, Goleta Train Station and the Main Campus, including through the use of University-owned and operated transit if necessary.	Purpose/Intent: The purpose of this policy is to require the University to provide all necessary bus and shuttle services for UCSB populations (students, faculty, staff, visitors) to and from campus housing, transit points, and Main Campus facilities, as well as to key community services such as markets, pharmacies, and health services. Bus and shuttle services may be provided via existing or expanded MTD services or through University owned-and-operated shuttle services as necessary to accommodate transit needs and maximize transit ridership with the goal of minimizing energy consumption and vehicle miles traveled consistent with Coastal Act Section 30253.
Policy TRANS-03 - The University shall continue its transportation alternatives program with the goal of diverting at least 10 percent of all single occupancy vehicle passenger trips to and from campus. The University shall inventory the number of daily single occupancy vehicle trips from all sources to and from campus during the regular academic and summer sessions over the course of the year and prepare the University's Annual Transportation Report. Within ninety (90) days after completion of the Annual Transportation Report, the University shall prepare and submit a Notice of Impending Development for any new development, if any, associated with Transportation Alternatives Program intended to reduce single occupancy vehicle trips.	Purpose/Intent: The purpose of this policy is to minimize energy consumption and vehicle miles traveled consistent with Coastal Act Section 30253. This policy requires that the University reduce single occupant vehicle trips by 10 percent.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy TRANS-04 -To improve traffic flow and thereby reduce auto emissions, the University shall implement Commission-approved improvements to the transportation and parking system, including roadways, parking, bicycle, and pedestrian facilities, necessary to ensure that traffic congestion, auto emissions, and other adverse impacts from the increased traffic associated with a pending development are fully mitigated. Transportation and parking system measures shall be subject to a Notice of Impending Development (NOID). Where such measures are necessary to mitigate the impacts of new development, the University shall submit the improvements with the relevant Notice of Impending Development. The Commission may condition the NOID to ensure that these requirements are met.	Purpose/Intent: The purpose of this policy is to require the University to incrementally implement improvements to roadways, parking, bicycle, and pedestrian facilities as a part of each new development to mitigate the development's contribution to traffic congestion. This serves to reduce auto emissions consistent with Coastal Act Section 30253. This policy also serves to maintain public access to the coast by providing non-automobile circulation within the development and providing adequate parking facilities.
Policy TRANS-05 - The University will work with MTD, SBCAG Traffic Solutions, and Clean Air Express to develop a transit plan to offset the increased demand for public transit that will result from build-out of the LRDP. The University shall provide for subsidies, free passes, additional transit services, transit vehicles, and transit facilities, including community car-loan pools such as Zip-Car, and media costs such as for related motivational outreach to UCSB affiliates, to address future transit overloads that will otherwise result from unmitigated future campus growth.	Purpose/Intent: The purpose of this policy is to develop a transit plan with other regional planning partners to ensure that public transit is designed to accommodate increased demands as a result of the buildout of the 2010 LRDP. The University must provide or reimburse the costs of the transit associated with UCSB populations. This ensures consistency with Coastal Act Section 30252 to maintain and enhance public access to the coast in part by facilitating the provision or extension of transit service.
Policy TRANS-06 - The University shall provide additional bicycle parking facilities as part of all campus building projects. The University shall periodically survey campus bicyclists (at a minimum before undertaking the environmental review of significant projects) to determine the kinds and locations of bicycle facilities and other bicycle support features (such as bus access for bicyclists, securable bicycle lockers, etc.) that are most needed. The University shall incorporate the requested features in new campus development projects to the maximum extent feasible. The University shall additionally provide bicycle parking facilities near public coastal accessways and trails, where appropriate, to support public access opportunities while ensuring adequate protection of sensitive resources. The bicycle features shall be indicated on the campus visitor's map upon construction. The University shall identify the requisite bicycle parking facilities as part of the Notice of Impending Development submittal for all significant new campus development proposals.	Purpose/Intent: The purpose of this policy is to ensure bicycle parking facilities are included in all significant new development to accommodate and encourage bicycling as a critical component of the alternative transportation program.
Policy TRANS-07 - Site plans submitted in support of the Notice of Impending Development for all significant new campus development proposals shall include: a) pedestrian and bicycle corridors designed to link the development with other campus locations and with coastal access and recreational amenities in a manner that reduces vehicle miles traveled by campus affiliates, and b) where appropriate, public trails and vehicle/bicycle parking amenities designed to facilitate continuing public coastal visitor access to coastal access and recreational amenities available on and near the campus. All public trails shall be clearly signed to ensure that campus visitors are aware of coastal access availability.	Purpose/Intent: The purpose of this policy is to require significant new campus developments to integrate a network of pedestrian and bicycle routes between other campus developments as well as coastal trails and other recreational amenities, consistent with maximizing coastal access to and along the coast as required by Coastal Act Section 30210 and minimizing energy consumption and vehicle miles traveled consistent with Coastal Act Section 30253.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy TRANS-08 - The University will provide interpretive signs, as funding allows, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access. The University shall continue to sign, maintain and improve authorized bicycle and pedestrian accessways to the beach to protect sensitive habitat areas and public safety.	Purpose/Intent: The purpose of this policy is to encourage the University to install, and continue to install, regulatory and interpretive signs the goal of which is to protect ESHA consistent with Coastal Act Section 30240. Additionally, the policy requires maintenance or other measures to encourage users to remain on authorized trails only.
Policy TRANS-09 - The University will work with the County of Santa Barbara, City of Goleta and others, including the Coastal Commission staff, to create a sensitively-designed comprehensive network of trails to link the University's housing developments to each other and to publicly accessible open space and recreational areas. Implementation of trail segments may be undertaken in accordance with a Notice of Impending Development for specific locations and subject to all other provisions of the certified LRDP, including siting and design criteria near open space and environmentally sensitive habitat areas. The University shall submit evidence of coordination with the County and the City, including comments received, at the time of the subject Notice of Impending Development submittal.	Purpose/Intent: The purpose of this policy is to identify and coordinate with neighboring jurisdictions to site and design a comprehensive network of trails that may be allowed through and around the campus' remaining natural open space areas from East Storke Wetland to Devereux Slough and the Ellwood Mesa.
Policy TRANS-10 - The University shall contribute funds toward intersection and transportation improvements in the City of Goleta and County of Santa Barbara proportionate to the University's impacts to the intersection and/or roadway.	Purpose/Intent: This policy requires that the University provide applicable funding to the City or County for implementation of intersection and transportation improvements.
Policy TRANS-11 - A sensitively-designed, permeable bike path may be provided along Mesa Road, between Ocean Road and Los Carneros, provided that the new alignment minimizes intrusion into ESHA buffers, avoids ESHAs and is sited within the existing road prism to the maximum extent feasible.	Purpose/Intent: The purpose of this policy is to allow for a bike path along Mesa Road even though the site is highly constrained by its location between wetlands.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy TRANS-12 - In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following roadway and circulation measures shall apply on West Campus: A. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads. The Campus shall coordinate and contribute to the installation of traffic control devices and other improvements at that intersection; B. Slough Road shall be converted exclusively to use by pedestrians, bicyclists, and essential emergency vehicles and shall not be expanded beyond its existing footprint. All West Campus development shall utilize West Campus Point Lane for vehicular access. Vehicular access to Coal Oil Point Reserve (the Reserve) and the ADA coastal access parking spaces at Coal Oil Point shall utilize West Campus Point Lane, but shall be allowed to merge onto Slough Road through the Devereux Sough Knoll site in order to reach the applicable destination; C. Development over 10,000 GSF on the Academic & Support or Housing sites on West Campus Mesa will require the connection between West Campus Point Lane and the North Devereux Knoll site to be improved and opend to vehicles. D. Development on the Devereux North or South sites shall require the existing West Campus Point Lane crossing of the North Finger of Devereux Slough, from West Campus Mesa to North Knoll, to be replaced with a bridge, or alternative crossing that retains a natural open connection, to maximize wetland connectivity and avoid fill of wetlands. The construction of the new bridge or crossing shall be completed no later than prior to occupancy of the new residential construction on the North or South Knolls of the Devereux property. However, the bridge, or crossing, shall be installed earlier if significant structural changes or roadway modifications are necessary to accommodate traffic in the area of the Slough crossing prior to North Knoll development. Once West Campus Point Lane is widened and improved per subsection D, Slough Road will be converted exclusively to use by pedestrians, bicyclists, and essential memergency vehicles; E. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads; and F. Where deemed to be biologically beneficial, the University will replace the wetland crossings on Slough Road with crossings that are designed to restore the connection between the North and South Fingers to Devereux Slough and to avoid fill of existing and historic boundaries of the wetland to the maximum extent feasible. The replacement will occur as funding is available. The University will pursue potential University and non-University funding options to implement this project.	Purpose/Intent: The purpose of this policy is to detail some specific roadway and circulation requirements contemplated for West Campus given the additional development that will occur as a result of buildout of the LRDP. Among other specificities, this policy requires that vehicular traffic be rerouted through Campus Point Lane for all future access to the development and redevelopment sites on West Campus. Upon implementation of the first housing development or redevelopment project, Slough Road will be reserved for public pedestrian and bicycle access. See Suggested Modification 4.
Policy TRANS-13 - Visitors shall be entitled to use the parking facilities (all “C” or metered spaces) on campus after payment of the appropriate parking fee and in accordance with campus parking regulations.	Purpose/Intent: The purpose of this policy is to specify that general visitors, including public access visitors, may use any campus parking facilities that are designated as parking program "C" spaces or metered spaces. Dedicated coastal access parking in specific parking lots is addressed in Policy TRANS-14 and Policy TRANS-23.

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Policy TRANS-14 - A. The University shall provide and maintain a minimum of 154 dedicated coastal access parking spaces on Main Campus: four (4) spaces in Lot 1; two (2) spaces in Lot 5; twenty (20) spaces in Lot 6; forty (40) in Structure 10; sixty (60) in Structure 22; fourteen (14) in Structure 23S; and fourteen (14) on Ocean Road. These dedicated coastal access parking spaces shall be permanently maintained on Main Campus in close proximity to the coast. B. Dedicated coastal access parking shall be identified on the Coastal Access Program Map (Figure E.4), and shall be delineated to encompass the entire road segment used for on-street parking and the entire parking lot or structure for off-street parking. Based on the requirements of the respective Notice of Impending Development, Figure E.4 shall indicate whether each of the dedicated spaces is: 1. Located on the first floor if the structure is multi-level (coastal visitor parking shall be prioritized for the first floor in such cases); 2. ADA accessible; 3. Subject to any hourly, daily, weekend, or seasonal restrictions on use by public coastal visitors; and 4. Metered or subject to a purchased campus parking pass. C. Any modification to the terms of use or specified location(s) of the designated coastal access parking spaces shall require an LRDP amendment. The relocation of dedicated coastal access parking spaces may be approved only when: the equivalent number of spaces are replaced on the same Campus; the spaces are distributed to maximize public access; and the spaces are relocated in beneficial proximity to nearby public coastal access, recreational, and ADA accessible amenities. The relocated spaces shall be identified on the Coastal Access Program Map (Figure E.4) as part of the LRDP amendment. The addition of new dedicated coastal access parking spaces, required as mitigation for the cumulative loss of parking on Campus that is required pursuant to a Notice of Impending Development, shall not require an amendment to the LRDP. However, the Coastal Access Program Map shall be periodically updated, for instance by folding Figure E.4 in with other LRDP amendments, to reflect the location and terms of any new dedicated coastal access spaces and any renumbering or renaming of parking lots or structures. Coastal access parking required as mitigation pursuant to a NOID shall be subject to the requirements of the policy irrespective of whether the parking has been officially recorded by an LRDP amendment to Figure E.4; and D. Coastal access signage shall be updated concurrent with a relocation and or addition of dedicated coastal access parking spaces.	Purpose/Intent: The purpose of this policy is to identify the existing dedicated coastal access parking spaces on Main Campus and to permanently preserve all dedicated coastal access space locations and restrictions unless an LRDP Amendment is specifically processed to relocate the spaces consistent with providing maximum public access to the coast.

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2010 LRDP Policy	Intent and Consistency
Policy TRANS-15 - A. All family housing (faculty, staff and student) shall have a minimum of 1.5 parking spaces per unit plus ½ space per unit for guest parking for a total of 2 parking spaces per unit. Dormitory housing, or other housing that accommodates individuals rather than families, shall provide a minimum of one parking space per four student bed-spaces and adequate guest parking based on a site-specific parking study that evaluates the types of residents (e.g., graduate students, undergraduate students, faculty, etc.), the availability of surrounding campus visitor parking, and describes the parameters for determining the development's peak potential need for campus visitor parking. These parking ratios shall apply except as required in Policy LU-14, LU-24, LU-20, and LU-18. B. A reduced or greater number of parking spaces may be approved where a site-specific parking study, submitted with the relevant Notice of Impending Development, provides a detailed evaluation of the site's current and potential parking needs for the life of the development that evidences that the actual parking need for the development is lower or higher than the total number of spaces required in "A" above. The detailed parking analysis shall include, but not be limited to: housing size and types; resident population; resident restrictions; designated location of parking; potential areas where parking may inadvertently occur due to convenience or an insufficient designated parking capacity; University commitments to alternative transportation for the life of the project; monitoring provisions; and potential adaptive measures to be approved through a future NOID if monitoring shows that parking associated with the development is being displaced to areas outside of the designated location. C. Where otherwise-required parking is reduced pursuant to the provisions of Subparagraph B above, the University shall monitor the parking to determine whether parking associated with development is displaced to sites other than the designated parking area, and submit a resultant report to the Executive Director of the Coastal Commission, annually. If the Executive Director determines that monitoring of parking shows displacement, the Executive Director shall notify the University and within one year from receipt of such notification the University shall provide a NOID, or LRDP Amendment as necessary, to remediate the parking capacity.	Purpose/Intent: The purpose of this policy is to provide minimum parking standards for campus housing projects. However, detailed site-specific parking studies may be submitted with the housing development NOID to allow for a reduction to the total required parking spaces, where such parking is shown to be in excess of the total amount required to serve that development. Alternately, the University may invest in site-specific transportation programs which directly reduce the demand for parking and thus may obtain a reduction to the required parking ratio. When reduced parking is approved, parking shall be monitored and where monitoring shows that parking associated with the housing development is occurring in locations other than the designated parking areas, the University will undertake measures to remediate the situation in a timely manner.
Policy TRANS-16 - Where new development would remove existing commuter or residential parking, the NOID for the project must account for the removed spaces and identify where the removed spaces can either be accommodated in existing campus parking facilities or where new spaces will be built to replace the lost spaces. Where redevelopment of a site also removes a building function and associated potential commuter population, and where the function/population is not displaced elsewhere on campus, the spaces may be removed without being reassigned.	Purpose/Intent: The purpose of this policy is to account for and reassign any parking removed as part of a development or redevelopment project.

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Policy TRANS-17 - A. For the purposes of this policy, commuter parking shall mean the parking spaces that serve all vehicles arriving to campus except for residential parking spaces; B. Commuter parking shall be maintained on campus in a sufficient quantity to accommodate all UCSB-bound drivers. Commuter parking to serve faculty, staff, students, researchers, vendors, and visitors shall be dispersed at multiple locations on Main Campus to avoid over-crowding at any one location. The University shall continue to implement its Transportation Demand Management Program to reduce parking demand to the maximum extent feasible consistent with Policy TRANS-03. Parking demand that is not eliminated through TDM measures shall be accommodated on the campus; C. The University shall maintain a running account of the commuter parking supply consistent with the following categories: (1) the permanently designated commuter parking locations and number of spaces reserved for particular users groups and (2) the non-reserved spaces available to all commuters, including visitor spaces. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that adds, removes, or relocates commuter/visitor parking spaces; and D. The University shall evaluate commuter parking supply and demand for each new development that has an impact on commuter parking. Any development that reduces commuter parking supply shall demonstrate that adequate commuter parking capacity still exists, or will exist prior to occupancy of the development, for campus commuters in general, as part of the NOID submittal (as determined in subparagraph "D" below). Where the proposed development contributes to the use of commuter parking, commuter parking supply shall not be deemed adequate for the development if the parking surveys demonstrate 85% occupancy, or greater, for commuter parking within a 10-minute walk of the proposed development.	Purpose/Intent: The purpose of this policy is to address commuter parking supply and demand in light of LRDP buildout. The policy provides that commuter parking shall be maintained on campus in a sufficient quantity to accommodate all UCSB-bound drivers. The policy requires monitoring, reporting, and triggers to when additional parking would need to be constructed.

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2010 LRDP Policy	Intent and Consistency
Policy TRANS-18 - A. Residential parking shall be maintained for all campus housing developments in a sufficient quantity to serve the needs of the residential community, as required pursuant to Policy TRANS-15. Residential parking shall be located and assigned to a particular parking location(s) for each campus housing development. Parking may be assigned to existing or new parking locations with available capacity pursuant to a NOID. Assigned residential parking spaces may be relocated as feasible to maintain campus flexibility provided that such relocation shall not have adverse impacts to coastal resources (e.g., displacement of coastal access parking) and that any such reassignment shall require a NOID prior to reassignment; B. The University shall maintain a running account of the permanently assigned parking lot(s) and number of spaces accommodating residents and guests for each campus housing development. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that proposes new development, redevelopment, or renovation of housing and with each NOID that adds, removes, or relocates parking spaces relative to housing developments C. The University shall evaluate residential parking supply and demand for each new development that has an impact on residential parking. Where the residential parking supply is determined to be insufficient to serve a campus housing development and/or residential parking is displacing parking into Isla Vista, the University shall submit a NOID, or LRDP Amendment as applicable, to construct additional parking and remediate the constrained parking situation. The new parking shall be fully implemented as soon as feasible and no later than within one year of identifying the parking issue; and D. Along with any individual monitoring requirements relevant to approved housing developments, the University shall also monitor occupancy of the assigned residential parking spaces for the entire campus during the anticipated peak use of parking of this nature (residential), no less than once per year. The purpose of the annual monitoring shall be to evaluate the residential use of the assigned parking. If parking is at 85% occupancy or greater, additional surveys shall also be completed in Fall, Winter, and Spring quarters to determine adequacy of residential parking. Residential parking analyses shall not average parking use to include the summer session, when use is significantly lower.	Purpose/Intent: The purpose of the policy is to ensure that adequate residential parking is provided for all campus housing developments and that parking spaces be assigned to a parking lot(s). The policy also requires monitoring, record-keeping, and a trigger when new parking may need to be developed.
Policy TRANS-19 - The University shall provide and maintain parking to serve the typical recreational parking needs of the Storke and Main Campus Core Recreation Areas, including but not limited to locations within Parking Lot 38 and Parking Structure 18. Parking for peak recreational events may be distributed to other locations on Main Campus using signage and/or other system (e.g., flag person) to direct traffic to intended spaces.	Purpose/Intent: The purpose of this policy is to allocate the parking necessary to serve the typical recreational parking needs at Storke Campus and within the Main Campus Core Recreational Areas, consistent with Coastal Act Section 30252. Additionally, this policy allows for parking to be dispersed throughout Main Campus where recreational parking needs are exceeded to serve peak recreational events.

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Policy TRANS-20 - The University shall contribute fair-share funds toward the development and implementation of a parking program in Isla Vista proportionate to the University's contribution to Isla Vista parking use which includes use of parking by student or other University-affiliated residents in Isla Vista, student or other University-affiliated residents on campus, commuters, and campus visitors. The University's fair-share will be determined by the County of Santa Barbara in consultation with the University and based on surveys documenting Isla Vista parking trends. The parking program shall be designed and implemented with the goal of protecting coastal access and coastal access parking in Isla Vista	Purpose/Intent: The purpose of this policy is to ensure that UCSB contributes to the development and implementation of a parking program in Isla Vista that will ensure long-term protection of coastal access and coastal access parking in Isla Vista.
Policy TRANS-21 - Pedestrian access to the beach shall be maintained from North and West Campus. Vertical access to the beach shall at a minimum be provided at the following locations: A. A new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point; B. A boardwalk/stairway at the Sands Beach entrance from Coal Oil Point; C. The Dune Pond Trail through Coal Oil Point Reserve; and D. A trail from the coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus that outlets to the beach. Trail access up-coast along the bluff top should be marked with appropriate directional information and cautions against intrusion down the steep bluff face	Purpose/Intent: The purpose of this policy is to maintain pedestrian access at North and West Campuses and to describe the vertical access points.
Policy TRANS-22 - Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (Figure E.3) are aligned to connect with existing and planned public trails in the adjoining Ellwood-Devereux open space.	Purpose/Intent: The purpose of this policy is to ensure that trails on North and West Campus are connected to existing and planned public trails in adjacent jurisdictions.

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Policy TRANS-23 - A. The University shall provide and maintain a minimum of 70 dedicated coastal access parking spaces on the North and West Campuses: twenty (20) spaces at the north entrance to West Campus at Cameron Hall until relocated to West Campus Mesa; twenty (20) spaces at the western terminus of Phelps Road; twenty-seven (27) spaces on the Devereux South Knoll site; and three (3) ADA accessible spaces at Coal Oil Point. These dedicated coastal access parking spaces shall be permanently maintained on North and West Campuses in close proximity to coast access and trails; B. Dedicated coastal access parking areas shall be identified on the Coastal Access Program Map (Figure E.4). Where already formally established, Figure E.4 shall indicate, based on the requirements of the respective Notice of Impending Development (NOID), whether each of the dedicated spaces is: a) ADA accessible; b) subject to any hourly, daily, weekend, or seasonal restrictions on use by public coastal visitors; and c) metered or subject to a purchased campus parking pass. Any changes to the Coastal Access Program Map (Figure E.4) shall require an amendment to the LRDP C. The dedicated coastal access parking spaces for each parking area identified in Section "A" above shall be reviewed as a component of the NOID for the adjacent housing development and installed or formally established concurrent with the housing component. Coastal access parking spaces may also be reviewed and established sooner under a separate NOID. Commission-approved coastal access signs sufficient to direct the public from major intersections to the parking site shall be installed concurrent with the establishment of the dedicated coastal access parking spaces. Any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to the designated public coastal access parking on the North and West Campuses shall be reviewed pursuant to a NOID and shall allow for the daily use of the beach by the public during day and nighttime hours, except as provided for temporary closures in Policy PA-06. D. Relocation of dedicated coastal access parking spaces or any other modifications to a parking lot, structure, roadway, or procedure that modifies the terms or use of the dedicated coastal access spaces shall require an LRDP amendment. The relocation of dedicated coastal access parking spaces may be approved only when: the equivalent number of spaces are replaced on the same campus; the spaces are distributed to maximize public access; and the spaces are relocated in beneficial proximity to nearby public coastal access, recreational, and ADA accessible amenities. The relocated spaces shall be identified on the Coastal Access Program Map (Figure E.4) as part of the LRDP amendment.	Purpose/Intent: The purpose of this policy is to identify the required dedicated coastal access parking spaces on North and West Campuses, and to preserve all dedicated coastal access space locations and restrictions in perpetuity unless an LRDP Amendment is specifically processed to relocate the spaces consistent with providing maximum public access to the coast.
Policy TRANS-24 - Public access shall be allowed within and around the Coal Oil Point Reserve, consistent with the Coastal Access Program and Trails Maps (Figures E.3 and E.4). Fences, signs and information maps delineating the perimeter of the Reserve shall be provided and maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except essential service and emergency vehicles) for the purpose of protecting the Reserve's sensitive resources by encouraging and directing the public to remain on the authorized trails. Restrictions placed on coastal access, such as limits on timing or location of access, require authorization	Purpose/Intent: Implement Coastal Act Section 30210 in conjunction with the protection of ESHA pursuant to Coastal Act Section 30240, thereby maximizing public coastal access while protecting resource areas from trespass and/or overuse. This is achieved by providing designated trails, signage, and education, and ensuring that any future actions/changes that may directly or indirectly restrict public access be reviewed for consistency through

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pursuant to an LRDP Amendment, except for temporary closures for emergencies or to protect fragile coastal resources consistent with Policy PA-06.	the Amendment and NOID process.
Policy TRANS-25 - The cost of parking shall not exceed the fee charged for parking permits on the Main Campus. The University shall ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses. The University shall provide signs at the nearest public road to the entrance to each coastal access parking lot on North and West Campuses that inform the public of the availability of public parking for beach users. Information as to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk located in University Plaza.	Purpose/Intent: The purpose of this policy is to ensure that the fees for coastal access parking are comparable to other fees and to ensure that parking passes are easily obtained (e.g. iron rangers within the parking lot itself) by the visiting public. Additionally, signage and campus maps are required to inform and direct coastal visitors to available parking.
Policy TRANS-26 - Any changes to the development and implementation of open spaces, public access and trails planning for North and West campuses, including the Coal Oil Point Reserve, shall be coordinated with the City of Goleta, the County of Santa Barbara, and the California Coastal Commission.	Purpose/Intent: The purpose of this policy is to ensure that any changes to campus trails, open space and/or public access on North and West Campus, which are adjacent to other regional trails and open space, are coordinated with other relevant agencies.
Public Services	
Policy PS-01: In recognition of the need to conserve and manage its water resources to achieve the LRDP land use planning objectives, the University shall implement a water conservation program as follows: A. Water consumption in existing and new development shall be minimized by using the best available water-conserving plumbing fixtures. B. Landscaping practices shall minimize potable water use by: planting locally native plant species and/or non-invasive, drought tolerant species; using reclaimed water for landscaping to the maximum extent feasible; designing efficient irrigation systems that use the minimum amount of water necessary for the applicable landscaping; and maintaining and managing irrigation systems to ensure continued water efficiency. C. The University shall maintain a public awareness campaign on campus and in campus residential facilities for saving water. All dormitory residents shall be required to receive annual training on water conservation.	Purpose/Intent: Coastal Act Section 30250 requires that development be sited in areas with adequate public services and where it will not have adverse effects, either individually or cumulatively, on coastal resources. The 2014 LRDP includes significant development and redevelopment to accommodate the housing needs of an additional 5,000 undergraduate students as well as providing 1,800 units for faculty and staff. The purpose of this policy is to ensure that campus development, including housing, academic buildings, and landscaping, is designed to conserve water resources to the maximum extent feasible. Water conservation is an essential contribution to ensuring an adequate water supply is available to serve LRDP build-out.
Policy PS-02: Future development provided for in the LRDP land use plan will only be permitted after the University demonstrates at the time of NOID submittal that adequate water supplies, water mains, reclaimed water distribution systems, water treatment facilities, sewer services, utility lines, parking lots and structures, roadways and bicycle/pedestrian corridors, fire suppression facilities, and other essential infrastructure services will be available to supply the existing and proposed development.	Purpose/Intent: The purpose of this policy is to ensure that adequate utilities, infrastructure, and other necessary public works are available to serve the approved development. See Suggested Modification 10.

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Policy PS-03: For each proposed development that requires a connection to the water supply, the University shall provide sufficient water conservation, efficiency, and supply strategies to factually support a projection of adequate permanent future supplies for the life of the entire development. Each development that requires a connection to the water supply shall be consistent with the following: A. To minimize impacts to the long-term water supply, water supply strategies shall be prioritized and implemented according to the following hierarchy to the maximum extent practicable and financially feasible with the purpose of offsetting the development's anticipated water use : 1. Integrate water conservation and efficiency measures and reclaimed water use measures into the proposed project to the maximum extent feasible. Site planning and building design should incorporate innovative solutions and technologies to reclaim water for use at the site and/or within the building, including non-traditional uses. 2. At the time a new campus building is proposed, and before environmental review is complete, the University shall meet with GWD and ascertain that permanent potable water supplies of the quantity needed to serve the proposed development are available and obtain a "will-serve" letter for potable project water supply. 3. The NOID for each proposed development shall include an estimated quantity of water necessary to serve the proposed development and a project-specific water availability analysis, consistent with Policy PS-04. B. Each development shall include a potable water metering system. The subject metering system shall be designed to provide tamper-proof daily recordation of water use of the development, and digital store and/or transmittal of water use data for the purpose of tracking water use and ensuring compliance with required reductions as may be necessary to meet drought planning scenarios.	Purpose/Intent: The purpose of this policy is to provide the water supply strategies that must be implemented with each project through the Notice of Impending Development process with the goal of minimizing water use of each new development to the maximum extent feasible. See Suggested Modification 10.

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Policy PS-04: The University shall annually prepare and submit to the Executive Director a report analyzing campus water supply and demand including but not be limited to the following information: (1) a description of cumulative campus development (existing and approved) consistent with the running account of academic and support (Policy LU-01) and housing (Policy LU-02); (2) cumulative water use (for existing and approved development), broken out by land use designation (e.g., housing, academic & support) categories, including use by University-owned facilities occupied or operated by third parties (such as food service or other vendors, affiliated or independent research programs and institutes, summer programs and camps using University-owned facilities, etc.) and outdoor recreational facilities, landscaping, habitat restoration sites (such as Ocean Meadows), open space and habitat management, and the Coal Oil Point Reserve. The water use data should be tabulated annually as expressed in acre-feet per year, segregated by potable and reclaimed water use categories. (3) the remaining quantity of water available to the University by campus area, as applicable, (4) a description of any new water supplies made available since the adoption of the LRDP and contractually dedicated to permanent use for UCSB campus development; and (5) an analysis of year-to-year compliance with campus conservation goals articulated in the 2013 Campus Water Action Plan as updated from time to time; (6) the status and feasibility of campus water conservation and efficiency measures, and campus use of reclaimed water to reduce campus potable consumption, such as for irrigation, use in toilets, and in industrial applications; (7) the feasibility of enhancing reclaimed water systems on campus to utilize reclaimed water for industrial applications such as cooling towers to reduce potable consumption; and (8) he feasibility of using reclaimed water systems for non-traditional uses, such as showers and toilets, as technology and systems become available, . UCSB shall install additional water meters at existing development where feasible and necessary to generate sufficient data to prepare the annual report and to document compliance with conservation goals.	Purpose/Intent: The purpose of this policy is to track and report campus water supply and demand and submit that tracking with each Notice of Impending Development. See Suggested Modification 10, Water Policies.
Policy PS-05The University shall comply with water reductions identified by the Goleta Water District (GWD) as applicable to the University following a declared water supply shortage under state Water law within the Goleta Water District boundaries to the maximum extent feasible.. Once implemented, the pertinent short-term water use reductions shall be maintained until the GWD reduces or lifts the pertinent water shortage declaration.	Purpose/Intent: This policy requires the University to participate in emergency water reductions during declared drought conditions. Given the University's past and continued proactive water conservation measures campus-wide, and as the University's water use approaches hard demand levels that

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	restrict the University's ability to further cut water use, the University shall undertake an up-to-date analysis to determine the targeted emergency water conservation goals during a declared drought (Stages I-V).
Policy PS-06: If the long-term water supply necessary to support campus development is jeopardized and cannot be obtained from GWD, the State Water Project or other authorized entity for the development envisioned under the 2010 LRDP, the University shall halt further water-consuming development under the LRDP in the affected campus water service area unless and until a projection of permanent, long-term water supply supports campus buildout. Where the water supply is inadequate to serve the campus, the University shall work to identify and/or acquire additional water supplies beyond those currently available to GWD as necessary to serve the University's potable water demand. The University may achieve this goal by underwriting measures to conserve existing potable water supplies within the customer base of GWD, or by underwriting new infrastructure construction to deliver reclaimed water to GWD customers presently irrigating with potable water. For example, the University may, in cooperation with GWD, elect to meet a portion of, or all of, a proposed new building's additional water requirements by: 1) underwriting the installation of additional reclaimed water infrastructure (such as treatment systems, pipelines and metering systems) to deliver reclaimed water to existing agricultural water users served by Goleta Water District, or 2) through the retrofitting of existing development within the Isla Vista/Goleta Water District service area by such measures as replacing appliances with certified low water and energy use appliances, and installing low flow showerheads and toilet fixtures. At the time of NOID submittal, if the University has selected such an option to ensure adequate potable water supplies for the subject development, the University shall provide to the satisfaction of the Executive Director: a) evidence of the certification by GWD of the equivalent potable water conservation and b) evidence of a binding contract between the University and GWD to permanently secure and redirect the equivalent potable water supply for the University's benefit.	Purpose/Intent: The purpose of this policy is to halt new water-consuming development if the long-term water supply becomes jeopardizes for any reason. The policy provides some parameters for augmenting the supply including reclaimed or potable water offsets within the GWD boundaries. See Suggested Modification 10.

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Recreation	
Policy REC-01 – A. Recreation facilities serving organized sports and recreational programs are allowed in the Recreation-designated areas on Main Campus (Policy LU-13), Harder Stadium, and Storke Field (Policy LU-29). Outdoor lighting of these recreational facilities shall be determined as allowed in Policy ESH-15. B. Recreational facilities on West Campus (LU-32) shall not serve organized sports or recreational programs. Recreational amenities allowed in the Recreation-designated area on West Campus shall be low-intensity recreation facilities for day use only and shall not be lighted except the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15. Indoor or other enclosed sports facilities shall be prohibited in the Recreation-designated areas on West Campus. C. Other recreational amenities that are not for organized sports or recreational programs may be developed: Within housing developments to serve the on-site residents or Within Academic and Support areas to serve campus populations, provided such amenities are indoor or limited to daytime recreation only. Lighting for the allowed outdoor amenities in housing developments or Academic and Support areas shall be for safety purposes only and consistent with lighting standards in Policy ESH-15. D. New, replacement, expansion, relocation or other significant modifications to facilities within Recreation-designated areas shall be processed as a Notice of Impending Development.	Purpose/Intent: The purpose of this policy is to identify the location and intensity of recreation facilities (organized sport programs vs. less intensely-used facilities) that are allowed, and to ensure that recreation facilities are processed pursuant to a NOID.
Policy REC-02 – Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at prevailing cost, when not being used by campus classes or programs.	Purpose/Intent: The purpose of this policy is to make provisions that the University's outdoor recreational facilities may be used by the public, subject to prevailing costs, when not needed for University-related uses. This implements Coastal Act Section 30213 to encourage, protect, and provide lower cost visitor and recreational facilities, particularly public recreational opportunities.
Policy REC-03 – Indoor recreational facilities such as weight rooms, gymnasia and the swimming pool may be used by the public on a low cost per-use or quarterly basis, as established by campus administrative programs.	Purpose/Intent: The purpose of this policy is to make provisions that the University's indoor recreation facilities may be used by the public, subject to prevailing costs, when capacity is available and recognized through campus programs. This implements Coastal Act Section 30213 to encourage, protect, and provide lower cost visitor and recreational facilities, particularly public recreational opportunities.

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Policy REC-04 – New housing projects, including those adjacent to coastal bluff top park and open space recreation areas, will contain recreational facilities and open space within the development so that oceanfront recreational areas will not be overburdened.	Purpose/Intent: The purpose of this policy is to ensure that new housing developments provide recreational amenities internally to help ensure that the recreational needs of the residents will not overload nearby coastal recreation areas. This carries out requirements of Coastal Act Section 30252 by providing for the recreational needs of the resident population with onsite facilities.
Policy REC-05 – Lagoon Park shall be maintained 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. The park amenities, including pedestrian paths, seating, and picnic tables shall be maintained and replaced as necessary. The park shall be landscaped with predominantly drought-tolerant native grasses, shrubs, and trees.	Purpose/Intent: Lagoon Park was developed as a requirement of the Manzanita Village housing project. This policy ensures that the low intensity amenities of Lagoon Park continue to be maintained and replaced as necessary and the native landscaping component continues to be implemented.
Geologic Hazards	
Policy GEO-01 - New development proposals shall be supported by geotechnical and soil studies conducted by a California-licensed geologist or geotechnical engineer, as appropriate, to determine technical requirements for adequate building foundation and infrastructure designs; such studies shall include an appropriate evaluation of seismic or liquefaction hazards that may affect the subject site. The results of such studies, and the recommendations of the preparing professional, shall be submitted in support of the pertinent Notice of Impending Development.	Purpose/Intent: The purpose of this policy is to require geotechnical and soils studies, prepared by a licensed professional, that evaluate potential seismic and liquefaction hazards associated with a new proposed development. Where potential hazards exist, the studies must include technical recommendations that ensure that new development is sited and designed to minimize risks to life and property.
Policy GEO-02 - Building setbacks from an active fault trace shall be a minimum of fifty (50) feet, or a greater distance if required by the California Building Code and California Geologic Survey standards in effect at the time of University design approval.	Purpose/Intent: The purpose of this policy is to require a minimum building setback from active fault lines to ensure that new development is sited to minimize risks to life and property in areas subject to geologic hazards.
Policy GEO-03 - New development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of a shoreline protective device. The 100-year bluff-top setback shall be determined based on a report by a California-registered engineering geologist or other qualified professional, with substantial experience evaluating shoreline erosion, evaluating the effects of sea level rise and consequent bluff or shoreline changes expected to affect the site within a minimum of 100 years following the completion of the proposed project. The report shall consider multiple sea level rise scenarios consistent with the additional requirements in Policy SH-04. The report shall include a recommendation for the minimum setback necessary to ensure the safety of the proposed development, including the safety of the public utilizing the nearby bluffs and/or shoreline area, for a minimum of 100 years, without construction of a bluff stabilization or shoreline armoring device. The NOID submittal shall include written evidence of the University's commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.	Purpose/Intent: The purpose of this policy is to ensure that development is setback from the bluff or shoreline the equivalent of 100 years of erosion, and to analyze the appropriate setback in the context of rising sea levels. This policy specifically requires an engineering geologic report prepared by an appropriate specialist to determine the 100 year setback.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy GEO-04 - A. The geologic bluff-top setback in Policy GEO-03 shall not apply to the development of public access stairways, pathways, fences, or parks. Utility infrastructure or the replacement or expansion of existing structures shall be subject to the geologic bluff-top setback unless the Commission determines that: 1) An appropriate, California-licensed geologist or geotechnical engineer has favorably reviewed the subject plans as described below; 2) That no feasible alternative exists; 3) That the subject structure has been designed to facilitate removal or relocation in the future as bluff erosion advances; 4) That the University acknowledges as a condition of Commission approval of such development that no future bluff stabilization measures shall be installed to protect such development in lieu of removal or relocation; and 5) The University accepts as a condition of Commission approval a legal "assumption of risk" condition acceptable to the Executive Director. B. If the University proposes development that does not comply with the geologic bluff-top setback requirements, the Notice of Impending Development for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the development will assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding, for the expected life of the development.	Purpose/Intent: The purpose of this policy is to allow an exception to the geologic bluff-top setback for developments necessary to maintain public access and safety. Utility infrastructure should not be placed within the setback unless no other feasible alternative exists.
Policy GEO-05 - New development located less than 50 feet from the bluff edge shall be constructed to insure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability. The Notice of Impending Development submittal for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the project's surface and subsurface drainage shall not contribute to bluff erosion or instability. The NOID submittal shall include written evidence of the University's commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.	Purpose/Intent: The purpose of this policy is to require development within 50 feet of the bluff to be properly designed, by an appropriate geologic consultant, to ensure surface and subsurface drainage does not contribute to bluff erosion. The appropriate studies must be submitted with the Notice of Impending Development.
Policy GEO-06 – Whenever development, including grading, is proposed within 100 feet of a bluff edge, existing non-native vegetation shall be replaced with drought tolerant, locally native plants, and undisturbed established native plants shall be maintained to minimize erosion due to long-term application of landscape irrigation water to the bluff face.	Purpose/Intent: The purpose of this policy is to require that all landscaping within 100 feet from the edge of the bluff consists of native plant species to minimize potential erosion of the bluff from landscape irrigation water.
Policy GEO-07 - No development shall be permitted on the bluff face, except for staircases or access ways to provide public beach access.	Purpose/Intent: The purpose of this policy is to prohibit development on the bluff face, except in the limited cases to allow public access to the beach.

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Policy GEO-08 - Pedestrian use of unimproved paths up and down the bluff face shall be discouraged. Where needed for pedestrian safety or to discourage volunteer trails on the bluff face, a Commission- approved fence or other barrier may be constructed at hazardous locations on the coastal bluff edge. Fencing or other barriers installed along the bluff-top shall be designed to be visually permeable, compatible with the character of the surrounding area, and of the minimum height necessary to ensure safety (e.g., low- profile post and rail designs or post, rail, and mesh designs). New chain-link fencing is prohibited; existing chain-link fencing shall be removed and/or replaced by the University at the earliest feasible opportunity.	Purpose/Intent: The purpose of this policy is to discourage volunteer trails on the bluff face which may contribute to erosion and degradation of the bluff consistent with Coastal Act Sections 30253 and 30240. Where needed for safety or to discourage these bluff trails, the University may choose to install fences or alternative barriers that are visually attractive, consistent with the surroundings, and do not detract from the scenic and visual qualities of the area, consistent with Coastal Act Section 30251. Fence designs shall not include chainlink, but may include post and rail designs or post, rail, and mesh designs that are visually permeable and of the minimum height necessary to provide for safety and which protects visual resources to the maximum extent feasible.
Policy GEO-09 - Drainage devices shall be sited and designed to prevent bluff erosion. New drainage devices shall not extend over or through coastal bluffs. Stormwater and dry weather flows that are conveyed through existing storm drains or other outfalls that discharge to the bluffs shall be re-routed to the maximum extent feasible, and the drainage device removed as feasible.	Purpose/Intent: The purpose of this policy is to prevent bluff erosion resulting from stormwater or dry weather flows conveyed over bluffs. Water conveyed through existing bluff outfalls should be rerouted to the maximum extent feasible (which the University is already in the process of undertaking) and if feasible, the drainage devices themselves should be removed provided removal can be accomplished without significant impacts to the bluff erosion. New devices or outfalls shall not be allowed through the bluff face.
Policy GEO-10 - The east-facing bluffs will be protected from future erosion only if campus development becomes immediately threatened, consistent with Policy SH-06.	Purpose/Intent: The purpose of this policy is to only allow shoreline protective devices if campus development becomes threatened at some point in the future, not as a preventative planning measure. This is both consistent with, and subject to Coastal Act Section 30235 requirements outlined in Policy SH-06.
Policy GEO-11 - New development shall comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone provided that the development fully complies with all other provisions of the certified LRDP.	Purpose/Intent: The purpose of this policy is to require campus development to comply with outside regulations regarding development within identified flood hazard areas. However, the development, as designed to comply with FEMA requirements, must also be fully consistent with all other provisions of the LRDP and therefore cannot adversely impact coastal resources.
Policy GEO-12 - Maintain Tsunami-Ready compliance, or equivalent procedures to provide and document communication, readiness, and evacuation procedures for all campus-based populations, including summer programs.	Purpose/Intent: The purpose of this policy is to ensure that the University has tsunami-related disaster planning procedures in place to maximize public safety.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Sustainability	
Policy SUST-01 -The University shall reduce transportation emissions associated with fleet vehicles by implementing the following measures: replacing vehicles with low or zero emission vehicles; right-sizing fleets (determining the appropriate fleet size, revising business practices to reduce need for travel); reducing fleet fuel consumption; reducing fleet vehicle miles traveled; and increasing use of fuels with lower GHG emissions. The University shall purchase the most efficient fleet vehicles with the goal of 95% of the campus light-duty fleet purchases using alternative fueled vehicles (AFV's) (Biodiesel, Electricity, Ethanol, Hydrogen and Natural Gas as per DOE& CEC's supported fuels) by 2016.	Purpose/Intent: The purpose of this policy is to implement measures to minimize energy consumption consistent with Coastal Act Section 30253.
Policy SUST-02 - Where feasible, the University shall minimize energy use and reduce pollution through methods including solar power, natural lighting, passive solar heating and cooling, and light colored buildings and roofing materials.	Purpose/Intent: The purpose of this policy is to implement the University's sustainability programs to use and manage non-renewable resources and waste to minimize the campus' impact on the environment, particularly higher energy efficiency consistent with Coastal Act Section 30253.
Policy SUST-03: The University shall promote the use of vehicles with alternative fuel sources on campus by such means as: locating infrastructure to support alternative vehicles (e.g., electrical vehicle charging stations), or providing incentives such as first-floor parking spaces and discounts on long-term parking passes. Electrical vehicle charging stations shall be provided in the necessary numbers and conveniently located in campus housing developments as well as in the parking facilities on each campus to encourage the use of such vehicles.	Purpose/Intent: The purpose of this policy is to implement measures to minimize energy consumption consistent with Coastal Act Section 30253.
Policy SUST-04: The campus shall continue to reduce greenhouse gas emissions in accordance with the campus Climate Action Plan and shall continue to inventory and publicly report all greenhouse gas emissions annually in accordance with the protocol set forth by The Climate Registry.	Purpose/Intent: The purpose of this policy is to continue to reduce the campus' contribution to greenhouse gas emissions (e.g., managing electricity, transportation, industrial sources) and to report the information consistent with the Climate Registry.
Policy SUST-05: The University shall reduce consumption of non-renewable energy by using a portfolio approach that includes a combination of energy efficiency projects, the incorporation of local renewable power measures for existing and new facilities, green power purchases from the electrical grid, and other energy measures with equivalent demonstrable effect on the environment and reduction in fossil fuel usage.	Purpose/Intent: The purpose of this policy is to allow for a multi-faceted approach to reduction of campus energy consumption.
Policy SUST-06: The University shall minimize energy use and reduce pollution through such methods as the use of solar power and other renewable energy systems, natural lighting, passive solar heating and cooling and other techniques to produce energy efficient development, building management techniques such as smart metering and lighting/appliance management systems that limit waste, and use of light colored buildings and roofing materials.	Purpose/Intent: The purpose of this policy is to allow for a multi-faceted approach to minimize the campus's contribution to air pollution.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy SUST-07: The campus shall continue to monitor energy usage and make available for public review an Annual Energy Report detailing purchased electricity and natural gas consumption, as well as onsite and offsite renewable energy generation.	Purpose/Intent: The purpose of this policy is to require monitoring to determine the success of the campus' measures to reduce energy consumption and its effects.
Climate Change and Shoreline Protection	
Policy SH-01 - Within five years of certification of the 2010 LRDP, the University shall prepare a Comprehensive Sea Level Rise Hazards Assessment for submittal to the Coastal Commission as a Notice of Impending Development that addresses the anticipated impacts of sea level rise on the Campus along the Goleta Slough and Pacific Ocean shoreline. The Plan shall be available prior to submitting a NOID for development or redevelopment that is located along the north boundary on Main or Storke Campuses. The Plan shall: A. Identify the most vulnerable areas, structures, facilities, and resources; specifically areas with priority uses such as beaches, public access and recreation resources, ESHA and wetlands, wetland restoration areas, open space areas where future wetland or habitat migration would be possible, and existing and planned sites for critical infrastructure. B. Include a detailed sea level rise vulnerability and risk assessment, either as an independent effort, or in conjunction with other assessments, such as the Goleta Slough multi-jurisdictional planning effort, that includes a specific analysis of the vulnerable areas and coastal resources in subsection “a” above. The vulnerability and risk assessment shall use best available science and multiple scenarios including best available scientific projections of expected sea level rise, such as by the Ocean Protection Council [e.g. 2013 OPC Guidance on Sea Level Rise], National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance. C. Based on the vulnerability analysis, identify campus areas that are potentially subject to the effects of sea level rise for the purpose of determining whether a detailed site-specific coastal hazards analysis will be required consistent with Policy SH-02 and Policy SH-04. D. Recommend adaptation management strategies that would minimize risks to coastal resources and development to due to hazards associated with sea level rise. Adaptation management strategies may include: • Relocating existing development to safer locations • Siting new development to avoid areas vulnerable to flooding, inundation, and erosion; • Modifying land use designations and individual campus uses, and developing siting and design standards for new development, to avoid and minimize risks; • Establishing conservation areas to allow wetland and habitat migration; • Creating an adaptive public access plan that maximizes access to and along the shore as the effects of sea level rise are realized. E. Analyze sea-level rise impacts at both the site-specific and regional scales.	Purpose/Intent: The purpose of this policy is to provide a comprehensive analysis of the campus' risk to the hazards associated with sea level rise as it relates to coastal resources (e.g., public access, ESHA, wetlands) and existing and planned development. This policy requires the University to proactively undertake a vulnerability analysis and propose adaptation strategies that may include relocating existing and planned development away from potentially hazardous areas on the periphery of Campus.

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2010 LRDP Policy	Intent and Consistency
The Plan must evaluate how sea-level rise impacts from the littoral cell or watershed (such as expected changes in sediment supply, increases or reductions in stream flows, post-fire sediment pulses, etc.) could affect the campus. Additionally, the Plan must evaluate how options to adapt to sea-level rise could result in cumulative impacts to other areas in the littoral cell or watershed, and should recommend actions to minimize any impacts. F. The Assessment shall identify the recommendations that will require processing through an LRDP Amendment to be effectuated.	
Policy SH-02 - New development shall be sited to avoid potential flooding, inundation, and erosion hazards created or exacerbated by long-range SLR. New development that is potentially subject to the effects of sea level rise shall require a current (prepared within the past 2 years) coastal hazards assessment as described in Policy SH-04. Based on the coastal hazards assessment, new development and redevelopment shall be sited: to avoid any hazards anticipated during the life of the structure and to avoid the need for bluff retaining or shoreline protection devices. Hazard avoidance efforts shall not result in impacts to coastal resources or encroachment into coastal habitats and shall not undermine broader ecosystem sustainability, for example, siting and design of new development must not only avoid sea-level rise hazards, but also ensure that the development does not have unintended adverse consequences that impact sensitive habitats or species in the area. The assessment must also consider the potential need for larger setbacks near ESHA and natural open spaces to allow for habitat sustainability and migration.	Purpose/Intent: The purpose of this policy is to site new development to avoid SLR-related hazards. To achieve that, new development must be sited to avoid hazards for the life of the structure and sited and designed to avoid the need for bluff retaining walls. Additionally, new development must be sited and designed to avoid impacts to coastal resources, including that such development shall not be a barrier, or otherwise harmful, to coastal resources. The siting of development must also take into consideration broader ecosystem needs and cannot be sited in ways that would have long-term adverse consequences to species or habitats. For instance, new development may require greater setbacks from an ESHA to allow that ESHA the necessary space to migrate as SLR begins to impact the ESHA.
Policy SH-03 - After completing the Comprehensive Sea Level Rise Hazards Assessment required pursuant to Policy SH-01, the University shall continue to research and respond to the impacts of sea level rise on the Campus along the Goleta Slough and Pacific Ocean shoreline. On-going efforts to respond to SLR-related hazards may include: A. Continue to gather information on the effects of sea level rise on the shoreline, particularly the most vulnerable areas identified in the Comprehensive Sea Level Rise Hazards Analysis. Participate, as possible, in regional assessments of sea level rise vulnerability, risk and adaption planning efforts to ensure compatible treatment for sea level rise across jurisdictional boundaries; B. Updating the Best Available Science, consistent with regional policy efforts, as new, peer-reviewed studies on sea level rise become available and as agencies such as the OPC or the CCC issue updates to their guidance reports; and C. Amending the LRDP to add policies and provisions that address the impacts of sea level rise based on information gathered over time. Modifications to address SLR may include: relocating proposed development envelopes, changes to land use designations, relocating utilities, updates to the public access plan to ensure long-term protection of the function and	Purpose/Intent: The purpose of this policy is to address the on-going necessity for monitoring and adapting to sea level rise.

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connectivity of existing public access and recreation resources.	
Policy SH-04 - A site-specific coastal hazards study shall be prepared by technical experts (e.g., geologic, geo-technical, hydrologic, and engineering professionals, as appropriate) in combination with planning professionals to address the potential hazards from erosion, flooding, wave attack, scour and other conditions created or exacerbated by SLR. The study shall use the best available science and consider multiple SLR scenarios including best available scientific projections of SLR such as by the Ocean Protection Council, National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance. All input parameters for hazard analysis shall be clearly described in the analysis and, if judgment was used to choose between a range of values, the basis for the selection should be provided. The study shall identify the anticipated economic life of the structure(s), assess the ease of removal or adaptation, and recommend applicable adaptation management strategies, including siting and design measures, that eliminate or reduce hazards and that are consistent with all policies and provisions of the certified LRDP.	Purpose/Intent: This policy requires a site-specific analysis to ensure that the best available science is considered when development is proposed in areas of the campus that may be subject to flooding or water inundation exacerbated by sea level rise.
Policy SH-05 - The University will coordinate vulnerability assessments and adaptation planning with other regional jurisdictions that face common threats from sea-level rise, including the Goleta Slough management planning efforts, and will participate in regional studies of sea level rise vulnerability, and adaptation, and in shoreline monitoring to identify sea level rise concerns.	Purpose/Intent: The purpose of this policy is to coordinate vulnerability assessments and adaptation planning at the regional level, on an on-going basis by participating in regional planning efforts.
Policy SH-06 - Shoreline structures, including revetments, seawalls, cliff retaining walls, or other such construction that alters natural shoreline processes shall be prohibited except where there is no less environmentally-damaging alternative for the protection of existing development or to serve coastal-dependent uses, or to protect public beaches in danger from erosion. Any such structures shall be sited to avoid sensitive resources and designed to minimize, to the maximum extent feasible, the alteration of natural land forms, and eliminate or mitigate adverse impacts on public access and on local shoreline sand supply. Visual impacts shall be minimized through siting the structures as far inland as possible, using a narrow profile or small footprint structure if possible, inclusion of living shoreline or bioengineering techniques, and the use of appropriate colors and materials. Structures shall be removed at such time as the structure is no longer needed for its permitted purpose.	Purpose/Intent: The purpose of this policy is to address construction that alters the shoreline consistent with Coastal Act Section 30235. Section 30235 allows for shoreline protection measures in limited cases: to protect structures that existed at the time of Coastal Act passage, to protect public beaches in danger from erosion, or as needed to serve coastal-dependent uses. Where shoreline protection is allowed, Section 30235 further requires that the devices be designed to eliminate or mitigate the adverse impacts on local shoreline sand supply
Policy SH-07 - No new permanent above-ground development shall be permitted on the dry sandy beach except for temporary recreational structures such as volleyball poles and nets.	Purpose/Intent: The purpose of this policy is to prohibit development on the beach consistent with Coastal Act Section 30253 to site development to assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Scenic and Visual Resources	
Policy SCEN-01 - 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.	Purpose/Intent: The purpose of this policy is to require that new development be designed in conformance with the scale and character of its surroundings to maintain community character consistent with Coastal Act Section 30251.
Policy SCEN-02 - New development proposed for bluff top locations shall be designed and set back from the bluff edge sufficiently to protect public coastal views. A visual analysis shall be submitted in support of the Notice of Impending Development for all bluff-top development proposals.	Purpose/Intent: The purpose of this policy is to provide an overarching policy to site and design development on bluffs in a manner that protects visual resources consistent with Coastal Act Section 30251. The siting and design shall be supported by a specific visual analysis to be reviewed as part of the required Notice of Impending Development.
Policy SCEN-03 - The University shall seek to enhance primary view corridors to the ocean and scenic coastal areas shown in Figure F.4 by removing temporary buildings.	Purpose/Intent: The purpose of this policy is to encourage the removal of temporary buildings that will open up campus views to the ocean and other scenic views.
Policy SCEN-04 - Development shall not exceed the height limits established in Figure D.4. Height shall be measured as the vertical distance at any one point from the existing grade to the highest point of the top of the roof of the structure. The highest point shall be the coping of a flat roof, or peak of the ridge for a pitch or hip roof. Mechanical and electrical equipment and solar energy systems on the roof shall not be included in the height measurement. However, mechanical equipment shall be setback as far as feasible from public roads and other viewing areas and screened by architectural features.	Purpose/Intent: The purpose of this policy is to establish height limits to protect visual resources and community character consistent with Coastal Act Section 30251.
Policy SCEN-05 - Natural building materials and colors that are compatible with the surrounding landscape will be used where practical.	Purpose/Intent: The purpose of this policy is to encourage the use of natural buildings materials and colors that blend with the development's surroundings.
Policy SCEN-06 - All new development shall include landscaping which mitigates the development's visual impacts. A landscape plan representing these landscape elements shall be submitted in support of the Notice of Impending Development.	Purpose/Intent: The purpose of this policy is to ensure that landscaping is installed to address the visual impacts of new development, including measures to soften and screen the development, as necessary, and provide clear linkages and visual corridors to exterior open spaces.
Policy SCEN-07 - For trees with significant scenic value, the first priority shall be to avoid tree removal where feasible. If tree removal cannot be avoided, the second priority shall be relocation of the tree. If the scenic tree cannot feasibly be retained in place, the tree removal shall be conducted and mitigated consistent with the Tree Trimming and Removal Program in Appendix 2. Where a scenic tree is located within ESHA or Open Space the tree trimming and removal shall be subject to Policy ESH-28A.	Purpose/Intent: The purpose of this policy is to avoid removing scenic trees to the maximum extent feasible. If the removal of the tree cannot be feasibly avoided, then the tree removal will be processed through a NOID and shall follow the tree trimming and tree removal protocols specified in Policy ESH-28 and Policy ESH-29 and the Tree Trimming and Removal Program in Appendix 2. The modification in Suggested Modification 19 updates an error in a policy cross-reference.

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Policy SCEN-08 - Other than buildings in the Marine Sciences Laboratory complex, campus development shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road.	Purpose/Intent: The purpose of this policy is to prohibit new development within 50 feet of the west curb of Lagoon Road which approximates the transition between the developed part of Main Campus and the east campus bluffs. This policy is intended to implement Coastal Act Section 30251 to protect visual resources to and along the ocean by siting development a minimum distances away from the bluff edge. The policy allows for one specific exception to clarify that the Marine Science Laboratory complex buildings to the west of Lagoon Road (a few trailers) would not need to meet this requirement. Due to the significant development between the existing trailers and the bluff, this exception would not adversely impact visual resources. However, development of the site would be constrained by other policies in the LRDP given its location adjacent to the Campus Lagoon ESHA.
Policy SCEN-09 - Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever feasible.	Purpose/Intent: The purpose of this policy is to preserve the existing natural and scenic features on North and West Campuses.
Policy SCEN-10 - Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain.	Purpose/Intent: The purpose of this policy is to require grading associated with new development to achieve as nature appearances as feasible on North and West Campuses.
Policy SCEN-11 - Native plantings, including California native tree species of particular value to raptors, will be used to visually integrate natural areas with development on North and West Campuses, while also buffering natural areas from the disturbance imposed by nearby development, including outdoor lighting or interior lighting that may be visible from natural areas.	Purpose/Intent: The purpose of this policy is to require the planting of native species to transition between the developed areas and natural areas on North and West Campuses.
Water Quality	
Policy WQ-01 - New development shall be sited, designed, and managed to prevent adverse impacts from stormwater or dry weather runoff to coastal waters and environmentally sensitive habitat areas. Sources of inflow to coastal wetlands shall be maintained so that the quality, volume and duration of flows do not diminish wetland hydrology.	Purpose/Intent: The purpose is to ensure that new development is planned in advance, including siting and design, to prevent adverse impacts to ESHA from stormwater and dry weather runoff to ESHA, consistent with ESHA protection provisions pursuant to Coastal Act Section 30240 and biological productivity pursuant to Coastal Act Section 30231.
Policy WQ-02 – A. Proposed campus development shall be sited, designed, constructed, operated and managed in accordance with the water quality protection requirements set forth in this LRDP, including Appendix 3 , Water Quality Protection, which is hereby incorporated in full, by reference as part of this policy. Appendix 3 requires new development, which entails construction or other activities or land uses that have the potential to release pollutants into coastal waters, to submit a water quality protection plan (see Appendix 3 for Construction Pollution Prevention Plan, Post Develoment Runoff Plan, Water	Purpose/Intent: The purpose of this policy is to identify standards applicable to stormwater quality and stormwater discharge for maximum protection of coastal waters consistent with Coastal Act Section 30231. This policy requires that new development comply with Appendix 3, Water Quality Protection Program, of the LRDP which guides the siting, design, construction, operation and management of new development and associated stormwater

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Quality and Hydrology Plan, as applicable) with the NOID. Appendix 3 provides implementation-level requirements to develop each type of water quality protection plan that may be necessary depending on the size and nature of the proposed development. Unless the Executive Director determines that future proposed changes to the contents of Appendix 3 are de minimis, such changes shall require an LRDP amendment. All revisions of Appendix 3 shall be timely published, including the date of the specific revision. Development shall be sited and designed consistent with the following runoff control priorities, and implemented through the water quality protection plans in compliance with Appendix 3 (Water Quality Protection Program): 1. First, where drainage from campus lands may directly or indirectly flow into coastal waters, the first priority for the plans and designs of proposed campus development shall be the prevention of an increase in post-construction stormwater runoff volume or velocity compared with existing site conditions. 2. Second, where despite the inclusion of all feasible measures to achieve the first priority an increase in site runoff cannot be fully avoided, the project plans and designs shall include all feasible additional drainage management measures necessary to slow, capture, treat, infiltrate, and detain stormwater runoff on site to the maximum extent feasible, and in the manner that best protects coastal resources, including wetlands, environmentally sensitive habitat areas, and coastal waters. 3. Third, where despite the inclusion of all feasible measures to avoid offsite discharge of stormwater and dry weather runoff, the interconnected nature of existing and future campus development locations or site-specific physical conditions (such as the presence of relatively impervious clay soils) limit the effectiveness of on-site retention options, the University may allow runoff to be discharge, including as necessary piping of runoff under roadways or sidewalks, to a permitted offsite drainage management facility where the runoff is treated to remove pollutants and is retained and/or discharged in a non-erosive manner. C. To maximize the protection of water quality, the University shall prioritize the use of earthen-based, bioengineered runoff treatment facilities such as bioswales or vegetated filter strips. Bioengineered runoff treatment facilities may incorporate energy dissipaters, sand filters, retention basins and engineered soils and substrates if warranted by site conditions. Drainage features may include vegetation as an intentional component of the design (such as swales planted with grass species) or in some cases a non-vegetated structure may support volunteer vegetation. In either case, regular management of the vegetation associated with the subject drainage feature, and/or of the feature itself (such as sediment removal), is necessary (1) to ensure the optimal performance of the structure, and (2) to limit the establishment or overgrowth of vegetation. Therefore, the University shall submit a detailed monitoring and low impact, non-chemical maintenance plan (relying on mowing, hand weeding, or confined short-term grazing) designed to prevent the overgrowth of vegetation in drainage management structures, and for periodic maintenance activities in addition to vegetation management,	drainage facilities.

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such as sediment removal and disposal. This maintenance plan shall include a schedule for proposed maintenance and a monitoring program to ensure that the required maintenance achieves the prescribed standard of vegetation control. D. Where the University demonstrates that a permitted drainage facility that was created from dry land has been diligently managed and monitored in accordance with the requirements of the pertinent permit, the facility will not be considered a "wetland" for the purpose of interpreting the LRDP when future maintenance, modification, or removal of the structure is proposed. As such, the Commission will not require compensatory mitigation for acreage affected by the proposed activity. However, measures will be required to limit or avoid impacts to coastal resources when such activities are proposed (such as setbacks from nearby habitat, seasonal restrictions on timing of work, relocation of sensitive species, etc.). E. Site plans and designs for new development shall include source control measures which can be structural features or operational actions, to control pollutant sources, minimize runoff, and keep pollutants segregated from stormwater. Site plans and designs for new development shall concurrently emphasize runoff management, integrating existing site characteristics that affect runoff (such as topography, drainage, vegetation, soil conditions, and infiltration properties) with strategies that minimize post-project runoff, control pollutant sources, and where necessary remove pollutants. Site plans and designs shall be in compliance with the water quality protection plans required in Appendix 3, Water Quality Protection Program. The plans and designs for all drainage facilities proposed by the University on lands that may directly or indirectly drain to coastal waters shall be designed by a California-licensed professional in consultation with a qualified biologist, and shall include detailed information that supports the finding that the proposed development is sited, designed, constructed, operated, and maintained in the manner most protective of coastal resources including wetlands, environmentally sensitive habitat, and coastal waters. Sufficient evidence to demonstrate compliance of the proposed project with the requirements of Policy WQ-02 shall be submitted in support of the Notice of Impending Development and the NOID may be conditioned by the Commission to ensure that these requirements are met.	
Policy WQ-03 - Stormwater and dry weather runoff management shall be addressed early in site design planning and alternatives analyses, taking into account existing site characteristics that affect runoff, (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in designing strategies that minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants.	Purpose/Intent: The purpose of this policy is to encourage an integrated approach to stormwater and dry weather runoff planning in consideration of the prevailing conditions at the site, including topography, vegetation, soils, etc. The final design must minimize post-development changes in the existing flow regime.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy WQ-04 - Campus site development is to be accomplished, whenever feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground. The University shall site, design, construct and manage development to maintain or enhance where appropriate, on-site infiltration. Where inadequate infiltration would increase site runoff, development shall be scaled to ensure that on-site detention capacity (such as storage ponds or vaults) is increased sufficiently to avoid increased offsite discharge volume or velocity to the maximum extent feasible. Increased surface runoff shall not be conveyed over bluffs, including through sheet flow, open channels, or outfalls.	Purpose/Intent: The purpose of this policy is to maintain and/or enhance on-site infiltration to the maximum extent feasible. Where the site does not allow adequate infiltration, the development must be designed to include additional drainage measures to maximize on-site retention or detention of the post-project stormwater flows. Additionally, this policy prohibits conveyance of stormwater and dry weather runoff over bluffs.
Policy WQ-05 - The University shall site, design, construct and manage development to preserve or enhance vegetation that provides water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control. Native vegetation shall be prioritized for use in water-quality treatment facilites such as bioswales and vegetated filter strips. Removal of existing vegetation on campus shall be minimized and limited to a pre-approved area required for construction operations. The construction area shall be fenced to define project boundaries. When vegetation must be removed, the method shall be one that will minimize the erosive effects from the removal. Temporary mulching or other suitable interim stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities.	Purpose/Intent: The purpose of this policy is to site, design, and manage new development to retain native vegetation on the site to preserve the inherent water quality benefits.
Policy WQ-06 - The University shall design, construct and manage campus development to minimize the introduction of pollutants, including trash and sediment, into coastal watersming, and duration. Pollutants shall not be allowed to enter coastal waters through drainage systems. Low Impact Development (LID) strategies shall be used to emphasize an integrated system of decentralized, small-scale control measures that minimize alteration of the site's natural hydrologic conditions through infiltration, evapotranspiration, filtration, detention, and retention of runoff close to its source. Traps and filters for roadway contaminants shall be provided as part of all drainage structures.	Purpose/Intent: The purpose of this policy is to ensure that pollutants do not enter the stormwater system.
Policy WQ-07 -New development shall be designed to minimize the extent of new impervious surface area, especially directly-connected impervious surfaces, and where feasible to increase the area of pervious surfaces, to reduce runoff.	Purpose/Intent: The purpose of this policy is to require that new development be designed to minimize impervious surfaces to reduce site runoff for water quality purposes.
Policy WQ-08 - If implementing site design, source control, and LID strategies are not sufficient to minimize: A. Pollutants in runoff from development and in turn protect coastal waters, use treatment control BMPs sized for the appropriate design storm to remove pollutants; and B. Adverse post-development changes in runoff volume, flow rate, timing, and duration, use runoff controls sized for the appropriate design storm, to protect coastal waters, habitat, and property.	Purpose/Intent: The purpose of this policy is to require treatment control water quality BMPs only where siting and design of new development, specifically including Low Impact Development strategies for stormwater management, does not sufficiently address the pollutant load from the development.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy WQ-08 - If implementing site design, source control, and LID strategies are not sufficient to minimize A. Pollutants in runoff from development and in turn protect coastal waters, use treatment control BMPs sized for the appropriate design storm to remove pollutants; and B. Adverse post-development changes in runoff volume, flow rate, timing, and duration, use runoff controls sized for the appropriate design storm, to protect coastal waters, habitat, and property	Purpose/Intent: The purpose of this policy is to require larger-sized runoff controls only where siting and design of new development, along with source control and Low Impact Development strategies for stormwater management are not sufficient to address post-development runoff volumes or rates.
Policy WQ-09 - Minimize water quality impacts from construction by implementing best management practices, in compliance with Appendix 3, Water Quality Protection Program, including: A. Construction shall be planned and managed to minimize impacts by such measures as limiting the project footprint, phasing grading activities to avoid rainy-season soil disturbance, implementing soil stabilization and pollution prevention measures, and preventing soil compaction unless required for structural support; B. Whenever practical, land on the North and West Campus where there is a risk of erosion that may affect ESHAs, plan the project in increments of workable size which can be completed during a single construction season; C. Erosion and sediment control measures are to be coordinated with the sequence of grading. Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and D. Fill areas shall have suitable protection against erosion and shall not encroach on Devereux Slough, Storke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on campus.	Purpose/Intent: This policy is intended to outline the general measures that must be taken to minimize construction impacts to water quality and coastal waters. Additionally, the policy adds a site-specific requirement for North and West Campus development to plan the project in a workable size that can be completed in a single construction season (in the dry months), to the maximum extent feasible.
Policy WQ-10 - Grading operations that have the potential to deliver sediment to wetlands, environmentally sensitive habitat areas, or coastal waters shall be scheduled during the dry months of the year (May through October). The construction timeline may be extended into the rainy season for a specific, limited length of time, based on an inspection of the site, and a determination that conditions at the project site are suitable for. Continuation of work may be allowed if appropriate erosion and sedimentation control measures are in place and will be maintained during the activity. 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 in compliance with Appendix 3, Water Quality Protection Program.	Purpose/Intent: The purpose of this policy is to establish construction grading timelines outside of the rainy season for projects that may adversely impact wetlands, ESHA, or coastal waters. However, limited time extensions into the rainy season may be granted for projects under certain circumstances. If grading occurs during the rainy season, construction BMPs will be required consistent with the BMP guidelines provided in Appendix 3.

Exhibit 13: 2010 LRDP Proposed Policies

2010 LRDP Policy	Intent and Consistency
Policy WQ-11 - Excavated materials shall not be deposited or stored where the material can be washed away by storm water runoff. Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the site, where the stockpile area(s) will not impact natural vegetation, and protected from erosion while grading operations are underway, provided that the topsoil is also managed consistent with Policy ESH-14. Appropriate measures shall be taken to protect the preserved topsoil from erosion and runoff through such measures as tarping, jute netting, silt fencing, and sandbagging soil. 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. These requirements shall be incorporated into applicable water quality protection plans (Construction Pollution Prevention Plan, Post-Development Runoff Plan, and/or Water Quality and Hydrology Plan as applicable) for processing during the NOID process as described in Appendix 3, Water Quality Protection Program.	Purpose/Intent: The purpose of this policy is to provide protocols for the siting and care of stockpiled materials to protect the long-term viability of the soils and to ensure that the materials do not enter coastal waters.
Policy WQ-12 - Drainage facilities, BMPs, or other water quality design features required for new development shall be inspected, maintained, operated and managed in a manner that ensures that the intended water quality protection performance requirements are met for the life of the development. This shall be reflected in the applicable water quality protection plan in compliance with Appendix 3, Water Quality Protection Program.	Purpose/Intent: The purpose of this policy is to require that any permanent drainage facilities or other BMPs shall be inspected and maintained for the life of the project to ensure that the development does not adversely impact water quality or biological productivity.
Policy WQ-13 - Stormwater outfalls shall be sited, designed and managed to minimize the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff into coastal waters, intertidal areas, beaches, bluffs, or stream banks.	Purpose/Intent: The purpose of this policy is to target stormwater outfalls as requiring siting, design, and management to ensure that stormwater and dry weather flows do not adversely impact coastal resource receptors.
Policy WQ-14 - Runoff from parking areas and from Mesa Road on the Main Campus shall be directed to drainage structures such as traps, filters and earth drainage swales with high pollutant-uptake native vegetation. The drainage structures shall be designed to reduce the introduction of roadway and parking lot contaminants into ESHAs and wetlands.	Purpose/Intent: The purpose is to require campus roads and parking areas to use drainage facilities that will reduce the pollutant load of storm and dry weather flows prior to reaching coastal water bodies.
Policy WQ-15 - At Coal Oil Point, if percolation is determined through tests to be inadequate to prevent bluff top erosion, alternative methods to direct stormwater to eliminate the erosion hazard, shall be evaluated based on the water quality protection priorities outlined in the LRDP policies and Appendix 3, Water Quality Protection Program. The revisions to drainage shall require a Commission-approved water quality protection plan.	Purpose/Intent: The purpose of this policy is to provide a site-specific requirement at Coal Oil Point to address a potential bluff erosion hazard associated with stormwater runoff.
Policy WQ-16 - Siltation of the Campus Lagoon shall be minimized. Chemical wastes, sewage effluent or wastewaters shall be prohibited from entering the Lagoon. The quality of water entering the Lagoon shall be monitored and measures taken to remediate the source(s) contributing to the water quality threshold that was exceeded.	Purpose/Intent: The purpose of this policy is to provide a site-specific requirement for the Campus Lagoon as a receptor of much of the stormwater runoff from Main Campus. The Campus Lagoon shall be monitored and measures shall be taken to remediate adverse impacts to water quality in excess of regulated thresholds.
Policy WQ-17 - 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 Control Board.	Purpose/Intent: The purpose is to require wastewater to be disposed of subject to RWQCB requirements.

Attachment A

University of California, Santa Barbara
LRDP Amendment No. 1-11

Attachment A. Proposed 2010 Long Range Development Plan

NOTE: Attachment A is available as part of the digital version of this staff report on the California Coastal Commission website at www.coastal.ca.gov on the November 13 2014 hearing agenda, Item Th11a.

UCSB UC Santa Barbara

Long Range Development Plan

California Coastal Commission - Submitt

University of California, Santa Barbara

Office of Campus Planning & Design

October 2014

CONTENTS

TABLES

FIGURES

(Figures with an asterisk [*] are found at the end of the section)

A. INTRODUCTION

The University of California, Santa Barbara campus is situated on more than a thousand acres of scenic California coastline. Its development reflects a balance between academic and environmental needs, both of which are addressed in this Long Range Development Plan (LRDP).

The LRDP identifies and describes the physical development needed to achieve the campus academic goals through 2025. It is a land use plan for the development of future campus facilities, and the stewardship of the campus environment. The LRDP also addresses the requirements of the California Coastal Act of 1976 (Coastal Act), which regulates development on California's coast.

The LRDP is organized in sections. Section B outlines the LRDP's overall context, describing academic conditions, the University's location within a larger geographic region, and existing land uses on the 1,055-acres campus. Coastal Act environmental policies and regulations, along with an overview of previous master and development plans, are also discussed in this section.

The planning framework is summarized in Section C. The foundation of campus planning is the Academic Plan, which sets forth academic requirements for UC Santa Barbara. The physical space required to achieve these academic goals is discussed in this section, as well as applicable Coastal Act regulations as they relate to the LRDP. The section concludes with a summary of UC Santa Barbara's sustainable programs, which shape both campus planning and operations.

Sections D through G outline the physical development plan for the campus, including land use and development, transportation and parking, open space and landscape, and utilities and infrastructure. These sections describe the numbers and locations of new academic buildings, housing, roads and parking, recreational facilities, and open-space areas. Coastal Act regulations and policies that apply to campus development are explained in each section, along with proposed actions and procedures that will ensure full compliance with the Coastal Act.

The last section of the LRDP — its implementation — contains a detailed set of development procedures and other information for implementing LRDP, as required by the Coastal Act.

This LRDP is a multi-phase outline for the development of the UC Santa Barbara campus over the coming years. It does not, however, commit the University to the construction of any particular project. Competing funding priorities, project plans, and construction schedules are determined within the annual capital improvement programs of the university system as a whole and must all be approved by the Chancellor, the University of California Office of the President, The Regents, and the State of California. The plans and maps show the location and limits of land uses and the scale of future development that could be constructed in accordance with the LRDP. Supplemental sketches generally illustrate some of the ways that future campus development may be completed consistent with University policy and the California Coastal Act.

ACADEMIC PLAN

UC Santa Barbara's Academic Plan charts the campus broad academic direction by emphasizing and balancing the demand to both meet the instructional needs of students and fulfill the research mission critical to the campus academic excellence. Enrollment growth at UC Santa Barbara is driven by the campus responsibility to absorb a reasonable proportion of the increasing enrollments in the University of California system as a whole. Corresponding faculty growth will also create opportunities to enhance academic excellence while maintaining the core strengths of the campus. The Academic Plan recommends that additional resources generated from enrollment growth be used to increase academic distinction in targeted areas.

The Academic Plan views the collaborative, interdisciplinary symbiosis of research and teaching at UC Santa Barbara as an effective competitive edge upon which to build the campus future. Four interdisciplinary themes – environment, global and international issues, digital studies, and academy and society – graphically illustrate this philosophy. Nurturing and growing the campus research mission will also require a larger percentage of graduate students. Housing this larger number of faculty, staff, and students will, in turn, pose one of the greatest challenges in implementing the Academic Plan. for this reason, the LRDP prioritizes the development of new, efficient and affordable housing on campus lands.

The Academic Plan's strategy for managed growth would increase enrollment from the current cap of 20,000 to 25,000 students, at a rate of about 1 percent a year over the planning horizon to 2024- 2025. Graduate students would increase from about 2,870 to 4,250 in order to meet the target of about 17 percent of total enrollment. Faculty would correspondingly increase from about 1,100 to 1,400. Staff growth, which has not kept pace with faculty and student growth, would also increase, with 1,400 expected new staff positions by 2025, for a total of about 5,000 (Table A.1)

LONG RANGE DEVELOPMENT PLAN

The LRDP is the physical counterpart to the Academic Plan. Taking its direction from the Academic Plan, the Development Plan is based upon a number of key principles, briefly described below:

MATURE THE ACADEMIC PROGRAMS

The LRDP will provide students with the best possible educational environment by simultaneously advancing the continued development of academic programs and steady enrollment growth.

STRENGTHEN THE CAMPUS FORM

The LRDP integrates components of the campus plan and housing studies, which were developed to define a physical form for the campus that would support its academic excellence. The LRDP will strengthen this campus form by:

- Emphasizing the development of an academically focused campus core
- Strengthening the academic setting with buildings that frame malls and avenues
- Enhancing vistas and their relationships to the coastal site
- Continuing to improve the overall quality of the built environment

HOUSE STUDENTS, FACULTY, AND STAFF

More students, faculty, and staff would require more housing. UC Santa Barbara plans to:

- House 100 percent of additional students (50 percent of total students) on campus
- Build nearly 1,800 housing units for faculty and staff
- Develop a series of housing neighborhoods around a Greenbelt, which would provide greater access for pedestrians and bicycle riders

INTEGRATE SUSTAINABLE PRACTICES

As environmental stewards, the campus will minimize its impact on the environment by:

- Reducing automobile use by increasing housing on or near campus
- Defining and protecting environmentally sensitive areas of the campus, including coastal resources
- Continuing implementation of environmentally friendly transportation programs including bicycling, carshare, vanpools, and public transit
- Continuing to expand enhancement programs for the surrounding natural environment: the sloughs, lagoon, and shoreline
- Working toward becoming a more “carbon-neutral” campus
- Managing resources sustainably through increased conservation programs and by incorporating state-of-the-art efficiency measures into campus development.

CONTRIBUTE TO REGIONAL SOLUTIONS

UC Santa Barbara’s growth extends beyond the campus borders. The University will contribute its fair share both financially and with its expertise, making the Santa Barbara/Goleta area a better place by:

- Working closely with adjacent jurisdictions to improve the community
- Continuing to provide services to the community
- Strengthening connections to the Isla Vista community and coordinating the campus physical development with the redevelopment of Isla Vista
- Implementing mitigation measures identified in the environmental impact report prepared for this LRDP.

PLANNING PROCESS

The LRDP is the culmination of extensive planning and review by academic and administrative officers, faculty, staff, students, interested citizens, and representatives of local government.

A Working Group, appointed by Chancellor Henry T. Yang and chaired by Executive Vice Chancellor Gene Lucas, guided its preparation. The campus consulted with the City of Goleta, City of Santa Barbara, County of Santa Barbara, utility providers, and many citizen groups.

Both the LRDP and the environmental impact report solicited broad campus and community participation, including:

- Public meetings and presentations to campus groups and committees, and community groups
- Internet postings for both the notification and distribution of information
- Pamphlets and flyers of key issues and summaries
- Public hearings and testimony
- Public review periods and written responses
- Newspaper notices of meetings and hearings
- Public service announcements and press notices

The results of the review process were approved by the LRDP Working Group, the UC Santa Barbara Chancellor, and The Regents of the University of California before the LRDP proceeds to the Coastal Commission for final review and approval.

Table A.1: Summary			
	Current	2010-2025 LRDP	Total
Enrollment[1]	20,000 students	5,000 additional students at 1% per year	25,000 students
Faculty and Staff	1,054 faculty 3,631 staff	336 additional faculty 1,400 additional staff	1,400 faculty 5,031 staff
Building Space SF	2.7 M ASF / 5.4 M GSF[2]	1.8 M additional ASF / 3.6 M GSF	4.5 M ASF / 9 M GSF
Housing	6,652 bedspaces	~4,800 net additional bedspaces	~11,450 single student bedspaces
	553 student family units +151 student family units[3]	~200 net additional student family units	~900 student family units
	65 faculty units +161 faculty units[4]	~1,800 additional faculty and staff units	~2,000 faculty/staff units
Play Fields	26 acres	~5 additional acres	31 acres
Parking Spaces	6,700 spaces (non-housing) 3,880 constructed or planned (housing) 10,580 total spaces	5,100 spaces replaced 3,650 net additional spaces constructed	14,230 total spaces

1 Three-quarters on-campus average head count

2 Assignable Square Feet (ASF) describes the amount of space between wall surfaces that constitutes the area required for a given program, ASF does not include corridors, restrooms, building support spaces, and structural elements such as walls and columns.

3 Pending the completion of Sierra Madre housing

4 Pending the completion of North Campus housing

B. CONTEXT

The development of the UC Santa Barbara campus has been principally shaped by the academic characteristics that distinguish the institution as a top-tier public research university. The setting of the campus in the region is also important in understanding the relationship of the campus to its surroundings (Figure B.1* @ end of chapter). The planning context for the LRDP is further shaped by the plans of local governments and regional organizations.

The UC Santa Barbara campus is a complex mix of land uses on nearly 1,055 acres including housing, instruction and research facilities, roads and parking, athletic fields, and significant open spaces and natural reserve areas. This LRDP incorporates, where appropriate, the content and direction of other plans prepared since 1954 into a contemporary framework for advancing the physical development of the campus through 2025.

REGIONAL SETTING

SANTA BARBARA COUNTY

Formed in 1850, Santa Barbara was one of the 26 original counties of California. It contains approximately 3,800 square miles located on the Pacific coast of southern California. The population of the area south of the Santa Ynez Mountains, known as the South Coast, contains more than 200,000 people, or one-half of the entire county. The South Coast is located along a large coastal mesa south of the east-west trending Santa Ynez Mountains. With a gentle Mediterranean climate, South Coast temperatures typically range from lows in the mid-40s to highs in the mid-80s (degrees Fahrenheit).

CITY OF SANTA BARBARA

The City of Santa Barbara's western boundary is located about eight miles to the east of the campus and about 100 miles due west of Los Angeles, between the Pacific Ocean and the foothills of the Santa Ynez mountains. The city has a population of over 90,000 residents within about 20 square miles, and is internationally renowned for its Mission Revival architecture, natural beauty, and pleasant climate. The Santa Barbara Airport is located 10 miles west of downtown Santa Barbara, on fill in the Goleta Slough immediately north of UC Santa Barbara's Main Campus.

CITY OF GOLETA

The City of Goleta, which partly borders the campus to the north, has a population of approximately 30,000 in an area of almost eight square miles and over 5,000 acres. The developed portion of the community consists primarily of conventional suburban subdivisions with commercial and retail development along major roadways. Principal open spaces range from smaller parks arranged along the foothill canyons and creeks to large expanses of public open spaces such as the Ellwood-Devereux Regional Open Space west of UC Santa Barbara.

ISLA VISTA

The 1.8-square-mile, 1,900-acre unincorporated community of Isla Vista is situated on a coastal bluff overlooking the Pacific Ocean and is surrounded on three sides by the UC Santa Barbara campus. The mostly student residential community of approximately 23,000 residents (2010 Census), including approximately 8,450 USCB students, contains 1960s and 1970s era apartment buildings lining an urban grid of streets with a small neighborhood-serving commercial downtown on the Embarcadero Loop.

COMMUNITY PLANS

UC Santa Barbara is surrounded by three main political jurisdictions: the City of Goleta (to the north), the County of Santa Barbara (including the community of Isla Vista west of the Main Campus and Goleta Beach Park on the east), and the City of Santa Barbara Airport, to the north. While all three entities are engaged in long-range planning efforts that coincide with the preparation of the LRDP, plans for the neighboring community of Isla Vista are particularly important to the development of UC Santa Barbara.

SANTA BARBARA AIRPORT MASTER PLAN

The Airport Master Plan is an evaluation of current and forecasted airport activity, facility requirements, and a review of various alternatives for the 950-acre Santa Barbara Airport. The Airport includes 400 acres of aviation uses, the 400-acre Goleta Slough Ecological Reserve and 100 acres of commercial and industrial uses on the north side of Hollister Avenue. The objective of the Airport Master Plan is to provide guidance for future development which will satisfy aviation demand in an environmentally and fiscally responsible manner while adhering to appropriate Federal Aviation Administration (FAA) safety design standards.

GOLETA SLOUGH ECOSYSTEM MANAGEMENT PLAN

Under the joint jurisdiction of the City of Santa Barbara, the County of Santa Barbara, UC Santa Barbara, and the City of Goleta, the Goleta Slough Ecosystem covers over 2,200 acres of sensitive wetland habitat area between the Santa Barbara Airport, UC Santa Barbara and More Mesa to the east. A joint agency committee led by the City of Santa Barbara has been coordinating activities among the numerous jurisdictions and special districts and assisting in long-term ecological restoration of the Slough and adjacent sensitive resources that are part of the larger Goleta Slough Ecosystem. In 2013/14, the Goleta Slough Management Committee is preparing an update to their Management Plan and a Preliminary Sea Level Rise Vulnerability Assessment.

GOLETA BEACH MASTER PLAN

Goleta Beach, located immediately to the east of the Main Campus, has suffered from severe erosion over the last few decades. Beach erosion from climate cycles (El Niño), winter storms, and loss of ocean sand have reduced the area for recreation and threaten park facilities. The county has undertaken a master planning process to determine the best long-term solution to managing shoreline erosion and preserving recreational uses.

CITY OF GOLETA COMPREHENSIVE PLAN

Formed in 2002, the City of Goleta adopted its first General and Coastal Plan in 2006. Major issues include how to accommodate development while preserving agricultural lands, sensitive resources, jobs-housing balance and quality of life. Goleta's primary physical relationship to UC Santa Barbara is where its residential neighborhoods abut University housing on the Storke, West, and North campuses, and on Los Carneros, Hollister, and Storke roads where the University contributes to local traffic.

ELLWOOD-DEVEREUX COAST

A joint agency and community planning effort began in 2001 to prepare a land use concept for the Ellwood-Devereux Coast, a 652-acre stretch of coastline containing University housing, oil and gas facilities, recreation, open space, and sensitive habitat (Figure B.2). The Ellwood-Devereux Open Space and Habitat Management Plan was jointly prepared by the County of Santa Barbara, the City of Goleta, and UC Santa Barbara. The Open Space Plan identifies specific habitat, trail, and coastal access improvements for the Ellwood-Devereux open space area, and policies to guide the long-term management of this valuable resource. Key components of the Open Space Plan include protecting large areas of coastal open space and purchasing the 137-acre Sperling Preserve for the protection of Monarch butterfly habitat and sensitive coastal resources.

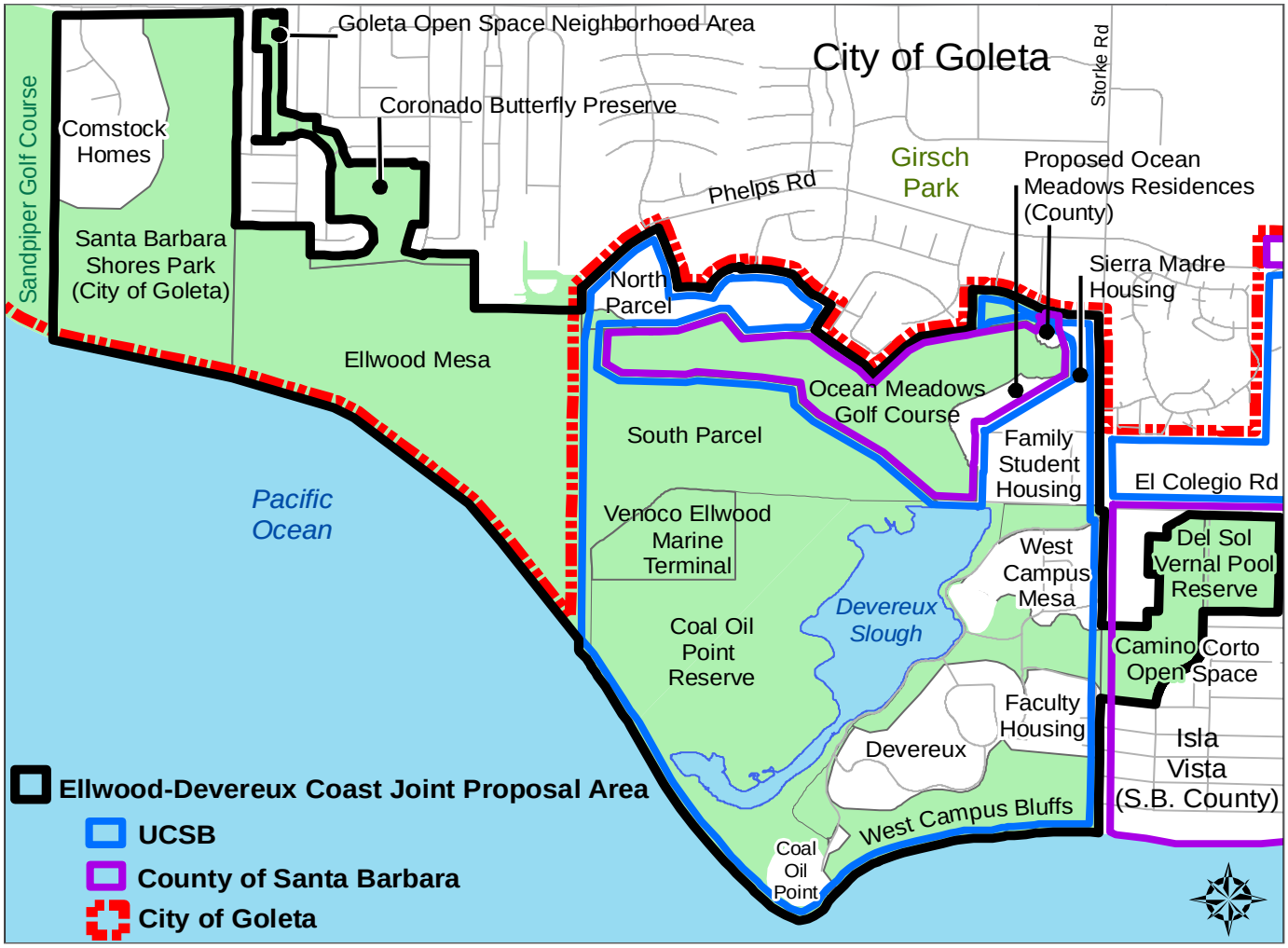


Figure B.2 Land Ownership Ellwood-Devereux Area

ISLA VISTA MASTER PLAN

The community plan with the most direct interface with the plans and goals of the 2010 LRDP is the Isla Vista Master Plan, adopted by Santa Barbara County in 2007. The Isla Vista Master Plan calls for significant redevelopment of the commercial core and allows for redevelopment and intensification of residential areas. The Master Plan pending before the California Coastal Commission revises the land use and redevelopment plans for the community including changes to zoning, parking, and other development and environmental protection requirements. The Master Plan, developed and funded in collaboration with the County Redevelopment Agency, the University, and the Isla Vista Recreation and Park District, represents the first comprehensive physical plan for this important campus neighborhood.

The Master Plan is based on a number of new planning concepts for the land use plan and different approaches to county transportation, parking, and open space requirements. Community redevelopment is proposed to be implemented through zoning changes, new design standards, and some key catalyst projects intended to spur private redevelopment.

Concept

The Isla Vista Master Plan focuses on creating two distinct neighborhoods within a quarter–mile walking

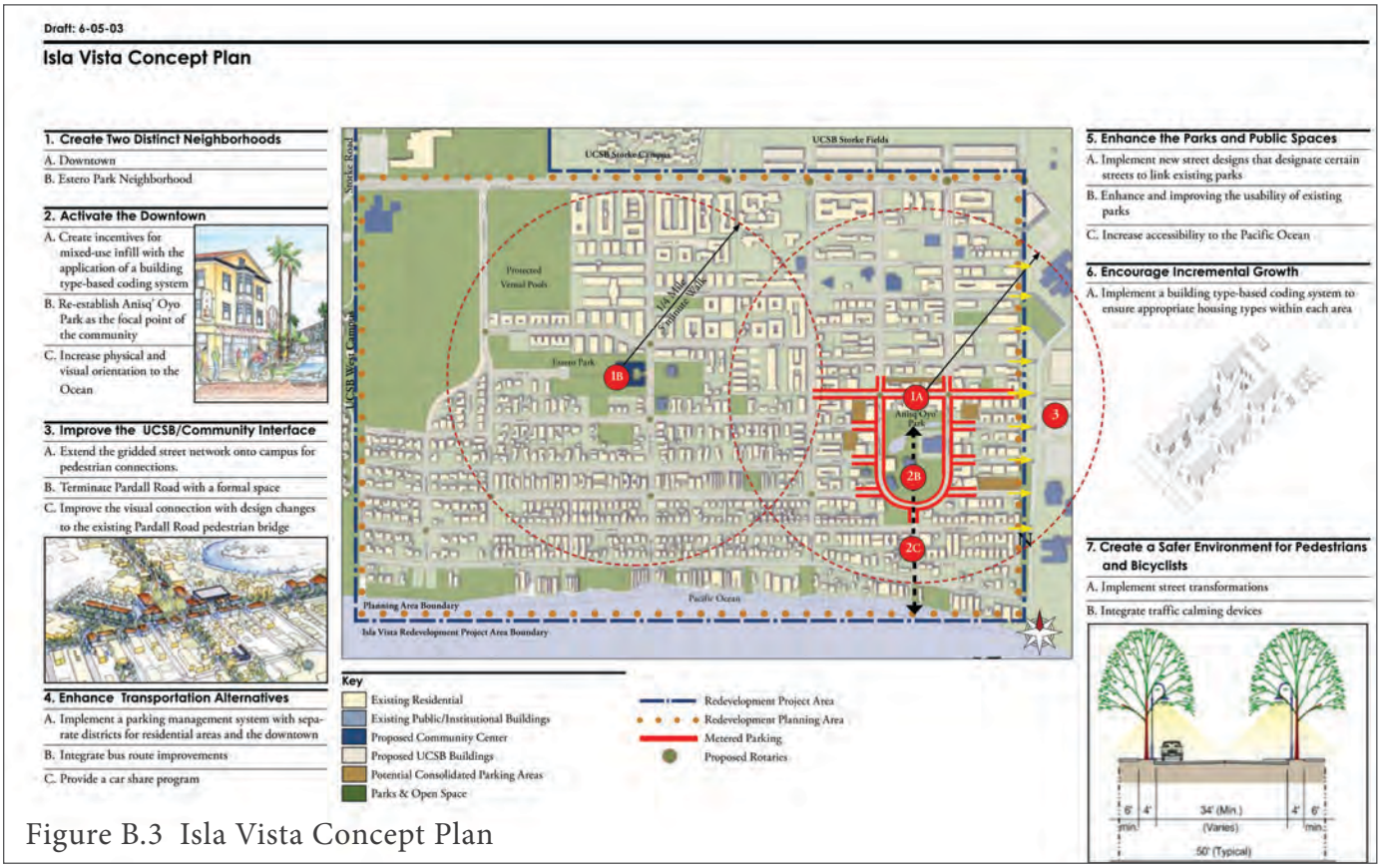


Figure B.3 Isla Vista Concept Plan

radius: one neighborhood in the downtown and the other neighborhood to the west, around Estero Park (Figure B.3). Isla Vista would be revitalized by creating incentives for mixed-use infill development and re-establishing Anisq'Oyo Park as a community focus. The Master Plan views the relationship between the town and the campus as the UCSB/community interface, with extensions of the grid street network into the campus. Pardall Road is envisioned as both a key linkage and an opportunity to establish more formal open space, as well as improving the visual connection between Isla Vista and the campus. Alternative transportation programs would be enhanced with a parking management system, integrated bus routes, and car share programs. The primary forms of transportation in Isla Vista are bicycles and walking, so the Master Plan suggests a number of ways to create a safer environment for bicyclists and pedestrians through traffic-calming measures and changes to street designs. A large portion of the public spaces in Isla Vista are the streets and sidewalks, so the Master Plan proposes new designs between the parks while enhancing the usefulness of the parks and increasing access to the ocean.

Land Use

The overall distribution of land uses in Isla Vista would remain approximately the same, but increased development densities would be permitted to provide a financial incentive for private sector re-investment and more efficient parcel assembly. The community's land use plan would regulate development in the Coastal Zone. Some redevelopment would be allowed within the buffer zone of

the downtown Anisq'Oyo' Park pond to create a more functional park with better links to downtown circulation. Inclusionary housing requirements are proposed to help increase affordable housing in the region.

Transportation & Parking

In Isla Vista, alternative forms of transportation are the norm. The transportation plan for Isla Vista follows the community's desire to allow the safe and effective movement of goods and people in a system that is not dominated by the automobile. Improvements to the system focus on enhancing the circulation system for pedestrians and bicyclists. Instead of conventional expansion projects, the Master Plan looks at intersection improvements in terms of traffic circles and roundabouts. Roadway improvements focus on traffic-calming techniques and ways to make the system more accommodating to bicycles, pedestrians, and transit. Since the streets of Isla Vista are lined with parked cars, the Master Plan emphasizes alternative forms of transportation to discourage automobile use and would allow some form of residential parking permit program that would not inhibit coastal access. The Master Plan also provides for remote and community car storage and downtown structured parking. An in-lieu parking program has been instituted that would allow developers to pay a fee in lieu of providing on-site parking so that revenue can be used for parking and mobility improvements such as consolidated parking lots or parking structures.

Open Space

The Master Plan for Isla Vista proposes to develop a wide variety of public spaces for different types of recreation. Unique to the county, the community has its own elected Isla Vista Recreation and Park District, which manages community open spaces. Open spaces in the Master Plan provide community focal points for both social and entertainment opportunities and native species preservation. The Master Plan would improve connections to the ocean and mountains by better connecting the pedestrian network to key parks and open spaces. Sustainable landscape practices are encouraged in community parks. The plan for Anisq'Oyo' in downtown is to create a clear pedestrian link to the Pardall commercial area and redesign the amphitheater and pond surroundings to better meet the needs of a changing population.

Zoning

New zoning districts have been approved for Isla Vista that will improve the design quality of what is built and simplify the approval process (Figure B.4). A variable density program was adopted which is better suited to a predominately student community and provides incentives to redevelop property. Development standards are established for new housing types that are more appropriate to the neighborhoods, along with new residential unit sizes.

Downtown Design

The basic principles for improving the downtown area are better visual and pedestrian connections to Anisq'Oyo' Park, framing the open space with appropriate mixed-use buildings, and enhancing the park as a community focal point. The Master Plan proposes ways to improve downtown streets and manage parking so that circulation changes reinforce establishment of the Pardall Road segment as the primary commercial area.

Catalyst Projects

The Isla Vista Master Plan includes a number of capital projects designed to revitalize the community and improve the quality of life for its residents. Some of these projects are infrastructure – such as parking, roads, and streetscape – and others are development projects such as a community center and the redesign of local parks. Each project is intended to carry out a vision of how the Master Plan can be realized in a way that is faithful to the unique character of the community and demonstrates that

redevelopment can improve the quality of life for residents.

UCSB CAMPUS

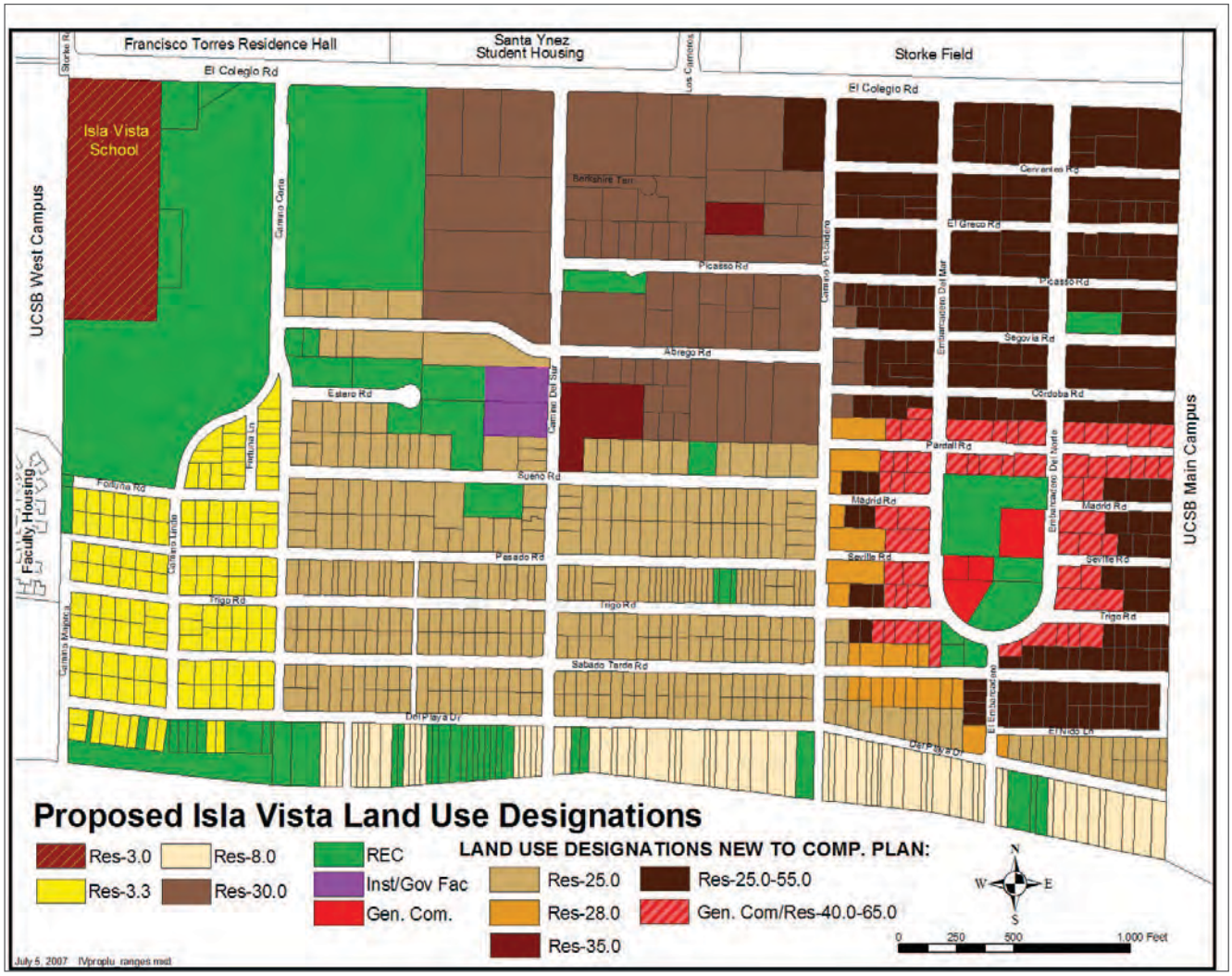


Figure B.4 Proposed Isla Vista Land Use Designations

ACADEMIC SETTING

From its designation in 1958 as a “general campus” of the University of California, UC Santa Barbara has increased its enrollment from 2,500 to 20,000 over 50 years. Established first as a small, independent teachers’ college, the Santa Barbara campus joined the University of California system in 1944 and has grown to become a top-tier research university, entering the ranks of the American Association of Universities - the top 1.5 percent in North America - in 1995. With more than 200 majors, degrees, and credentials offered through five schools and the Graduate Division, UC Santa Barbara offers a pre-eminent program for scholarship, teaching, and public service. The campus is home to 10 national centers and institutes, including the National Center for Ecological Analysis and Synthesis and the world-renowned Kavli Institute for Theoretical Physics. The Arts and Lectures Program complements a strong teaching and research emphasis with over 125 cultural events each year.

The academic plan for the future sets out a number of key strategies based on UC Santa Barbara’s notable departmental and programmatic strengths. Interdisciplinary activities that have contributed substantially to the remarkable achievements of the last 15 years will continue to give the campus much of its competitive edge. A number of broad interdisciplinary academic themes – environment, global and

international issues, and digital studies – go beyond individual departments and colleges and in some cases thread through the entire campus. Given the range of opportunities, the campus's academic future will be based on thoughtful choices, selective investments, and balanced commitments.

A key academic strategy is to manage enrollment growth to about 1 percent per year to the year 2025, for a total of 25,000 students, with a slower rate of growth in summer and off-campus programs. This growth will include an increase in the graduate student population to at least 17 percent. This expansion will require UC Santa Barbara to add some 300 permanent faculty, or about 18 per year. Combined with the likely need to replace over half of the current faculty due to retirements and separations, the University can expect to make almost 800 new appointments in the next two decades.

PHYSICAL SETTING

The 1,055-acre UC Santa Barbara campus is located in southern Santa Barbara County on a coastal bluff overlooking the Pacific Ocean (Figure B.5*). To the north lies the Goleta Valley and the east-west trending Santa Ynez Mountains. West of the campus are open spaces along the coast and residential subdivisions of the newly incorporated City of Goleta. Immediately to the north and east of the campus is the Goleta Slough which, along with the Santa Barbara Municipal Airport, lies within the northerly extension of the corporate limits of the City of Santa Barbara. The Main Campus is located along a narrow marine terrace that runs from Ventura County to the east to Point Conception on the west. At about 35 feet above the sea, steep bluffs extend from the sandy beach to surround many portions of the campus, which also includes two large water bodies: the Campus Lagoon on the Main Campus and Devereux Slough on the West Campus.

LAND USE

The University of California at Santa Barbara is made up of four principal campuses: the 422-acre Main Campus acquired in 1948, the 184-acre Storke Campus purchased in 1962, the 273-acre West Campus purchased partly in 1967 and partly in 2007, and the 174-acre North Campus purchased in 1994 (Figure B.9). The University also owns two apartment buildings in Isla Vista. UC Santa Barbara currently occupies nearly 3 million assignable square feet (ASF) of academic buildings and other facilities.

Existing land use on the campus is comprised of academic uses for teaching and research, administrative and support uses, housing, recreation, and open spaces (Table B.1 and Figure B.6*). Academic and support uses are concentrated on the

TABLE B.1: 2010 LAND USE

Use	Acres	%
Open Space	274	20
Academic	177	17
Student Housing	174	17
Environmentally Sensitive Habitat Areas	125	12
Coal Oil Point Reserve/ESHA	87	8
Recreation	77	7
Water Bodies	79	7
Faculty Housing	51	5
Administrative and Support	23	2
Coal Oil Point Reserve	18	2
Not Designated	34	3
Total	**1,055**	**100**

Source: UC Santa Barbara Campus Planning and Design, 2010

Main Campus, which is also developed with undergraduate student housing. The Storke and West campuses, representing about 460 acres of land, contain housing for students, faculty, and staff, as well as playfields, greenhouses and community gardens, open areas, and approximately 165 acres of sloughs, wetlands, and wooded slopes. The 33-acre Devereux site on West Campus includes buildings and facilities associated with a non-University residential program for persons with developmental disabilities. North Campus surrounds the Ocean Meadows Golf Course and includes a 70-acre conservation area, as well as student housing and land for faculty housing. In 2014, the University received a donation of the 64-acre Ocean Meadows Golf Course and is added to the LRDP as the North Campus Open Space). See Figure B.7* for the 2010 campus built environment and boundaries.

Leaseholds

In addition to land used for University purposes, three parcels of land now owned by the University are subject to pre-existing leases: a 17.5-acre Venoco Oil Company lease on North Campus for the Ellwood Marine Terminal, a one-acre Southern California Gas Company lease at the east entrance of the Main Campus for a natural gas storage wellhead, and a portion of the Devereux site for continuing Devereux School operation. The Venoco lease expires in 2016, at which time the property will be returned to open space. The Southern California Gas leasehold is ongoing, and the Devereux School lease is for 10 years (to 2017), with renewal options up to 60 years.

Academic & Support

The University has more than 2.7 million ASF (just over 5 million GSF) on the campus in eight general functional categories (Table B.2 and figure B.7). The campus typically uses ASF in planning, as that is the usable space of a building. The Coastal Commission prefers the use of GSF as that relates to full building size. Both measurements will be used in this document. There are 150 permanent instruction and research buildings on the Main Campus, generally arranged along pedestrian concourses in a north-south or east-west direction. The pedestrian open space network converges at the center of the campus at the Davidson Library, which, at eight stories, is the campus' physical and symbolic center. General classroom, instructional, and research space is located on the Main Campus within a 10-minute walk of the library, except for the Marine Biotechnology Laboratory to the south and Embarcadero Hall in Isla Vista.

Along with academic and student support uses, administrative services functions include offices, warehouses, garages, and various other support functions dealing with the administration of the campus as well as the maintenance and operation of the physical plant.

TABLE B.2: 2010 NON-RESIDENTIAL SPACE

Use Category	Assignable Square Feet	Gross Square Feet	%
Instruction and Research	1,360,773	2,721,500	50
Student Services	391,691	783,400	14
Library	273,149	546,200	10
Institutional Services	223,802	447,600	8
Organized Research Units	216,771	433,500	8
Academic Support	134,451	269,000	5
Classrooms	95,032	190,000	4
Public Services	24,637	50,000	1
Non-Institutional Agencies	9,067	18,000	-
TOTAL	**2,729,373**	5,452,700	**100**

Source: UC Santa Barbara, Office of Budget and Planning, 2010.

Housing

During the 2005-2006 academic year, UC Santa Barbara provided housing

for more than 6,200 students in student apartments, residence halls, and family apartments, housing approximately 30 percent of enrollment. UCSB also leases 65 townhouses for faculty on West Campus.

Housing is located on all of the University's campuses (Table B.3). About 3,470 students, or 17 percent of University students, are housed on the Main Campus in six residence halls located on the southeast side of the Main Campus, and Manzanita Village to the southwest. On Storke Campus, 2,345 students (11 percent) live in three housing complexes: the Storke Apartments for about 340 student families to the north, the Santa Ynez apartment complex for about 680 mostly upper division students to the south, and 1,325 students in Santa Catalina (formerly Francisco Torres). West Campus Apartments house 250 students, or about 1 percent. The remainder of University-housed students live in the Westgate or El Dorado apartments (1 percent).

TABLE B.3: 2007 ON-CAMPUS HOUSING

Project	Bedspaces	Units
Eastside Residence Halls (Anacapa, Santa Rosa, Santa Cruz)	1,250	
Eastside Residential Towers (San Nicolas, San Miguel)	814	
Manzanita Villages	800	
San Rafael Hall	606	
Santa Catalina (Francisco Torres)	1,325	
San Clemente	976	
El Dorado Apartments	142	
Westgate Apartments	60	
Santa Ynez Apartments	682	
Storke Family Housing		303
West Campus Family Apartments		250
West Campus Point Faculty Housing		65
TOTAL	**6,652**	**618**

Source: UC Santa Barbara, Office of Campus Planning and Design, 2007.

A number of housing projects are either under construction or approved for construction. On the Storke Campus, San Clemente student housing was recently completed, with 976 graduate student beds.

On North Campus, 161 units of faculty housing have been approved and are under construction at the end of Phelps Road, and 151 units of family housing are under construction along Storke Road north of the West Campus Apartments.

The remaining 13,800 students (70 percent) live in community housing, with 40 percent in Isla Vista, 12 percent in Goleta, 7 percent in Santa Barbara, and 11 percent in other parts of Santa Barbara and Ventura counties (Table B.4).

TABLE B.4: WHERE STUDENTS LIVE 2006-2007

Location	Students	%
Isla Vista	8,450	40
Campus	6,372	30
Goleta	2,407	12
SB/Montecito	1,489	7
Other	2,364	11
TOTAL	21,082	100

Source: UC Santa Barbara Community Housing Office, 2007

Open Space

Open space areas at UC Santa Barbara are an extraordinary mix of horticultural, native, and naturalized landscapes found in a range of conditions, from the most developed urban areas in the region to rarely visited natural reserves. UC Santa Barbara is surrounded by the ocean, lagoons, marshes, wetlands, and pockets of native vegetation. This heritage has influenced both the University's physical development and its academic characteristics (Figure B.8*).

When this former Marine Air Corps base was acquired by the University in 1948 for $10, the Main Campus mesa was lined with simple wood frame military buildings along a road system following the remaining agricultural eucalyptus windrows. Little remained of the oak woodland when the University took over ownership except for a few large oak trees next to the Goleta Slough. The present Campus Lagoon was mostly a salt flat, cut off from ocean waters by its higher elevation and sand bars. The Storke Campus area was farmed with bean fields in the higher, filled areas above the wetlands. The North and West Campuses were also farmed and served as the grand rural estate of Colin Powys Campbell until 1941 (Figure B.9).

Figure B.9 UCSB Campuses

Main Campus

The structure of major plantings on the present Main Campus is in large part a vestige of the site's historic landscape. Native oaks and woodland still line the bluffs above the Goleta Slough. Mature rows of eucalyptus, planted as windbreaks in the 1930s, give the campus a series of strong edges, frame major axes, and define the west border of the Main Campus with Isla Vista. In the 1960s a large drift of Mexican Fan palms was planted along the east bluffs. A number of areas in the core of the campus contain Mediterranean-climate plants from various regions of the world or groups of plants related by taxonomy. Plants typical of Australia can be found around the Faculty Club, large exotic conifers grace the Pardall corridor, and a small garden of plants from Mesozoic California have been planted west of Webb Hall.

The Campus Lagoon and environs form the southern boundary of the Main Campus. The Lagoon is roughly 30 acres in surface but only 4-feet deep. Water in the Lagoon comes from storm water run-off and discharge from the Biological Sciences' seawater system. The mesa top and slopes support various patches of native and horticultural plantings such as Coyote Brush, Bush Lupine, and California Sagebrush, as well as extensive plantings of Monterey Cypress trees and several species of eucalyptus.

Storke Campus

The open areas of Storke Campus are dominated by the 17-acre wetlands and adjacent uplands. Bisected by Los Carneros Road, the palustrine wetlands are remnants of the southwestern arm of the Goleta Slough, formed in sags along the More Ranch Fault. Topographically lower than the Slough, the wetlands drain a much larger watershed of residential and light industrial development and nearly a third of Isla Vista. The attributes of the wetlands change according to the elevation, with California Bulrush and Cattails where it is seasonally flooded, and Western Ragweed and Pickleweed along the higher elevation flats. Rodent species provide food for raptors such as Red-shouldered Hawks and White-tailed Kites.

West Campus

The upland portions of the 273-acre West Campus are marine terraces bisected by the Devereux Slough and its eastern reaches, encompassing coastal lagoon, dune, estuary, and adjacent upland habitats. The majority of this area is part of the Coal Oil Point Reserve (COPR), which is one of the Natural Reserves managed by the UC Natural Reserve system. The reserve system was established by the University of California for sites throughout the state that have unique ecological, research, and educational value. The COPR is covered by an overlay which restricts development and uses on the Reserve in order to protect the sensitive habitats and species found there.

One of the best remaining examples of a coastal-strand environment in southern California, the Coal Oil Point Reserve protects a wide variety of coastal and estuarine habitats. Largely undisturbed coastal dunes support a rich assemblage of dune vegetation, while older and more stable backdunes are covered with southern coastal scrub habitat. In the heart of the Reserve, Devereux Slough is a seasonally flooded tidal lagoon that dries out in the summer to form salt flats and hypersaline ponds and channels. A variety of intertidal habitats exist along the sandy beach and the large rocky reef at the point. Thousands of migratory birds visit throughout the year, and it is a particularly important habitat for the endangered Western Snowy Plover. The COPR provides a unique and accessible research and teaching resource which is used by many university courses including botany, ecology, biodiversity field methods, natural history, marine biology, invertebrate zoology, and environmental studies. To the east, open spaces are interspersed among developed facilities, some of which date from the period when the Devereux property was a ranch. The most heavily used open space on West Campus includes the top of the ocean bluff and the small Coal Oil Point itself—a promontory containing the Cliff House, a small conference center, and older frame cabins. The area along the top of the bluff between Coal Oil Point and Isla Vista is an open field with vernal pools and dirt paths used for passive recreation.

The West Campus Mesa to the north of the Devereux site contains a variety of naturalized annual grasses with some herbaceous species. Several small low-lying areas contain vernal wetlands, which have been restored by COPR staff.

North Campus

The mostly undeveloped 174-acre North Campus includes the 64-acre property that was formerly known as Ocean Meadows Golf Course; the land that was donated to UCSB in 2013 as part of a comprehensive transfer and consolidation of higher-density development potential combined with the permanent protection and conservation of high quality open spaces and sensitive habitat areas, which

was originally planned in 2006. The Ocean Meadows lands have been incorporated into the North Campus in this LRDP, bringing the North Campus area total to 238 acres. Ocean Walk, a 161 unit faculty housing development is to the north of the former Golf Course. A riparian segment of Phelps Creek that drains the suburbs to the north. To the west of the golf course, UC Santa Barbara open spaces include wetlands and vernal pools south of Phelps Road and a low-lying riparian area on the east branch of Devereux Creek where it crosses underneath Storke Road. The large parcel south of the golf course, referred to as the South Parcel, is a disturbed mix of grasslands and isolated stands of willows and pampas grass growing on substrate soils left from grading for the golf course. The mostly native grasslands east of the large oil tanks have been added to the Coal Oil Point Reserve. Eucalyptus and cypress trees line the western edge of the property ; the mature trees combined with adjacent expanses of grasslands and wetlands provide significant nesting and foraging habitat for raptors, including the fully protected White-tailed Kite- a California Species of Special Concern. West of the campus boundary, a widely used path through Ellwood Mesa leads south to the ocean. The South Parcel, also on North Campus, is a dedicated open space parcel that was required as mitigation for the development of North Parcel Ocean Walk and Sierra Madre Housing developments.

RECREATION

The UC Santa Barbara campus is a major recreational resource for the South Coast community. The campus provides both developed recreational facilities and undeveloped recreational areas. Approximately 77 acres of the campus are devoted to recreational facilities including gymnasia, swimming pools, and tennis and basketball courts (Table B.5). Two ball diamonds are located on campus as well as 25 acres of recreation fields. Many of the campus developed facilities are open to UC Santa Barbara students, faculty, staff and the public when not occupied by classes.

The northwest corner of the Main Campus includes Pauley Track and playfields, one baseball and one softball diamond, tennis and basketball courts, and Robertson Gymnasium. Although separated from the rest of the campus by Ocean Road, these facilities are near the academic core of the campus. The area between Los Carneros Road and Stadium Road includes Harder Stadium, 10 tennis courts, and large multi-purpose playfields to the east on the Main Campus there are support facilities for the baseball and softball programs as well as the Lacrosse field, the track, sand volleyball courts, tennis courts and playfields.

TABLE B.5: FORMAL RECREATIONAL FACILITIES

Facility	Primary Use
Recreation Center	Major indoor recreation facility with pools, courts, weights, and locker rooms
Events Center	Basketball, volleyball, wrestling, boxing
Robertson Gymnasium, Old Gym, ICA	Workout areas, classes, weight rooms, and gymnastics
Asphalt Courts	Tennis, basketball
Storke Field, Robertson Field, Lacrosse Pitch	Soccer, Intramurals, club sports, lacrosse
Sand Volleyball Courts (3)	Volleyball
Swimming and Diving Pools	Campus Pool, Old Gym Pool, Faculty Club Pool, Residence Hall pools
Caesar Uyesaka Stadium	Baseball
Harder Stadium	Soccer, club sports
Pauley Track	Track & Field

Source: UC Santa Barbara, Office of Campus Planning and Design, 2007

While UC Santa Barbara

provides many existing active recreational opportunities for the campus and general public, the campus also includes dozens of acres devoted to passive recreation. The coastal bluffs on the Main and West Campuses are available for passive recreational use, as are some areas around Devereux Slough. Campus beaches, especially Campus (Goleta) Point, are also popular with University students, staff, and the public.

TRANSPORTATION & PARKING

The over 25,000 persons who visit, study, live, and work at UC Santa Barbara access the campus in a variety of ways from many different locations. The vast majority of students bike or walk to campus, while the majority of staff and faculty drive. The University has expended significant resources over the years to improve the circulation system and make the campus a safe and friendly environment in which to walk, ride and visit. Visitors to the coast can receive a free map (with coastal access points indicated) at the Information Kiosk or online and reach coastal access points by Lagoon Road and Ocean Road on the Main Campus, and on the West Campus from Devereux Road. UC Santa Barbara's integrated system of roadways, bus and service routes, and bicycle and pedestrian pathways includes 20 miles of roadways, 7 miles of bikepaths, and several miles of pedestrian paths. Facilities are provided to accommodate buses and vanpools, and a total of 10,580 parking spaces are provided on the campus. Designated parking locations available for coastal visitors are also provided at various locations on campus.

Vehicles

Primary vehicular access to the Main Campus is provided by Ward Memorial Boulevard (Highway 217) on the east and El Colegio Road on the west. The Storke Campus is accessed largely by Los Carneros and El Colegio roads, the West Campus via Storke, El Colegio, and Devereux Road and the North Campus is accessed by several roads, primarily Storke and Phelps roads and Cannon Green. The primary road system of the Main Campus consists of a main peripheral road–Mesa/Lagoon Road–that circles the west, north, and east sides of the campus, with the interior of the campus primarily reserved for pedestrians, bikes, and service and emergency vehicles. Mesa Road between Ocean Road and Ward Memorial Boulevard is the most heavily traveled roadway segment on campus, with about 16,500 average daily trips (Table B.6).

TABLE B.6: AVERAGE DAILY TRAFFIC 2007

Location	Entering	Exiting	%
East Gate & Highway 217	8,520	8,230	43
West Gate & El Colegio Road	7,020	6,840	36
Mesa Road & Los Carneros Road	2,850	3,270	16
Devereux Road & El Colegio Road	1,080	1,080	5
Total Trips	**19,470**	**19,420**	**100**

Source: Fehr & Peers, 2007

Parking

UC Santa Barbara provides parking for students, faculty, staff, visitors, and those seeking coastal access to nearby beaches and to the public paths and trails that traverse the campus, including a portion of the California Coastal Trail. The existing parking inventory on the Main Campus includes three parking structures and a series of surface parking lots, totaling approximately 6,700 parking spaces. During the academic term, average parking use is about 65 percent depending on location, event, and

the time of year (Table B.7).

Parking is provided for campus housing sites on the Storke and West campuses. There are approximately 2,250 parking spaces that serve 2,600 residents living off of the Main Campus, including the Storke Family, Santa Ynez, and West Campus apartments and the Santa Catalina residence halls. An additional 1,003 parking spaces (a portion of which is structured parking) are located on the Storke Campus to serve the 976-bed San Clemente housing project, completed in 2009, and there are approximately 425 additional spaces serving other campus uses such as the Children's Center, Embarcadero Hall, and Central Stores.

TABLE B.7: PEAK PARKING USE 2007

Main Campus Parking Designation	Available	Occupied	%
A - Faculty	1,188	701	59%
S - Staff	1,807	1,554	86%
C - Students & Visitors	2,286	1,134	50%
B - Resident Students	754	634	84%
E - Exempt	155	135	87%
R - Reserved	28	13	46%
V - Vendor	7	14	200%
Accessible	180	40	22%
Meters	192	56	29%
Other	103	59	57%
TOTAL	**6,700**	**4,340**	**65%**

Source: Fehr & Peers, 2007

Alternatives

As part of the University's commitment to sustainability and reducing traffic on campus and in the surrounding community, the campus provides extensive programs to promote alternatives to automobile transportation. Students living within one mile of campus are not eligible for a discounted quarterly or annual parking permit. Vanpools and carpool programs serve commuters, and match lists of interested riders are made available by the University. Bus passes with unlimited use are paid for by students as part of their required registration, and half-price bus passes are available to faculty and staff participating in the Transportation Alternatives Program.

UC Santa Barbara offers an innovative car-sharing program with a fleet of hybrid vehicles for hourly use. University policy officially encourages telecommuting, and compressed and alternative work schedules. A free shuttle service is provided between campus and the Goleta Train Station and facilities in Goleta, and a low cost jitney service is available to libraries at UC Los Angeles. For on-campus trips, the University provides a fleet of electric vehicles and encourages staff and faculty to use them whenever possible to reduce the use of gasoline-powered vehicles.

Alternative modes of transportation are widely used at UC Santa Barbara. Nearly 80 percent of students commute to campus by a form of transportation other than a single-occupancy vehicle. About 50 percent, or 10,000 students commute to campus by bicycle, and 20 percent or 4,300 students walk to campus. Another 20 percent of students commute to campus as single-occupancy drivers, and almost 10 percent ride the bus, or carpool or vanpool to campus.

Bicycling and walking are the primary modes of transportation to and around campus as conditions are nearly perfect: extensive bicycle path and pedestrian systems, mostly level terrain, close-by residences, a pleasant climate, and a youthful culture. Bicycling has become so widespread that it is a defining component of campus life at UC Santa Barbara.

The bicycle path circulation system has evolved from the 1960s approach of centralized paths and parking to a more decentralized approach of concentric circulation and distributed parking. This system features seven miles of separated and shared paths, six roundabouts, four grade separations at vehicular intersections, and over 15,000 bicycle parking spaces in dozens of parking lots. The most significant characteristic of the UC Santa Barbara bicycle system is its use, with an estimated daily volume during the school year of about 14,000 daily users and brief peak periods with thousands of bicyclists on key segments and intersections during class change.

Local transit service is provided to all four campus locations by the Metropolitan Transit District (MTD), and commuter service is provided by the Coastal Express and the Clean Air Express. Currently, there are six MTD bus lines that travel on, or adjacent to, the campuses, including two express service lines from Santa Barbara. Buses run from 6 AM to 12 PM and provide approximately 750,000 rides to UC Santa Barbara students, faculty, and staff annually.

The majority of transit users travel to the Main Campus, where there are bus stops at the east entrance to campus and the bus circle at the center of the campus on Ocean Road. Campus housing is conveniently located along major roads near the Main Campus, where a total of 11 bus stops serve housing areas along El Colegio, Los Carneros, and Ocean and Storke roads.

American Disabilities Act

Temporarily and permanently disabled students, faculty and staff attend classes and work at the University. They are attracted by the university's academic reputation, moderate weather conditions and excellent physical accessibility offered here. The lay of the land is flat and free from environmental barriers and most physical structures are accessible. In addition, the UCSB campus provides excellent barrier free, modified, residential facilities to those students seeking to live on campus.

The campus makes every effort to establish convenient parking spaces for disabled persons. The number and type of spaces are determined in accordance with Americans with Disabilities Act (ADA) guidelines and specifications. The spaces are normally installed in parking areas close to building entrances.

Another transportation feature that is widely used by temporarily and permanently disabled students, faculty, and staff, is the bus system. The MTD buses throughout Isla Vista, making it an easy commute to school. There are several centrally located stops throughout campus, including the Elings Hall (Henley Gate), the North Hall (the bus loop), and the Santa Catalina.

The University strives to create ADA access to the coast. Some of the coastal access trails include stabilizers with biodegradable sealants that make trails durable, smooth, require less maintenance, and improve accessibility to wheelchairs users. The overlooks at West Campus Bluffs Nature Park will be wheelchair accessible from the trailhead at Camino Majorca and from the 3 ADA parking spaces at Coal Oil Point.

UTILITIES

The campus utilizes the following public works facilities and utility services at all four campus locations (Main, Storke, West and North):

- Potable and reclaimed water supply from the Goleta Water District (GWD)
- Wastewater conveyance and treatment from the Goleta Sanitary District (GSD) and Goleta West Sanitary District (GSWD)
- Solid waste disposal and recycling programs by Marborg
- Electricity from the Southern California Edison Company
- Natural gas from Southern California Gas Company

UC Santa Barbara owns the utilities distribution infrastructure on campus including underground communications lines, the storm drainage system, natural gas lines, and power ducts. Utility systems are upgraded as needed and as buildings are developed. Several projects in recent years have upgraded the electrical system and extended the water system for fire protection and cooling.

Future projects are anticipated to upgrade and relocate the drainage, sewer, and gas systems due to their age and poor condition. Distribution systems have been extended incrementally over time and were designed to minimize initial costs, so long-term maintenance, repairs, and upgrades have become more challenging and expensive.

WATER

Potable water service to UC Santa Barbara is provided by the GWD in accordance with agreements with the District and as land and properties have been acquired. Potable water use has averaged below entitlements at about 600-acre feet per year, mostly due to the campus' extensive water conservation programs and use of reclaimed water. Reclaimed water is used on 90% of landscaping including campus turf and play fields and its use has averaged 143-acre feet per year.

UC Santa Barbara also operates a seawater system that draws ocean water from pipes several miles offshore of Goleta Point to a pumping, storage, filtering, and distribution system. Seawater is provided to marine and biological sciences buildings for research and instruction.

WASTEWATER

Along with the UC Santa Barbara sanitary sewer system, the GSD and the GWSD provide wastewater treatment and conveyance services for the campus.

The University is part owner of the capacity of the Goleta Wastewater Treatment Plant, which is owned and operated by the GSD. In addition to the University's sewer distribution system, the GWSD provides sewer lines that the University may use to transmit wastewater to the local treatment facility.

STORM DRAINAGE

The Main Campus is served by over 70,000 linear feet of mostly underground storm drains, with pipes ranging in size from 4-36 inches. The campus is located on an elevated marine terrace, so all storm water is discharged into the lower-lying Goleta Slough, Campus Lagoon, Storke Campus wetlands, Devereux Slough, and, ultimately, to the Pacific Ocean.

Since the 1990s, storm water flows have also been managed by a series of mechanical filtering devices, bio-swales, and natural retention areas, which keep flows on-site and allow water to percolate into the ground.

SUSTAINABILITY

UC Santa Barbara has a comprehensive set of programs, practices, and policies to help make the campus more sustainable. These programs encompass academic study and research of sustainability. Other programs are related to the built environment, energy use and conservation, procurement practices in purchasing goods, food use, solid waste generation, transportation systems, and water conservation. For example, the food use program now offers organic options at all dining commons, and at least 10 percent of campus produce is certified organic/sustainable. The purchasing program is moving towards 100 percent post-consumer waste recycled content, and 100% "Greenseal" cleaning products.

ACADEMICS & RESEARCH

Several individual academic departments have been making strides towards sustainability in their respective buildings, laboratories, and curricula.

Buildings

The Bren School Sustainability Committee has been educating building occupants about the benefits of recycling and has begun to sell reusable, environmentally friendly gear to Bren students. The Ellison Hall Sustainability Committee has also been educating building occupants on the responsible use of resources and has created a model for low-waste building operations by providing facilities for many different types of recycling and composting.

LabRATS

Laboratory Research and Technical Staff (LabRATS) is a group of staff and student interns that reduces waste, advances energy efficiency, and promotes sustainability in laboratories. In 2010 the group assessed 17 labs, increasing efficient research practices, saving up to 200 kilowatts per day and up to 50,000 liters of water per year, and began a program for reusing equipment and analytical services.

Curriculum

Faculty in several departments, such as Environmental Studies and Writing, create class projects that address campus sustainability issues, including marketing campus sustainability efforts and the analyses of environmental projects.

BUILT ENVIRONMENT

Following the Leadership in Energy and Environmental Design (LEED) program, the focus on sustainability related to the built environment includes both existing buildings and new construction.

LEED for New Construction

In 2002 the University's Donald Bren School of Environmental Science and Management building became the first laboratory building in the United States to receive a LEED-New Construction Platinum rating. In addition to UC Santa Barbara's green building policy for new construction, the campus has endorsed the certification of all existing buildings under the LEED for Existing Building (LEED-EB) program.

UC Santa Barbara's green building program requires all buildings constructed after July 2004 to meet LEED Silver status and surpass building code energy conservation standards by 20 percent. Two LEED New Construction-certified projects have been completed: the Marine Science Research Building (Certified) and the Student Resource Building (Gold, certification pending).

LEED for Existing Buildings

In Fall 2005 Girvetz Hall received a LEED-EB Silver certification and became the first LEED-EB rated building in the UC system. Building on the success of the Girvetz Hall project, the University expects to receive a LEED Silver certification for the Recreation Center.
In 2006, UC Santa Barbara joined the LEED Existing Building Portfolio Program to certify 25 existing buildings in 5 years. The goal is to eventually certify all existing buildings under this program.

Green Operations Guide

Sustainability staff has produced guides with tips on ways to reduce environmental impacts in the office and around buildings, as well as to increase energy conservation, improve purchasing practices, and improve reuse and recycling methods.

ENERGY

Reducing energy consumption and increasing energy conservation are major components of the campus sustainability program. Energy consumption has gone down over the past decade despite an increase in building space.

Utilities

UC Santa Barbara's total electricity usage in new buildings is 17 percent below the 1998 maximum, and electrical use per square foot has decreased 31 percent despite the addition of several new energy-intensive laboratory buildings. Total natural gas use is 11 percent below the maximum in 1996 and is 23 percent lower when adjusted for increases in space.

Retrofits

Individual program elements to reduce electrical consumption include lamp upgrades to more efficient lamps with electronic ballasts. The campus has installed motion sensors on lighting in restrooms and purchased LED traffic signals. HVAC and lab ventilation systems in energy intensive buildings have been retrofitted with variable drives and air systems. Bi-level dimming fixtures were installed in over 150 stairwells.

Housing

Housing and Residential Services (Housing) has installed Energy Star appliances for all energy-intensive applications like refrigerators, computers, and monitors. Solar hot water heating is provided to two apartment pools. Housing has provided low-wattage fluorescent lighting in apartments and equipped San Miguel residence hall with high-efficiency, low-emission boilers. Housing also continues to operate a 5-kilowatt solar photovoltaic array on top of a dining commons and maintains solar hot water heating at many residence halls.

Green Campus

Green Campus is run by the Alliance to Save Energy under the auspices of the California Public Utilities Commission to provide paid internships for students seeking to conserve energy through community education, purchasing, and energy-saving projects. For the third year, Green Campus organized the Resident Hall Energy Conservation Competition, which reduced energy use in on-campus residences.

Renewable Energy

UC Santa Barbara currently has 60-kilowatts of photovoltaic capacity and installed a 100-133 kilowatt system on the roof of RecCen 2 in 2008. UC Santa Barbara purchased renewable energy certificates for certain events and new buildings including the Student Resources Building, the Marine Science Research Building, and the UC/CSU/CCC Sustainability Conference. This contributed 2.3-million kilowatt-hours of electricity from renewable sources.

Climate Change

Purchasing and using renewable energy is complemented by improvements in energy efficiency. Reductions of greenhouse gas emissions (largely CO_2) from energy efficiency projects are tracked through the California Climate Action Registry. UC Santa Barbara started tracking greenhouse gas emissions in 2006 and continues annual reporting to the Registry. As part of the goal to be a 'Climate Leader' for the UC community, a plan to be 'carbon neutral' (zero net emissions from campus operations) is being developed.

Carbon

Greenhouse gas emissions have been reduced. Facilities Management Energy Team projects completed between 2002 and 2006 reduced CO^2 emissions by 10.8 million pounds per year, the equivalent of taking 1,100 cars off the road.

TRANSPORTATION

In addition to its extraordinary bicycle path system, UC Santa Barbara has an extensive program for encouraging the use of alternative modes of transportation.

Over 500 faculty and staff who participated in the Transportation Alternatives Program (TAP) used the subsidized bus pass program at least once a month in 2007. Nearly 200 participants use the bus at least half the time throughout the year. UC Santa Barbara CarShare provides over 200 trips per month to alternative transportation commuters who would otherwise lack mobility off campus.
The number of vanpools increased by 20 percent in 2006. UC Santa Barbara's 11 vanpools reduced vehicle miles traveled by campus commuters by 3.2 million miles per year, keeping over 2.2 million pounds of CO2 out of the atmosphere.

SOLID WASTE

For several years in a row, UC Santa Barbara's total waste diversion has topped 50 percent. UC Santa Barbara recycles 3,500 tons of waste a year. As part of the LEED Existing Building program, staff at the Recreation Center revamped their recycling program to raise recycling rates from 15 percent to over 60 percent. AS Recycling has placed "technotrash" electronic waste bins in several buildings on campus. Recycling continues to be required for all campus construction projects.

WATER

Water conservation programs at UC Santa Barbara focus on expanding the use of reclaimed water, reducing potable water use in buildings and facilities, and water conservation awareness for the campus community.

Potable water use in 2013 totaled ~600 acre-feet a year (AFY), well below the peak use of 1,000 AFY in 1997 and well below the University's allocation through the Goleta Water District. UC Santa Barbara was instrumental in making reclaimed waste water treatment in the region financially possible and has been the largest user in the South Coast. On-campus reclaimed water use has expanded from just over 31 AFY in 1994 to nearly 180 AFY in 2007, and is used on athletic and recreation fields, turf, and landscaping. UC Santa Barbara continues to install waterless urinals and high-efficiency water fixtures in new buildings. New green building practices include the continuation of upgrades to aging plumbing fixtures with water efficient versions and the expansion of reclaimed water lines.

STUDENT EFFORTS

Student-funded measures are also instrumental in increasing efforts for campus sustainability including the Green Initiative Fund which raises over $160,000 annually to reduce the University's impact on the environment. The Fund supports several programs including energy conservation projects, waterless urinal installations, waste management programs, and education programs.

AWARDS

UC Santa Barbara has received several sustainability awards over the years, and in 2006-2007 alone the campus received several awards for its efforts to save energy and reduce climate change. These included awards from the National Wildlife Federation, the Environmental Protection Agency, and a Flex Your Power and an Excellence in Energy Efficiency award from Southern California Edison.

COASTAL REGULATION

Because the campus is located almost entirely in the Coastal Zone, UC Santa Barbara's physical development and long-range development plans are subject to the review and approval of the California Coastal Commission.

California Coastal Commission

The Coastal Commission was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976. The Coastal Commission is an independent, quasi-judicial state agency. The Commission holds monthly public meetings in different locations throughout the state to make permitting, planning, and other policy decisions.

The Coastal Commission protects, conserves, restores, and enhances the environmental and human-based resources of the California coast and ocean. The Coastal Commission works in partnership with UC Santa Barbara to plan and regulate development on the University's property, including construction of buildings and other activities that could change the kind, location, or intensity of land use or affect public coastal access.

Coastal Zone

The Coastal Zone varies in width from several hundred feet up to five miles depending on the topography. Offshore, the Coastal Zone includes a three-mile-wide band of ocean. At UC Santa Barbara, the Coastal Zone includes the entire campus except a portion of Storke Campus around the Santa Ynez student housing project.

Regulation and Planning

Generally, most physical development in the Coastal Zone must be approved by the Coastal Commission either directly through a permit process or as part of a certified Local Coastal Program (LCP) prepared by cities or counties located within the Coastal Zone. Colleges and Universities located in the Coastal Zone have the additional option of preparing a Public Works Plan (colleges) or a Long Range Development Plan (universities such as UC Santa Barbara) for Coastal Commission certification.

The LRDP is similar in many respects to an LCP approved by the Coastal Commission. However, an LRDP is required to be more specific than an LCP, by providing a detailed framework that identifies the density and pattern of campus development similar to a permit. Once the LRDP is certified, specific projects that are consistent with the LRDP require only that the University submit a "Notice of Impending Development" (NOID) directly to the Commission. NOIDs receive expedited consideration and narrow review compared with the comprehensive Coastal Development Permit (CDP) review process that would otherwise be required. The CDP process is also subject to potential appeals, whereas the NOID review process is not subject to appeals.

The LRDP includes a land use plan, maps, policies, and other measures necessary to implement the land use and public access plan. The Coastal Act and LRDP include specific policies which address issues such as shoreline public access and recreation, lower-cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, water quality, and transportation and development design. These policies become the primary standards for evaluating the LRDP and its development for consistency with the Coastal Act. The LRDP may be changed over time if amendments are approved by the University and the Coastal Commission.

After certification of the LRDP, development review authority is delegated to the University through the NOID review process, though the Commission retains original permit jurisdiction over certain specified

areas such as tidelands and public trust lands.
Among the most important policies and provisions of the Coastal Act are those that relate to maximizing public access to the coast and protecting environmentally sensitive habitats.

COASTAL ACCESS

UC Santa Barbara provides extensive coastal access, consistent with its responsibility to protect natural resource areas from overuse (Figure B.10*). Public access is permitted on all parts of the campus, however access is subject to management restrictions in some locations, especially in sensitive areas such as the Coal Oil Point Reserve. Coastal access routes are indicated on campus signs, shown on campus parking maps, and also indicated in designated parking spaces.

The campus provides a broad spectrum of roads, parking, bicycle routes, and trails to and along the coast and beach. Some coastal access routes are on paved roadways that lead to paved or structured parking; other well-traveled accessways are unimproved paths along the bluff tops that lead directly to the beach. There are also many public facilities at coastal access points such as restrooms, surf showers, stairways, seating, and signs.

Campus accessways are also connected to county and city access points. On the east side of the Main Campus pedestrian, bicycle, and vehicular connections tie directly to similar facilities at Goleta Beach. Isla Vista streets terminate along Ocean Road on the campus, and the university provides walkways and a bicycle route along this roadway, which leads to the Manzanita Village bluff top. On West Campus, the Isla Vista beach stairway at Camino Majorca and Del Playa roads links to trails and bicycle routes on the bluff top that connect to West Campus and Sands Beach. Portions of the California Coastal Trail run through the campus and connect with trail segments on the west along the Ellwood-Devereux coast (De Anza Trail), and to trails at Goleta Beach to the east.

UC Santa Barbara provides the majority of publicly available beach parking in the Goleta area. Most of the approximately 6,700 parking spaces on Main Campus may be used by the general public during the summer, holidays, and weekends when beach activity is greatest and university use is the lightest. University parking also provides overflow parking for the county's Goleta Beach Park and for Isla Vista. Some faculty, staff and students park in nearby areas to avoid University parking fees, regulations, and enforcement.

UC Santa Barbara provides almost 3,000 parking spaces on the Main Campus that are available at any time to the public and coastal visitors, including 154 parking spaces dedicated specifically for coastal access (Table B.8). The campus will continue to provide parking for beach users and post signs to increase public access to the coast.

TABLE B.8: COASTAL ACCESS PARKING

Location	Type of Parking Space	
	General	Dedicated Coastal
Campus Visitor Parking	2,800	
Parking Structure 22 & Vicinity		60
Parking Structure 10		40
Lot 6 (meters)		20
Lot 1		4
Ocean Road (meters)		14
Lot 23 (meters)		14
Lot 5 (meters)		2
TOTAL	**2,800**	**154**

Source: Transportation and Parking Services 2007

COASTAL ENVIRONMENT

UC Santa Barbara has been restoring the area's natural habitat since the campus was first built in 1945. The University reintroduced water to the Campus Lagoon, after the Marine Corps scraped off the top soil and excavated the site to fill the Slough to create the Santa Barbara Airport. Since the mid-1970s, the focus has been on the ecological restoration of habitats on undeveloped areas of the campus such as the Campus Lagoon Island, Coal Oil Point Reserve, and the margins of the campus where natural areas lie next to buildings and roads. Additional efforts have included enhancing and protecting environmentally sensitive habitats such as wetlands .

Environmentally Sensitive Habitats

The 1990 LRDP classified 212 acres of the campus as environmentally sensitive habitat area (ESHA), either because of the area's rare or special role in the ecosystem or because the area served as a visual or natural buffer to more sensitive areas. These buffers include the top of the ocean bluffs on the Main and West campuses, the banks of the Campus Lagoon, areas bordering the Storke Campus Wetland, and the eastern banks of the Devereux Slough. In other areas where open space was not available as a buffer, 1990 LRDP policies and development standards control building setbacks, planting, run-off, fences, and signs in order to protect natural resources from degradation. Often non-native trees that provide critical habitat for Monarch butterflies, exotic trees that contain raptor nests, and very small, occasionally wet vernal pools are also classified as ESHA.

ESHAs occur in a wide variety of locations such as portions of the Lagoon Island on the Main Campus and the Coal Oil Point Natural Reserve on West Campus. The bluffs adjacent to the Goleta Slough and ocean bluffs feature important plants and habitat. ESHAs can also be found on portions of campus beaches, wetlands, and streams and creeks with riparian habitat. The Devereux Slough and surrounding sensitive habitats are considered to be ESHA, as well as the native purple needle grass and creeping rye grass on North Campus. Other ESHAs include Snowy Plover habitat on the beaches of West Campus, coastal bluff scrub, and foredune and dune habitats on the Main and West campuses. Figure F.2 shows areas that are currently identified as ESHAs. Other ESHAs may be defined in the future, as more survey data is collected or regulatory standards change.

HABITAT PLANS

A number of studies and plans have been prepared that relate to the natural resources and habitat of the campus. The habitat plan summaries below are for background and informational purposes only and do not constitute a standard of review of, or allow for,any specific development beyond what is allowed pursuant to the policies and implementation provisions in this LRDP.

Wetlands Restoration and Management (1991)

The 1991 Wetlands Management Plan included an inventory and assessment of botanical and zoological conditions on the West and Storke campuses. Prepared by University staff and faculty under the auspices of the UC Santa Barbara Wetlands Committee, the plan concluded that dredging the wetlands, especially the Devereux Slough, would improve some aspects of their hydrology but, on the whole, would have more adverse affects than benefits. Other recommendations of the Committee included increasing connections between the sloughs and surrounding areas by opening tidal gates and reconstructing culverts so that water could flow between impounded areas. The Final Wetland Plan Implementation and Schedule was certified by the Coastal Commission in May 1991.

Lagoon Management (1999)

The Lagoon Management Plan provided a natural resource inventory and history of the lagoon and environs, and focused on management opportunities to increase public access, remove exotic plants, and protect natural habitats. The plan was used to expand wetlands in a series of flats or small islands,

establish baseline water quality readings, and control water levels to reduce pollution in the lagoon. One of the principal recommendations was to replace the weir at the west end of the lagoon to increase water by allowing control over water levels. The Lagoon Management Plan was certified by the Coastal Commission in June 1999.

Natural Areas (1995)

The Natural Areas Plan provides an assessment of the physical, biological, and cultural resources of the campus and identifies guidelines and opportunities to assist with the research, instruction, and public service uses of the campus natural areas. The Natural Areas Plan was prepared by the University's Museum of Systematics and Ecology Department through a grand from the Office of Budget and Planning. The plan is not certified by the Coastal Commission and is a valuable resource in assessing the biological, cultural, and geological history of campus.

Coal Oil Point Reserve Management (2006)

The Management Plan for the reserve outlines the ecological characteristics of the reserve for research purposes and provides a survey of available data and studies. The plan is primarily for the internal operation of the reserve and includes priorities for staff, facility improvements, and restoration activities similar to those for Snowy Plover habitat. Portions of the Coal Oil Point Reserve Management Plan have been certified by the Coastal Commission; the Restoration (2008), Snowy Plover Management Plan (2008), and Access Plan (2010). The Snowy Plover Management Plan is updated approximately every 2 years.

Ellwood-Devereux Open Space and Habitat Management (2004)

This open space management plan for the 652-acre Ellwood- Devereux coast serves as the basis for open space acquisition, development, relocation, and, the environmental preservation and enhancement of University lands, as well as for property within the City of Goleta and the County of Santa Barbara. The University's portion of the Ellwood Devereux Open Space and Habitat Management Plan were certified by the Coastal Commission in 2006.

Restoration Projects

Restoration projects on the UC Santa Barbara campus cover all four campuses and range from modest native oak tree planting along roadways to larger-scale wetland creation and enhancement projects requiring many years of careful maintenance and attention (Figure F.3*). Most restoration sites shown on Figure F.3 are associated with mitigation requirements for campus development projects. Where the mitigation is associated with Coastal Commission review of a Notice of Impending Development (NOID), the NOID/year is also noted on Figure F.3.

On the Main Campus, restoration projects have focused on areas around the Campus Lagoon and the north bluff facing the Goleta Slough. To the west of the lagoon, restoration projects associated with Manzanita Village housing include six acres of coastal bluff restoration and a suite of vernal pools and marshes with bio-swales and filters to improve the quality of storm water run-off. Restoration efforts on the Lagoon Island include experimental prescribed burns to reduce invasive plants, and significant oak tree plantings. North bluff restoration efforts have emphasized native oak woodland planting on the bluff, with a belvedere and pedestrian trail winding along the bluff overlooking the Goleta Valley and Santa Ynez Mountains.

On the Storke Campus, restoration has focused on removing invasive exotic plants around the West Storke Campus wetlands and improving the system of informal trails and signs. More than two acres of wetlands east of Los Carneros Road have been restored with native plants, and naturalized basins have been built for water containment and purification. Oak trees have been planted along Mesa Road and

north of Harder Stadium, and a bio-swale has been constructed between the parking lot and gardens.

On West Campus, the Coal Oil Point Reserve manager has led restoration projects that established vernal pools on the bluffs and replanted native species along the edges of the Devereux Slough. Dune restoration projects have included the removal of non-native plants and revegetation with coastal dune scrub. The eastern finger of the Devereux Slough was restored by the Devereux Foundation by replacing many exotic plants with native riparian and upland species.

A large portion of the North Campus is proposed for restoration including a nature park on the south parcel with new wetlands, grasslands, and riparian areas, as well as trails and, signs, and amphitheater for tours and orientation. A portion of the restoration was required as mitigation for the approved North Campus housing developments and is currently underway. North of the former Ocean Meadows Golf Course, in the Ocean Walk Faculty Housing development, restoration activities focus on the vernal pool wetlands and improvements to the riparian habitat of Phelps Creek; the former Ocean Meadows Golf Course site has recently been acquired by the University, and similar restoration projects will continue and expand there under the stewardship of UC Santa Barbara.

PLANNING HISTORY

This is the ninth in a series of campus and master plans undertaken by UC Santa Barbara to guide its growth. The first plan was prepared in 1950, when the University took over the former Marine Corps Air Station on Goleta Point; the most recent was prepared in 1990. The 1990 LRDP has been amended 21 times, most recently in 2011, and is the current campus planning guide.

PRIOR PLANS

UC Santa Barbara's campus plans were prepared during four periods of enrollment development: 1950-1970, 1971-1980, 1981-1990, and 2002 to the present. The campus grew steadily during the first and third periods, but slowed to only sporadic growth during the 1970s. Enrollment fell from 1970 through 1973, rebounded by 1975, then leveled off for the rest of the decade. Enrollment grew again in the 1990s and peaked at 20,000 students in the early 2000s.

Changing conditions and expectations of growth have affected campus land acquisition and development plans. The 184-acre Storke Campus was purchased in 1962 for housing and athletics. West Campus was acquired in 1967 in anticipation of growth in the 1970s and 1980s and the establishment of the 25,000 enrollment target in the 1968 plan. The regional crisis in affordable housing resulted in the 1994 acquisition of the 174-acre North Campus for faculty and student housing and the 2002 acquisition of Francisco Torres (now Santa Catalina) for student housing. The 2007 purchase of the former Devereux School site on the West Campus provided 33 additional acres.

1945 Santa Barbara College

The first plan for the campus followed the U.S. Marine Corps Air Base configuration, where buildings were laid out around two intersecting loop roads that followed the eucalyptus windrows and the sites of military buildings. The library was located at the intersection of the roads near the geographic center of the Main Campus. The interior loop road circled academic buildings, with arts and music near the lagoon and administration to the north. The main campus entry was from the east along a line of barracks that served as men's residence halls. Two future courtyard-type buildings are now proposed, one north of the library for a classroom and another to the west for a women's residence hall (Figure B.11).

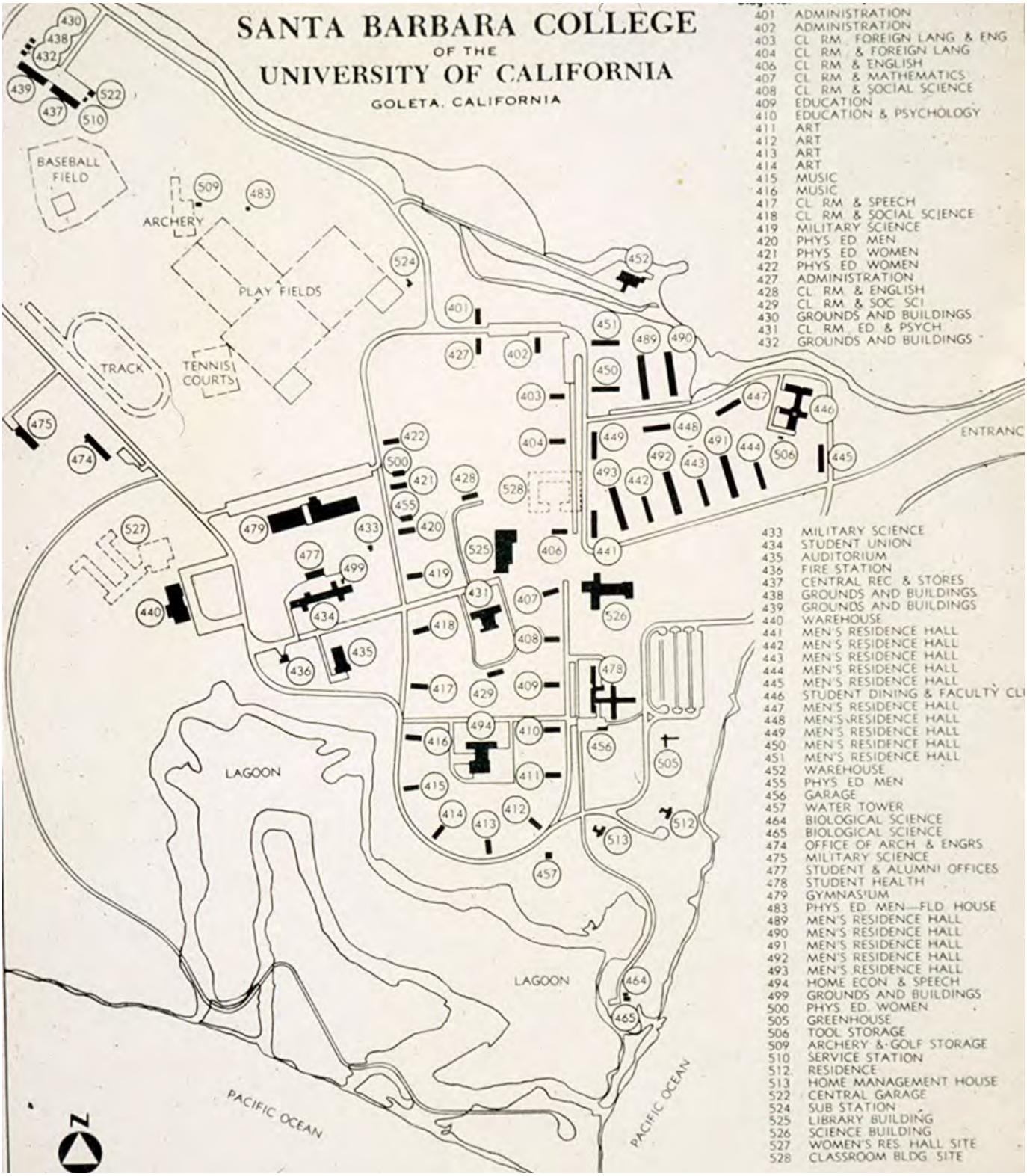


Figure B.11 1945 Santa Barbara College

1950 Soule, Murphy & Cook Plan

This design was the most picturesque and striking of all the plans prepared for UC Santa Barbara, and was designed by local architects. It featured a formal cruciform layout of buildings along two open axes that aligned with important views of the ocean and mountains. A large plaza was centered facing the library, with an axis terminated by a performing arts hall, administration, and gymnasium. Academic buildings extended down the main axis to the lagoon and ocean. The residence halls contrasted with the linear formality of the academic buildings to form a large circular sweep of open-ended courtyard buildings arranged around a large lawn at the end of the lagoon, framing an outdoor amphitheater overlooking the lagoon (Figure B.12).

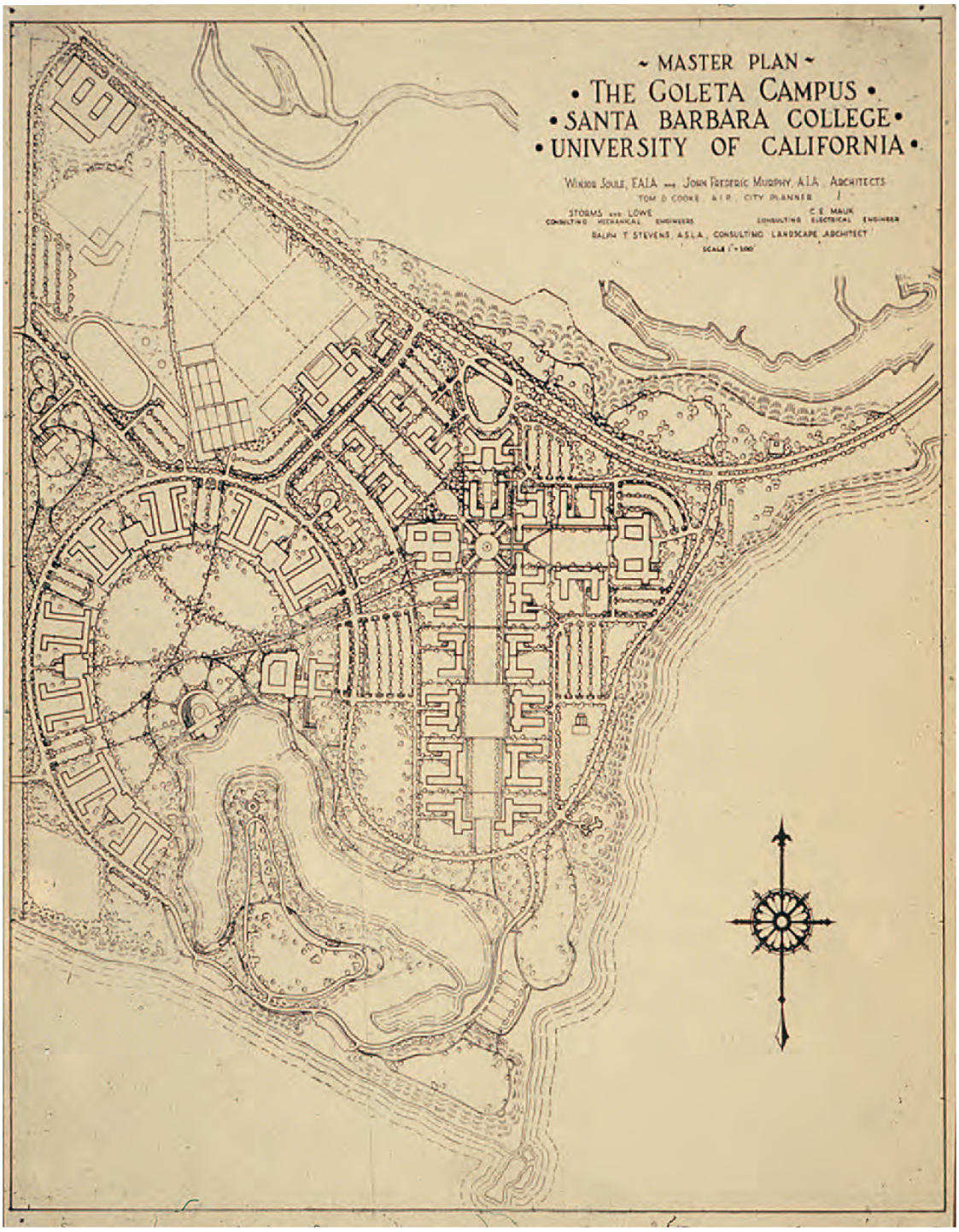


Figure B.12 1950 Soule, Murphy & Cook Plan

1953 Pereira & Luckman Plan

In a dramatic departure from the 1950 Plan, Pereira and Luckman proposed a rectilinear scheme of interior-facing quads and courtyards around a super-block open space at the center of the campus. Simple, repeated rectangular building forms were interspersed with parking lots and connected by sidewalks and covered passageways. Fraternities and sororities were located in row houses around the Lagoon. Along with the plan, Pereira and Luckman proposed an architectural “vocabulary” including patterned, colored concrete block-and-tile roofs designed to combine modern stylist elements with the regional Spanish heritage (Figure B.13).

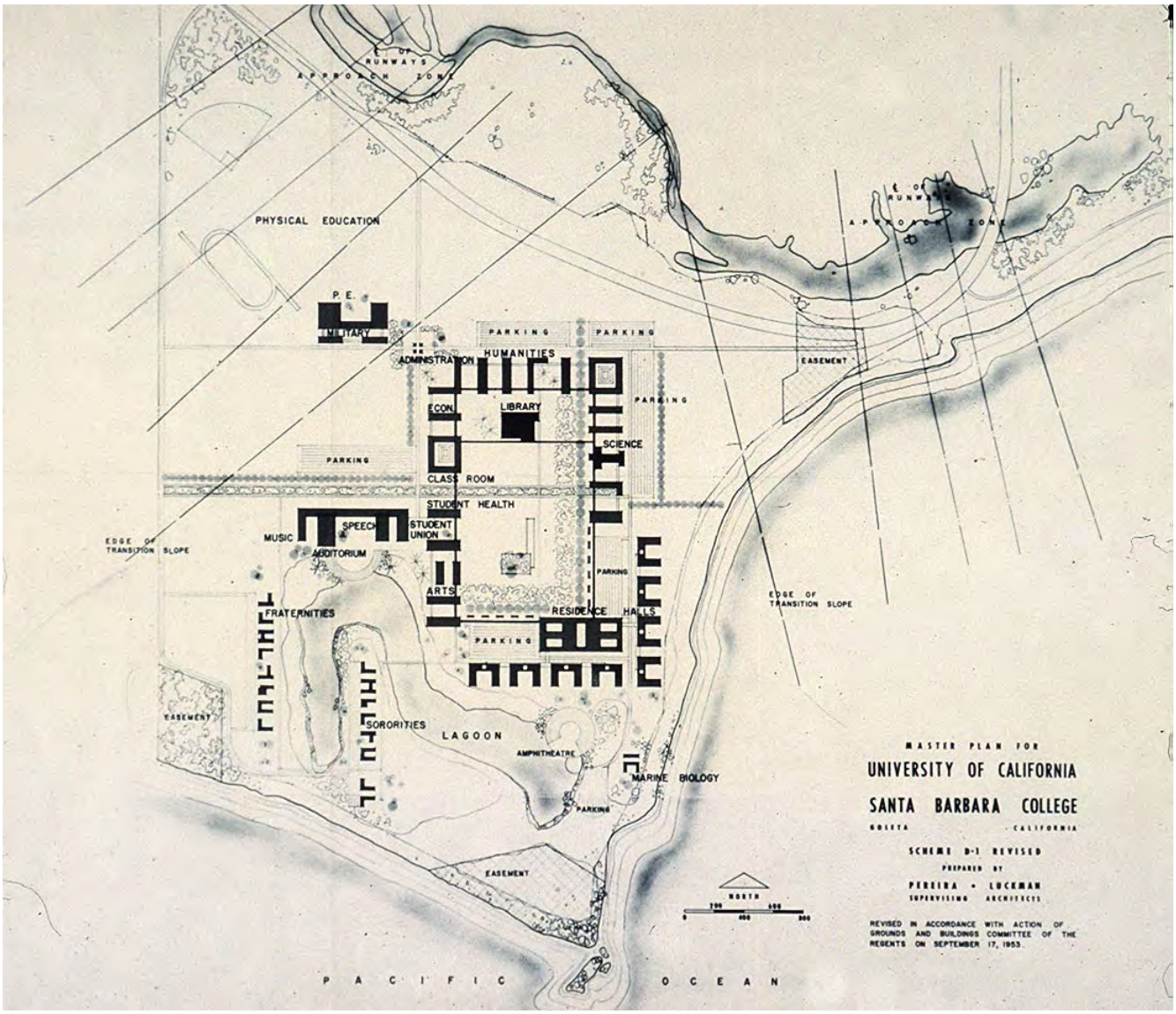


Figure B.13 1953 Pereira & Luckman Plan

1961 Luckman Plan

Charles Luckman Associates further developed ideas from the 1953 Plan. The large open space quad was in-filled with a series of interconnected buildings that formed smaller courtyards and malls. The rectilinear campus form and uniform building spacing of the 1953 Plan were retained, with the addition of large areas of surface parking and a highway extension in the margins of the Goleta Slough (Figure B.14).

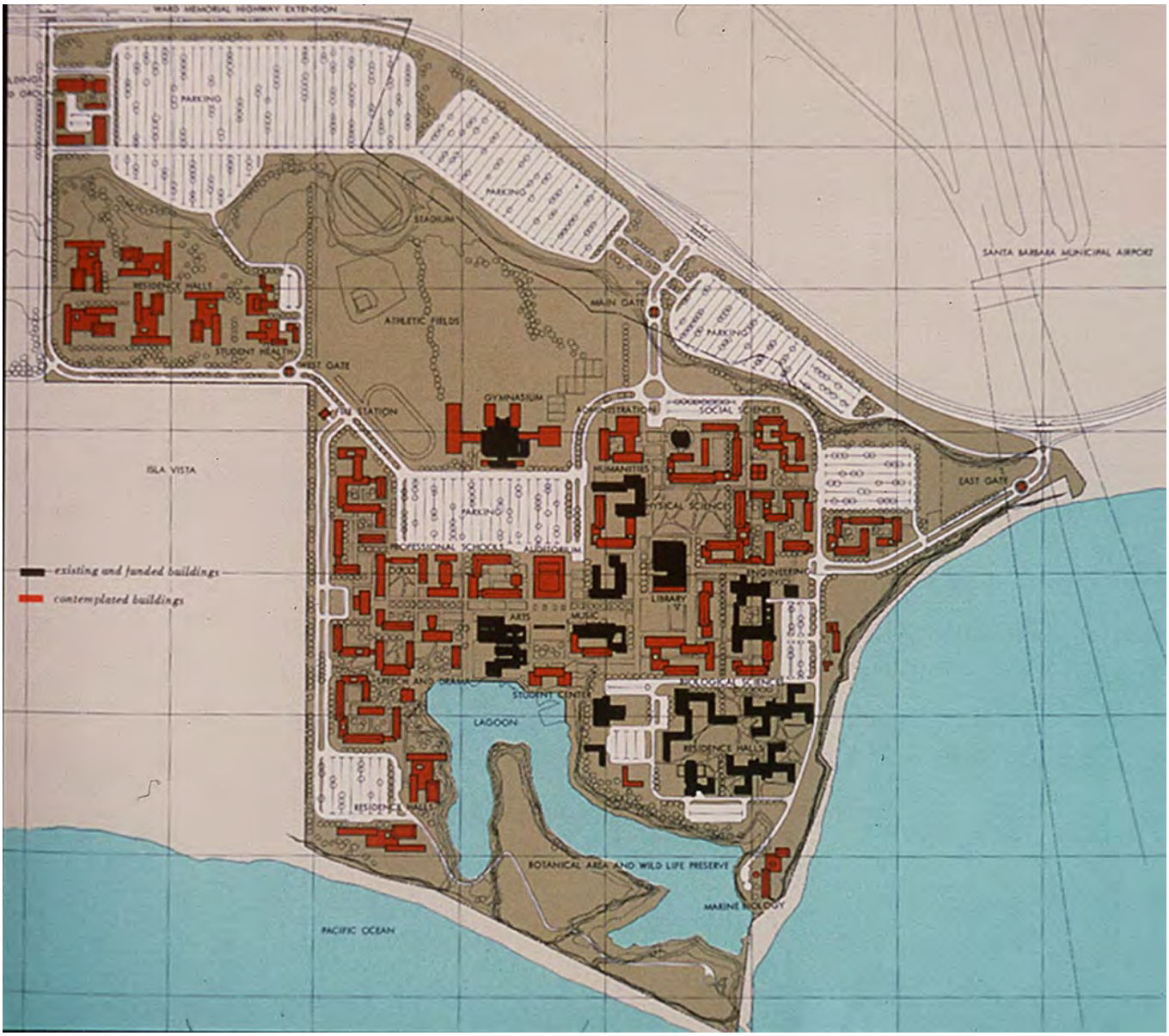


Figure B.14 1961 Luckman Plan

1963 Luckman Plan

This “plan for growth” to a total of 15,000 students proposed higher densities in the central academic core and additional recreational facilities with the relocation of service facilities and the addition of the 184-acre Storke Campus. Housing for 50 percent of the campus’s enrollment was proposed for high-rise residence halls. Major vehicular traffic was on a peripheral road surrounding the campus that formed a complete loop south of the lagoon. Surface parking lots lined the border with Isla Vista, along with two large side-by-side parking structures.

Figure B.15 1968 Luckman Plan

1968 Luckman Plan

In his last plan for UC Santa Barbara, Charles Luckman completed his 15 years of master planning and building designs by showing Isla Vista and the campus along broad, ordered malls leading out from the central library quadrangle and linking clusters of buildings with walks and plazas. The bell tower provided a special point of interest at the terminus of a new interior road loop. Storke Campus was retained for recreation fields and future housing, with a science building located along El Colegio Road. The recently acquired West Campus allowed expansion of housing at the entrance, along with new professional schools, oceanography, and other bureaus, institutes, and centers, to be sited between Isla Vista and the West Campus Bluffs housing site along the bluff tops and next to the Devereux Slough “lake” (Figure B.15).

Figure B.16 1975 Liskamm & Dean Plan

1975 Liskamm & Dean Plan

The 1975 Long Range Development Plan began the contemporary practice of broad land-use planning by showing large general areas set aside for development and conservation. Special consideration was shown for linkages with Isla Vista along tree-lined streets. Student-serving buildings, such as the Events Center, were located along the Pardall corridor to help enliven the campus core. Botanical gardens were sited north of El Colegio Road, and development was shown on West Campus in smaller areas with larger setbacks from the bluff tops and the new natural reserve at Coal Oil Point (Figure B.16).

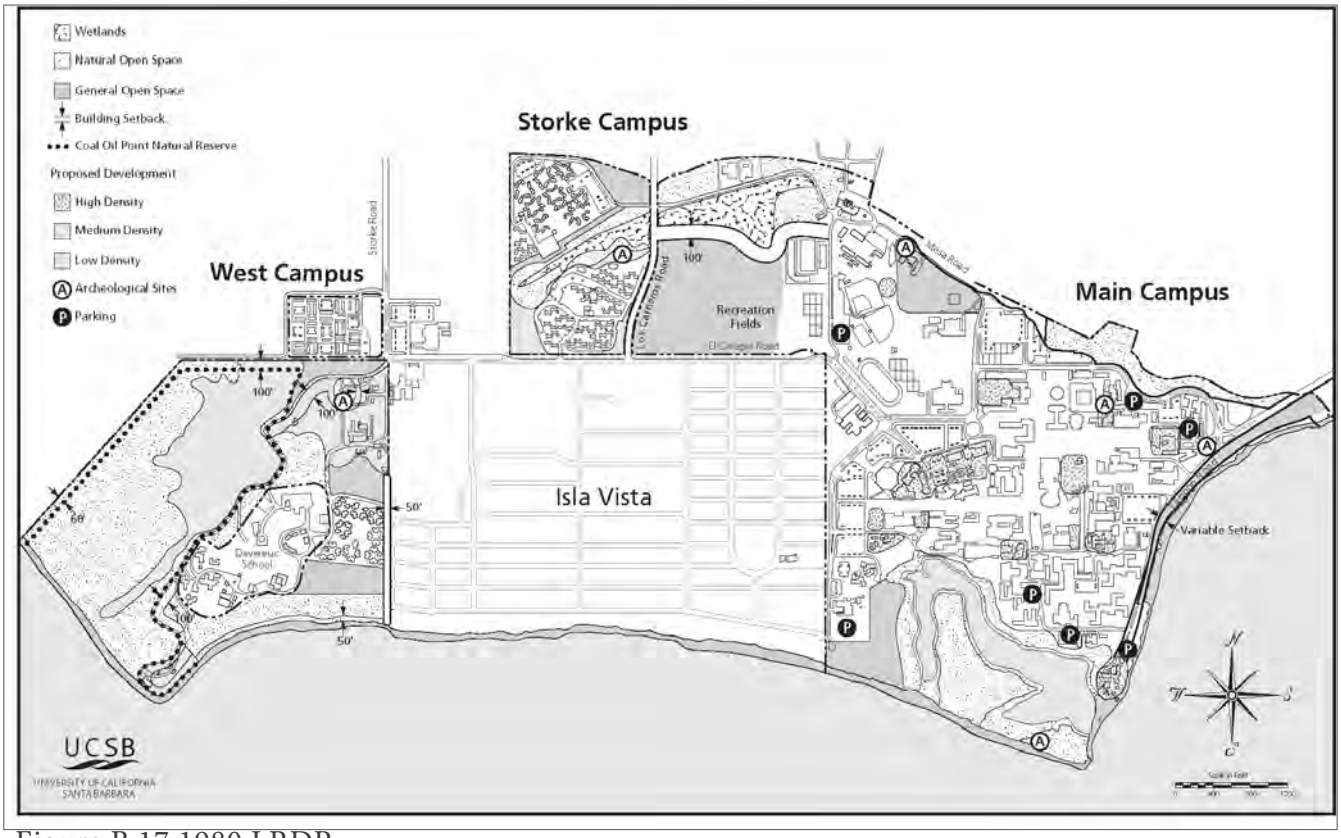


Figure B.17 1980 LRDP

1980 LRDP

The 1980 Long Range Development Plan was an update of the 1975 Plan rather than a new plan. Its emphasis was on demonstrating how development would be consistent with the requirements of the Coastal Act of 1976, and it established specific policies, setbacks, and development standards to protect coastal resources. Instead of the physical plans of the past, this LRDP was a policy plan showing limited areas for building expansion as in-fill within the academic core. Housing was expanded with the Santa Ynez student housing project west of Los Carneros Road, faculty housing was proposed between Devereux School and Isla Vista, and a future student housing project was proposed west of the Campus Lagoon (Figure B.17).

1990 LRDP

The 1990 Long Range Development Plan and its related amendments significantly expanded the land-use planning and policy approach of the 1980 LRDP. Key elements of the 1990 Plan related to provisions of the Coastal Act, such as expanding public access to the coast and extending protection to wetlands and other environmentally sensitive habitats. A substantial amount of new building space was added on the Main Campus along the rectilinear grid first developed in the 1963 Plan. Many surface parking lots were replaced by buildings, and four parking structures were planned and constructed to serve both academic and housing needs. Housing was expanded in Manzanita Village west of Campus Lagoon, San Clemente Housing north of El Colegio Road, and faculty and student housing on North Campus, which was approved in 2007 (Figure B.18)

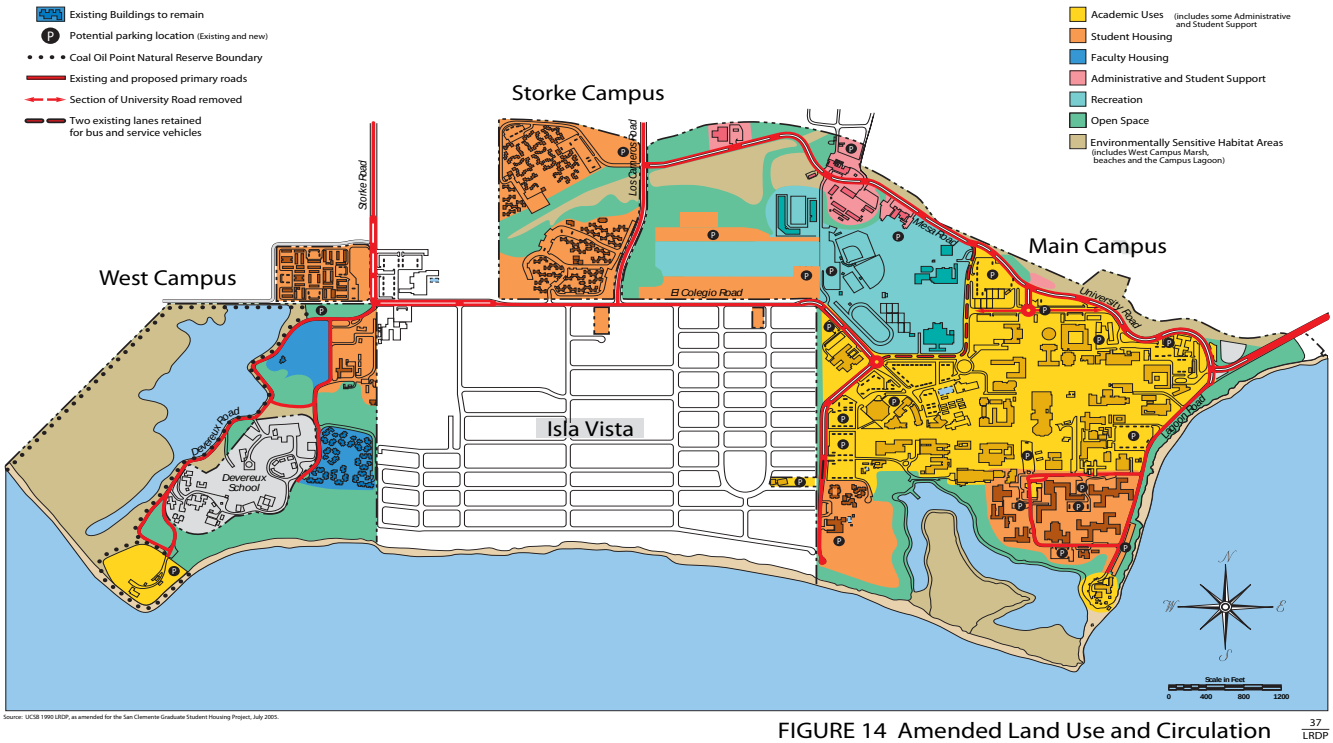


Figure B.18 1990 LRDP

1990 LRDP AMENDMENTS

There have been 23 amendments to the 1990 LRDP (Table B.9), ranging from amendments for new buildings to amendments that adjust building limit lines or shift permitted development capacity from one location to another.

TABLE B.9: 1990 LRDP AMENDMENTS			
	Project Name	**Amendment Number**	***CCC Amendment Approval Date***
1	University Center Expansion	1-92	*Nov 1992*
2	EH&S Household Hazardous Materials Program	4-91-34	*June 1993*
3	University/Mesa Road Relocation	1-97	*May 1997*
4	Campus Seawater	2-97	*September 1997*
5	Lagoon Management Plan	1-98	*June 1999*
6	San Rafael Addition (Manzanita Village)	1-98	*June 1999*
7	Engineering Science Building	1-00	*June 2000*
8	Harder Stadium Offices	1-02	*April 2002*
9	Intercollegiate Athletics (ICA) Building	3-02 (minor)	*July 2002*
10	Recreation Center Expansion	2-02	*December 2002*
11	Kohn Hall (KITP) Addition, California Nanosystems Institute/Campus Parking Structure 2, Arbor Reconstruction	4-02	*May 2003*
12	Student Resource Building, Materials Research Lab (MRL) Addition, Relocation of Existing Love Lab Temporary Building, Residential Life Resource Center	1-03	*November 2003*
13	Campus Parking Structure 3	2-03	*June 2003*
14	Alumni House	3-03	*July2003*
15	San Clemente Graduate Student Housing	1-04	*July 2005*
16	North Campus Faculty Housing, Sierra Madre	1-06	*November 2006*
17	Isla Vista Foot Patrol	1-07	*April 2007*
18	Harder Stadium, Engineering 2	2-07	*November 2007*
19	Broida Bicycle Path	1-05	*August 2005*
20	Ocean Science Education Building	1-09	*October 2009*
21	Lagoon Management Plan	1-10	*May 2010*
22	Bioengineering Building	2-10	*September 2011*
23	KITP Visiting Scholars Residence Project	4-UCS-14-0002-1	*August 2014*

Source: Office of Campus Planning & Design, 2011

LAND ACQUISITIONS AND ADDITIONS TO LRDP

Since adoption of the 1990 LRDP, UC Santa Barbara has acquired four additional sites contiguous to existing university property: the North Campus site, the Francisco Torres (now Santa Catalina) residence halls, the former Devereux School site and Ocean Meadows Golf Course (North Campus Open Space).

North Campus

In 1994, the University acquired the 174-acre North Campus property (previously known as "West Devereux" or "University Exchange") to provide sites for housing. In the North Campus, located generally north of West Campus, 40 acres were set aside as part of the Coal Oil Point Reserve; 70 acres of the South Parcel were set aside for an open space nature park; and 3.7-acres on the Storke-Whittier Parcel were set aside as open space. In addition, trails and other open space improvements were located throughout the North Campus property.

Santa Catalina (former Francisco Torres)

Purchased in 2002, the Francisco Torres residential towers provide housing for 1,325 undergraduate students. The 13-acre site also contains approximately 700 parking spaces.

Devereux School

In September 2007 the university purchased the 33-acre site owned by the Devereux Foundation, completing the University's ownership of all the land within the West Campus area, as well as all the land surrounding the Devereux Slough. This addition to the West Campus provides opportunities for residential development as well as institutional and research space.

Ocean Meadows Golf Course

In 2013, through a major community effort lead by the Trust for Public Land, the 64-acre Ocean Meadows Golf Course was acquired and donated to UCSB. In the middle of this site approximately eight acres of land were subdivided into two parcels for residential use in the County's jurisdiction and are not part of UCSB's holdings. The University's portion of the property was formerly a part of the Devereux Slough ecosystem. The requirements and restrictions contained in the individual grants, offers of dedication, deed restrictions, etc., generally limit the use of the property to:

- Open Space preservation
- Public access
- Passive recreation
- Coastal wetland and wildlife habitat conservation and restoration
- Habitat for endangered species
- Associated research and educational activities.

A restoration plan is being developed and it shall be fully implemented by 2025.

El Dorado and Westgate Apartments

These two apartment buildings on El Colegio Road were acquired in 1983/84 and are being formally added to the LRDP. The apartments have a total of 141 units for students.

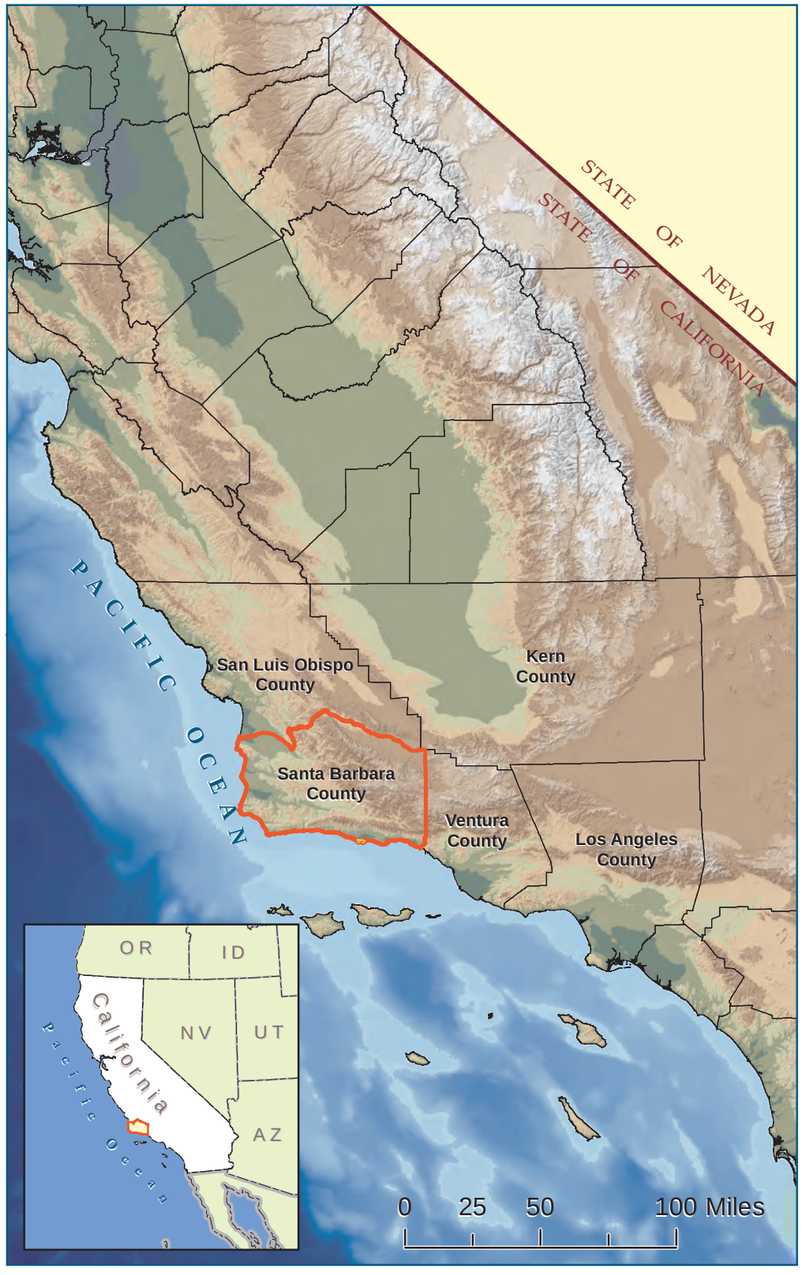
RETAINING ENDURING CONCEPTS

While some basic concepts have changed throughout 66 years of long-range physical planning at UC Santa Barbara, many underlying planning principles have stood the test the time and have been retained:

- Rectilinear grid of buildings, malls, and walks (1953 to 1990 plans)
- Residential living on the main academic campus with housing grouped around the Lagoon (1950 plan)
- Primary instruction space located within a reasonable walking distance from the library at the center of campus (1953 and 1963 plans)
- Pedestrian malls connecting buildings courtyards and quads that extend to the natural setting at the edges of the campus (1953 and 1963 plans)
- Clustered recreation and athletic facilities on the northern portions of the campuses
- Perimeter loop road system on the Main Campus serving parking facilities on the outside of a more convenient internal bicycle path system connecting groupings of facilities (1953 and 1963 plans)
- Replacement of Marine Corps and other temporary buildings with permanent buildings and facilities

In early campus plans major highways, off-ramps, and parking lots were shown in the Goleta Slough, Lagoon Island was expected to contain multistory housing projects, and parking lots were slated for beaches and wetlands. More recent plans have increased development intensity on the Main Campus while showing greater sensitivity to coastal and environmental protection. The 2010 LRDP presents another major advance in campus planning with a renewed focus on urban design sustainability, environmental and coastal resource protection, and increased emphases on both the natural setting and civic quality of campus buildings and civic and open spaces.

END OF SECTION



Santa Barbara County Boundary

UC Santa Barbara Campus

City Populations

- 50,000 - 99,999
- 10,001 - 49,999
- Less than 10,000

US Highway

State Highway

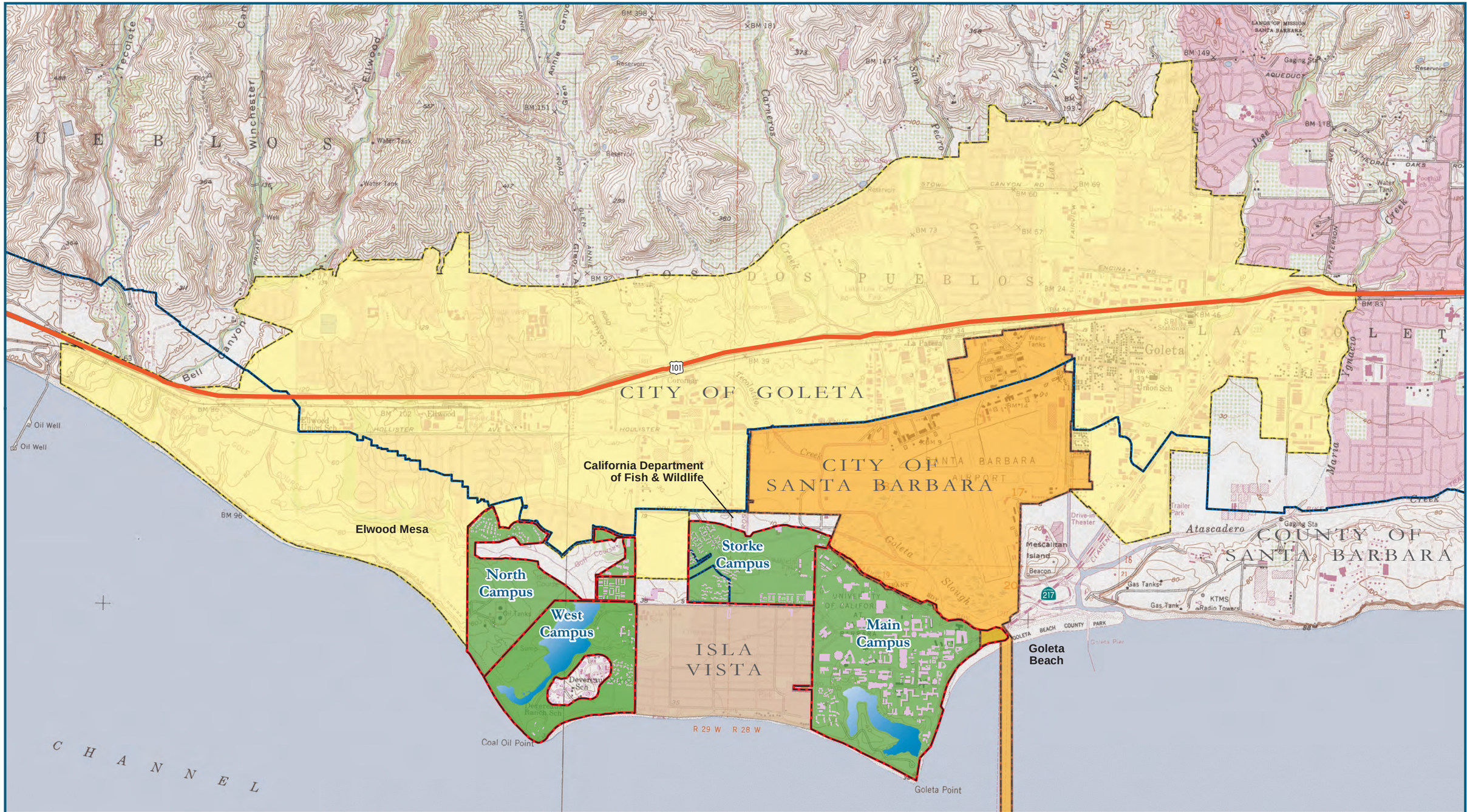
Vision 2025 UC Santa Barbara Long Range Development Plan

Office of Campus Planning & Design

REGIONAL LOCATION OF UC SANTA BARBARA

2014

Figure B.1



Office of Campus Planning & Design

LOCAL VICINITY AND CAMPUSES

2014

Figure B.5

Office of Campus Planning & Design

1990 LRDP LAND USES

2014

Figure B.6

Office of Campus Planning & Design

EXISTING BUILT ENVIRONMENT (ILLUSTRATIVE ONLY)

2014

Figure B.7

Office of Campus Planning & Design

EXISTING NATURAL AND MANAGED CAMPUS OPEN SPACES (ILLUSTRATIVE ONLY)

2014

Figure B.8


Ocean Walk/Phelps Road Parking
20 CAP Stalls
Phelps Rd
Girsh Park
Coastal Zone Boundary
Storke Rd
City of Goleta Boundary
Los Carneros Rd
Santa Barbara Municipal Airport
Goleta Slough
STORKE CAMPUS
Facilities Management
Ocean Meadows
NORTH CAMPUS
Ellwood Mesa
De Anza Trail
California Coastal Trail
Lot 41
20 CAP Stalls
El Colegio Rd
Del Sol Vernal Pool Preserve
WEST CAMPUS
COAL OIL POINT RESERVE
Devereux Slough
Ellwood Beach
Camino Corto Open Space
ISLA VISTA
22 Parking
60 CAP Stalls
on First Floor
Lot 23
14 Metered CAP Stalls
Ocean Rd
Mesa Rd
North Bluff
East Gate
California Coastal Trail
Lot 1
4 CAP Stalls
Davidson Library
Lagoon Rd
10 Parking
60 CAP Stalls
on First Floor
Storke Tower
MAIN CAMPUS
Devereux
Ocean Road
14 Metered CAP Stalls
Lot 5
2 CAP Stalls
East Bluffs
Sands Beach
West Campus Bluffs
Lagoon
Lot 6
20 Metered CAP Stalls
Coal Oil Point
PACIFIC OCEAN
Depressions Beach
Campus Point
0 500 1,000 Feet
UCSB Campus Boundaries
Goleta Boundary
Coal Oil Point Reserve
Coastal Zone Exclusion
Coastal Zone Boundary
Parking Lots
Coastal Access Parking
Existing Bike Routes
Existing Trails
Open Space
Beach Stairs
Boardwalks
Restrooms
Surf Showers
Beach Access Points
CAP = Coastal Access Program
Vision 2025
UC Santa Barbara
Long Range Development Plan
Office of Campus Planning & Design
2010 EXISTING COASTAL ACCESS
2014

Figure B.10

C FRAMEWORK

ACADEMIC

The University of California, Santa Barbara, 2006-2025 Strategic Academic Plan is the foundation for this LRDP. The Strategic Academic Plan and this LRDP together build upon the University's tremendous progress over the past 15 years and cover the years 2006-2025, which correspond to the planning processes of the University of California system as a whole.

TODAY

UC Santa Barbara has risen to the top tier of research universities. Elected in 1995 to the prestigious American Association of Universities, UC Santa Barbara programs are consistently strong across a broad spectrum of academic disciplines: education, engineering, fine arts, humanities, science, and the social sciences. The campus is home to Nobel Laureates, members of the National Academy of Engineering, the National Academy of Sciences, the American Academy of Arts and Science, and Guggenheim Fellows. The campus is also world renowned for its collaboration between faculty, students, and staff across disciplinary boundaries, and for pioneering exciting emerging interdisciplinary fields. Its location on the California coastline attracts scholars from around the world, and serves as both a unique laboratory and resource and a crossroads for international exchange of ideas.

FUTURE

Continued advancement of the campus requires both building upon established strengths and engaging new opportunities. These in turn require managed growth and strategic responses to faculty turnover. Planning for a gradual increase in managed growth is essential. UC Santa Barbara anticipates the turnover of well over half of its faculty over the 2010-2025 LRDP planning horizon, mostly from retirements. The following themes must evolve over those years in order to maintain the University's interdisciplinary and collaborative environment.

VISION

The vision for UC Santa Barbara is to set standards of excellence in learning, discovery, and engagement. Building on its distinguished track record of achievement and extraordinary potential, the campus will continue to nurture a culture of creativity, collaboration, and innovation. It will honor and meet its responsibilities as a global university by strengthening its partnerships with scholars and institutions around the world and celebrating and enhancing the diversity that enriches its living and learning environments. UC Santa Barbara will also leverage the unique educational and research opportunities of its spectacular coastal environment.

MISSION

UC Santa Barbara is both a leading research institution and a comprehensive liberal arts university. Students fully participate in an educational journey of discovery designed to stimulate independent thought, critical reasoning, and creativity. The academic community of faculty, students, and staff is characterized by a culture of interdisciplinary collaboration that is responsive to the needs of a multicultural and global society. The University's commitment to public service is illustrated through its long-standing contributions to the well being of the state, the nation, and the world. This is accomplished within a living and learning environment that draws its inspiration, opportunity, and advantage from the beauty and resources of its extraordinary location on the Pacific Ocean coastline.

APPROACH

The campus will incrementally manage its enrollment by considering both local factors and broader state and community contexts. The campus will remain committed to increasing diversity and will strategically plan for faculty and staff growth and renewal as the campus population inevitably matures and changes. All future growth will be based on this comprehensive approach.

Managed Growth

UC Santa Barbara projects a gradual increase in enrollment at an average annual rate of one percent - or approximately 250 students - per year, to a total of 25,000 students by 2025, with generally slower growth in both summer and off-campus programs. Growth is also projected for the graduate student population, to 17 percent of total enrollment. A number of factors will drive this enrollment growth, especially the statewide requirement to accommodate enrollment growth in the university system as a whole and the University's civic responsibility to contribute to the education of California's work force. Strategically managed growth at UC Santa Barbara will also align with and complement the University's departmental and divisional/college long-range plans. The campus managed growth program also carefully considers anticipated changes in the composition of the state's population and the turnover of a large percentage of its faculty through retirement.

Enrollment

There is a broad context for enrollment growth considerations. Under a recent compact with the Governor of California, university enrollment is expected to increase from 180,000 to 240,000 over the next decade. These increases will be largely absorbed by the state's established campuses. It is therefore expected that UC Santa Barbara will absorb its share of this enrollment growth. The addition of some 5,000 students is currently one of the most conservative forecasts for individual campus enrollment over this time period.

An enrollment increase of 1 percent per year is consistent with current academic plans for the University's departments, divisions, and colleges. The proposed rate of enrollment growth is slightly lower than the overall growth rate of the past 10-plus years (Table C.1).

The University's targeted managed growth program is sensitive to campus land capacity and its associated resource requirements, and serves as its upper growth limit to 2025. The rate of graduate student growth to 17 percent of the total student population is ambitious when compared with the past 30 years, but is necessary to sustain UC Santa Barbara's prestigious research programs and reputation for academic excellence.

State and Community Context

The great majority of students graduating from the UC system stay and work in California, whose sophisticated global economy demands a workforce well versed in effective communication and critical thinking, knowledge of other cultures, and general scientific and

Table C.1: Student Enrollment 1995-2007

Year	Student Population	Growth (%)
1995-1996	18,244	
1996-1997	18,531	1.6
1997-1998	18,940	2.2
1998-1999	19,363	2.2
1999-2000	20,056	3.6
2000-2001	19,962	(0.5)
2001-2002	20,373	2.1
2002-2003	20,559	0.9
2003-2004	20,847	1.4
2004-2005	21,026	0.9
2005-2006	21,016	(0.04)
2006-2007	21,082	0.03
2007-2008	21,410	1.6
2008-2009	21,868	2.1
Annual Average Growth Rate (1995-2009)		**1.4%**

Source: UC Santa Barbara, Institutional Research and Planning, 2007

technical literacy. In addition to the wide spectrum of social, cultural, and recreational resources UC Santa Barbara provides to the community, the campus is also Santa Barbara County's largest employer and a major economic contributor to the region as a whole. Most students, faculty, and staff volunteer in their communities, and university research endeavors have spun-off innovative and valuable new companies in Santa Barbara and Goleta.

Student Diversity

In the last 15 years, under-represented minorities in the student population have grown from about 10 percent to 24 percent. California is expected to undergo dramatic demographic changes in future years when minorities will make up a majority of the state's population. In order to be responsive to and to reap the full benefits of this changing demographic, UC Santa Barbara must continue its efforts to attain a diverse student enrollment across disciplines that reflect the state's changing population.

Faculty Growth and Renewal

The combination of managed growth and faculty renewal will allow the campus to achieve its multiple goals for academic development. At the same time, this faculty growth and renewal present a tremendous opportunity to significantly improve the University's gender and ethnic diversity.

The expected growth in student enrollment to 25,000, coupled with a corresponding growth in summer and off-campus programs, would require an increase to about 1,400 faculty members. Over the next 20 years the campus would add approximately 330 permanent faculty, for an average of about 18 faculty per year.

In addition, well over half of the current faculty will be replaced over the LRDP's planning horizon. Combining the projected addition of new positions with the need for replacements, almost 800 new appointments will be needed in the next decade and a half.

Staff

Staff are absolutely essential to the successful operation of the University. They have many critical and distinct responsibilities that enhance the University's reputation and national standing. While faculty growth has kept pace with student growth over the last 15 years, staff growth has been slower; UC Santa Barbara has the lowest staff-to-student ratio of any UC campus. Future growth in faculty and the student body needs to be accompanied by planning and actions that will ensure that the campus is adequately staffed to provide the services needed to support this growth.

Resource Management

Current land capacity limits the absolute size of UC Santa Barbara's population. Land use planning, building capacity, infrastructure, and housing are addressed in the LRDP, which also integrates the planning and operational practices developed during the course of sustainability programs already underway. Modernizing and incorporating evolving technology into the classrooms, building and equipping state-of-the-art research laboratories, and keeping pace with information technologies all add to the challenge. The UC Santa Barbara libraries will also play critical roles in anticipating and responding to these demands.

Housing for faculty, staff, and students is another key element of the LRDP. Providing affordable housing is perhaps the greatest single tactical challenge faced by the campus.

PLANNING CONCEPTS

Balanced Commitments

From a broad campus perspective, the specifics of planning for growth require balancing the responsibility of a research university charged with the advancement of knowledge with the simultaneous responsibility to educate students for enlightened citizenship and economically productive lives. The resources gained by some enrollment growth will help achieve this balance and advance the distinction of the institution by forcing selective, strategic investments. A number of campus departments and programs are the exemplary products of this philosophy and practice of selective investment. In every case, their success was built with focused excellence, persistence, a defined hiring philosophy, collegiality, leverage, and institutional rewards. Strategic future decision making must draw from the lessons learned from these past successes, and selective investments should be made when the case for these opportunities is convincingly demonstrated.

Interdisciplinary Themes

UC Santa Barbara's interdisciplinary strength is rooted in its many diverse disciplines. The wealth of the campus cross-disciplinary activities is the envy of competing institutions. The growing success and appreciation of this commitment to an interdisciplinary philosophy also foster interest in both building upon existing programs and exploring new ones in both teaching and research. This foundational approach has forged connections both within and across colleges and divisions, and unified several colleges and schools. This interest in interdisciplinary studies has grown to the point where four campus-wide themes have emerged as cornerstones of the academic planning process: environment, global and international issues, digital studies, and the interaction between the academy and society. It is unusual for even one, let alone four campus-wide themes to emerge; the fact that four have organically emerged is a living testament to the extent to which an interdisciplinary philosophy is practiced at UC Santa Barbara.

ENROLLMENT

There were 21,082 part- and full-time students enrolled at UC Santa Barbara during the 2006-2007 school year, including over 1,000 students enrolled in off-campus programs like University Abroad and Extended Learning. This figure includes 18,212 undergraduates (approximately 86 percent of the total) and 2,870 graduate students (approximately 14 percent of the total).

The 1990 LRDP fixed enrollment levels at 20,000 students based upon a 3-quarter average, not including off-campus programs. Current University enrollment levels meet this target. The Strategic Academic Plan projects the enrollment of 25,000 students by 2025-2026, which is a 1 percent annual growth rate.

Enrollment over the past 11 years has varied from year to year but increased overall, from a maximum 3.6 percent growth rate between 1998-1999 and 1999-2000 to a decline of 0.5 percent the following year. The annual growth in enrollment over the last 10 years averaged 1.4 percent (Table C.1).
Faculty and staff levels have fluctuated slightly more than enrollment (Table C.2). The greatest increases were between the years 2000-2001 and 2001-2002, with annual increases of 3.9 and 4.5 percent, respectively. In recent years employment rates have declined from -0.5 to -0.8 percent. The annual average employment growth rate at UC Santa Barbara over the last 11 years was 1.7 percent. Additional faculty and staff are forecasted in the 2011 LRDP, including 336 faculty and 1,400 staff, for an average annual growth rate of 1 percent by 2025-2026.

PHYSICAL SPACE

Adequate facilities are critical to the fulfillment of UC Santa Barbara's academic mission, goals, and objectives, as described in the campus 2006 Strategic Academic Plan. The Strategic Academic Plan calls

for the enrollment of 25,000 students by the year 2025. Up to 1,775,000 assignable square feet (ASF) of academic and support space will be needed to both support current shortfalls and accommodate projected growth. Table C.3 summarizes the projected total new space needed by 2025-26, in seven functional categories.

INSTRUCTION AND RESEARCH

Additional classrooms, teaching and research laboratories, and offices are needed for faculty, graduate students, and department administration and support staff. Based on the planned increase in the proportion of graduate students, the anticipated space needs generated by enrollment growth, the need to accommodate new teaching and research technology, and the current estimated shortfall of space, a net additional demand of 930,000 ASF of instruction and research space will be required by 2025-2026. About 15 percent of the total anticipated need will address a current deficiency of instruction and research space, based on state standards and current needs; the remainder is needed to address future needs.

ORGANIZED RESEARCH AND ACTIVITIES

Organized research units (ORU) and organized activities (OA) provide unique opportunities for students and faculty to perform basic and applied research in a variety of disciplines. These units are funded primarily through grants, and programs can last anywhere from a few months to several years. Given the 2007 Strategic Academic Plan emphasis on strengthening and expanding interdisciplinary research, ORU and OA space needs will grow significantly, by about 305,000 ASF by 2025-26.

Table C.2: Faculty and Staff 1995-2007

Year	Faculty and Staff FTE	Growth (%)
1995-1996	3,922	
1996-1997	4,074	3.8
1997-1998	4,070	(.01)
1998-1999	4,124	1.3
1999-2000	4,219	2.3
2000-2001	4,341	2.8
2001-2002	4,321	(.04)
2002-2003	4,300	(.04)
2003-2004	4,658	8.3
2004-2005	4,685	.1
2005-2006	4,659	(.02)
2006-2007	4,489	(.36)
2007-2008	4,605	2.6
2008-2009	4,865	5.6
Annual Average Growth Rate (1995-2009)		**1.7%**

Source: UC Santa Barbara, Institutional Research and Planning, 2007

Table C.3: Space Needs to 2025/26

Area	ASF Need	Percent
Instruction and Research	930,000	52
Organized Research Units	305,000	17
Library	120,000	8
Public Services	115, 000	6
Academic Support	110,000	6
Student Services	110,000	6
Institutional Services	85,000	5
TOTAL	**1,775,000**	**100**

Faculty and staff levels have fluctuated slightly more than enrollment
Source: UC Santa Barbara, Office of Budget and Planning, Capital Development, 2007

LIBRARY
The role of the University's library is changing as technology changes. While the campus expects to complete a small expansion to the existing library by 2014, there is still a significant shortfall in the space needed to meet projected demand. The importance of special collections, digital media, expanded study and learning areas, and the growth of areas like the Map and Imaging Laboratory all require additional space. Projected new library space needs will reach 120,000 ASF by 2025-2026.

PUBLIC SERVICES FACILITIES
This category includes such activities as arts and lectures, public information, guest and conference facilities, and publications. There is a growing demand for facilities to meet expanding public service programs. Projected space needs will be 115,000 ASF by 2025-2026.

ACADEMIC SUPPORT
Academic support facilities will grow proportionately with increases in faculty, staff, and enrollment. Space in existing trailers, moveable structures, and temporary buildings will continue to be replaced with permanent buildings. The need for additional academic support space will reach 110,000 ASF by 2025-2026.

STUDENT SERVICES
Student services include a wide range of departments including admissions, registrar, tutorial, social, recreational, health and medical care, and career and academic counseling. A high percentage of students participate in intramural sports programs and faculty, staff, and visitors regularly use campus athletic facilities. As enrollment grows along with new faculty and staff housing, demand will increase for tennis, baseball, basketball, swimming, track, and gymnasium facilities. The total new space for student services to accommodate this added demand is an estimated 110,000 ASF by 2025-2026.

INSTITUTIONAL SERVICES
Additional space needs for institutional support such as accounting, information systems, facilities management, and purchasing will total around 85,000 ASF by 2025-2026. This area currently has a space shortage since other priorities have made it impossible to expand its existing space for more than 10 years.

LRDP PLANNING

The University community engaged in a multi-year effort to create a long-range plan to meet the future needs of UC Santa Barbara over the next two decades. As part of this "visioning" process, the Campus Plan (UDA, 2005) and Housing Study (UDA, 2006) have formed the core strategy of the 2010 LRDP (see Figure C.1* (at end of chapter) for a concept plan of the campus).

In addition to the academic and space needs identified in the planning process, the LRDP embodies several key elements for changes to the physical campus. Some common ideas that emerged from its consensus-building process include:

- The most highly valued asset of the campus is its magnificent natural setting, which should be the focus of campus spaces and their patterns of circulation and use.

- Views of the mountains and sea should be an integral part of the design of both indoor and outdoor spaces.

- The campus' many academic disciplines and activities should be bundled together in a coherent and logical system of open space and circulation. This is essential for promoting a campus-wide interdisciplinary awareness and connecting the various components of campus life.

- The pedestrian environment depends upon the efficient use of perimeter parking. Pedestrian circulation should be well connected to destinations.

- The use of bicycles should be encouraged and conflicts with pedestrians and cars should be reduced.

- The design of buildings should make the campus a more pleasant and easily understandable place for visitors.

- The campus' spectacular natural setting and views should not be compromised by inefficient buildings, trailers, old Marine Corps buildings, temporary structures, or surface parking.

- The campus should have a positive relationship with Isla Vista and other nearby residential, commercial, and natural areas.

Through this visioning process, the campus community concluded that existing campus development does not accurately reflect these values; in many cases funding and implementation processes focus so narrowly on individual buildings that important overarching goals are either ignored or forgotten. The inevitable result has been a collection of individual structures with little overall order or consistent quality.

This LRDP therefore reflects a design strategy featuring clear patterns of common open space that serve as the framework within which individual building projects are subsequently developed . Future buildings will create strong, orderly public spaces that will accommodate both academic and support functions. Development limits such as regulating lines will define public spaces and building locations, frame views, and interconnect individual buildings in a coherent overall campus design. In this way, each development will incrementally contribute to a common vision for the campus.

The Campus Plan addresses the Main Campus and the academic needs of the University, emphasizing the spectacular natural setting and views from the campus. It focuses primarily on the elimination of outdated and single-story buildings and the creation of additional instructional, research, and support space arranged around major civic spaces. The Campus Plan identifies development potential while creating an orderly arrangement of buildings and expansive open spaces. The Plan involves redevelopment of several sites and development of two new sites (Ocean Road and West Campus Mesa).

View corridors

The Plan concentrates academic and campus housing development which allows UCSB

to have high quality, contiguous open space areas, especially with the addition of the 64-acre Ocean Meadows Golf Course in 2014. The open spaces created by the plan help frame views of the distant mountains, lagoon, and ocean, and provide opportunities for direct physical and psychological connection with the campus extraordinary natural resources. This development approach is based upon several key principles:

- Locate buildings and spaces to take full advantage of the campus extraordinary coastal beauty. Enhance views and increase access to the natural areas from the campus proper.

- Provide new permanent space for programs that currently occupy temporary buildings and one-story structures; use surface parking areas and inefficient building sites to create sites for new buildings and open space.

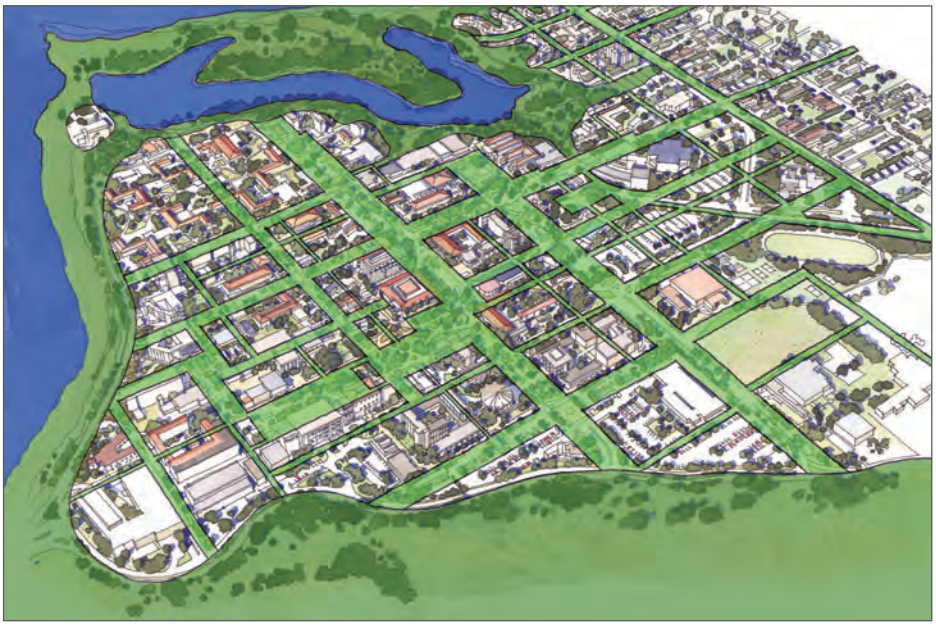
- After eliminating temporary buildings, create an organized grid of open spaces.

- Use open spaces to clearly define development zones.

- Organize automobile, service, bus, and bicycle circulation in well-defined areas. Limit auto routes to the perimeter, with roads that discourage through traffic. Consolidate and simplify service lanes and enhance bikeways. Replace major long-term parking lots with structured parking.

- Coordinate new building construction with the public open space network and design structures using the Campus Plan building design guidelines.

New Buildings & Open Space



Grid of vistas

The 2010 LRDP represents a major commitment to campus housing and a new approach to how housing is developed. The goal is to house all additional faculty, staff, and students in on-campus housing. This would provide an affordable stock of future housing, minimize adverse effects on the community, and build a more integrated and sustainable campus community. Each housing project is based on a set of principles that tie the housing projects together and help create a stronger overall campus. Housing will be built in a series of neighborhoods that are interconnected with an alternative transportation network and the large regional greenbelt of open space stretching from the Goleta Slough to the beaches of West Campus and the Ellwood-Devereux open space.

PLANNING PRINCIPLES

Preservation of Natural Features

The natural features and environmentally sensitive areas of the campus would be protected to preserve their beauty as public spaces and enhance surrounding communities.

Alternate Forms of Transportation

The patterns of streets, bikeways, shuttle bus routes, and pedestrian routes provide many alternatives to the automobile. The street framework encourages transit service in the area through its interconnected network. Future development will reduce area traffic by providing nearby housing for the staff and faculty who currently commute to the campus.

Compact Development

Compact building types like townhouses, stacked townhouses, apartments, and lofts reduce energy consumption. Parking garages use land more efficiently than parking lots, and reduce heat islands and impervious surfaces. Building designs will either meet or exceed LEED Silver Standards to further advance the campus' sustainability goals.

Everyday Needs within Walking Distance

By including a combination of retail, recreation, and cultural uses in neighborhoods, the plan will create communities where the needs of daily life will be within walking distance, further reducing auto dependency. Development will both reinforce the business core of Isla Vista and support its revitalization by adding a diverse residential population adjacent to Isla Vista.

To create a sense of community, larger sites will be developed with an interconnected pattern of streets lined with a mixture of housing types. The areas closest to the campus, like the Storke Family housing site, will have more apartments and condominiums to house singles and couples, while sites that are farther away and near local schools will have more townhouses and single-family homes.

Full campus development will not happen all at once, nor will all the proposed development described in the LRDP be complete by 2025. Nevertheless, adopting these basic principles early on will help the campus achieve its academic goals with an LRDP that truly reflects the values of the campus community.

COASTAL ACT POLICIES

UC Santa Barbara's location on California's coast makes protection of the area's natural resources a critical element of campus development planning. The LRDP therefore incorporates the planning and development standards of the California Coastal Act of 1976. The following are summaries of the major Coastal Act policies that apply to the LRDP. The full text of the relevant policies is provided in Sections D through G.

Development Location [PRC §30250(a)]

The Coastal Act requires that new development be located near existing developed areas to discourage sprawl and reduce the need to extend urban services over long distances. The UC Santa Barbara campus is well within the urban limits that also encompass the City of Goleta and southern Santa Barbara County, so development at UCSB will not contribute to urban sprawl. Utilities and other services will not have to be extended to the campus from distant locations.

The extraordinary scenic qualities of the California coast are protected by provisions in the Coastal Act. The design strategy of the LRDP is therefore structured around the re-establishment of public spaces and view corridors when locating new buildings and other improvements. Significant scenic areas such as the Lagoon Island, bluff tops, beaches, and Coal Oil Point are protected from future development. In other areas, such as the Storke Wetlands, a large 76.5-acre regional greenbelt is identified and protected to create an important scenic and environmental resource. Very little alteration of landforms is required for campus development since the campus is located on the predominately flat terrain of the coastal terrace. On the Main Campus, multi-story housing will be located in the Facilities Management yard to take advantage of the mesa's 20-foot excavation, which will visually minimize the height and bulk of structures. Campus housing will be next to community housing in Isla Vista and Goleta so that it will be visually compatible with the character of surrounding areas.

Safety and Stability (PRC §30253)

Long-range development at UC Santa Barbara is sited in areas that are protected from geologic hazards, floods, and fire. Future development is proposed for areas that are already developed and have little potential for new erosion or other destruction of the surrounding areas. New shoreline structures are not proposed.

Public Works (PRC §30254)

Where there are limited available public works (water, wastewater treatment, and others) in the Coastal Zone, the Coastal Act reserves land use for high-priority development that depends on a coastal location. The LRDP therefore specifies the incremental expansion of campus services and connections to existing services like water and sewer. As a public institution for higher education, UC Santa Barbara qualifies as an essential public service vital to the economic health of the state and the region.

Coastal-Dependent Development (PRC §30255)

The Coastal Act gives preference to coastal-dependent and coastal-related land uses in the Coastal Zone. The LRDP sites the marine lab and aquaria near the Campus Lagoon. The seawater system distribution lines and pumps will be in areas that will not conflict with other development.

Development and Access (PRC §30252)

The LRDP proposes campus development in areas where there is ample transit service and systems of alternative forms of transportation minimize the impact to coastal access. Housing development in particular is located along arterial routes on Ocean, El Colegio, Los Carneros, and Storke Roads, all of which have both transit and bicycle routes.

Public Access (PRC §30210-30212)

The LRDP both protects existing access and provides improved access to the coast. Campus beaches, open spaces, parks, and bluff tops are all open to the public. Under the LRDP, trails would be improved and extended, and additional public parking provided, including parking spaces designed specifically for ADA-compliant use by disabled coastal visitors at Coal Oil Point, adjacent to the takeoff of the California Coastal Trail segment that traverses the scenic West Campus Bluffs. A number of additional coastal access improvements are proposed including signs, stairways, and restrooms.

Recreation (PRC §30213, 30220-30230)

The Coastal Act and the LRDP protect recreation areas, particularly coastal areas and ocean-front lands that are suitable for recreation. UC Santa Barbara provides an extensive range of recreational facilities in the region, including passive recreational and open space amenities, organized sports facilities, and indoor athletics and exercise facilities. The proposed plan adds passive recreational space on West Campus without removing existing fields. Recreational spaces and facilities would also be part of proposed housing developments.

Environmentally Sensitive Habitat Areas (PRC §30240 & 30107.5)

Protection of environmentally sensitive habitat areas (ESHAs) is required by the Coastal Act, which provides a definition of "environmentally sensitive area" as: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. The LRDP protects environmentally sensitive habitats by siting development away from sensitive habitats, establishing prescribed setbacks to ensure that adequate buffers protect sensitive habitat and species from the many forms of disturbance that may be generated by nearby development, and through other stewardship practices sponsored by the University, including restoring degraded habitats. Some of the most sensitive areas have been set aside as reserves, including the Coal Oil Point Reserve and Lagoon Island, and are professionally managed to achieve defined species conservation goals and to protect their ecological and educational value.

Marine Environment (PRC §30230, 30213)

The Coastal Act and the LRDP typically protect areas of special biological significance by both setting aside areas from development and restricting types of development. For example, the Campus Lagoon has been modified to a brackish, impounded estuary from its prior condition as a salt flat. The LRDP also proposes the removal of pipes that discharge drainage water from bluff faces, and further proposes a variety of methods to improve the quality of the storm water that flows from campus lands to the streams, wetlands, and sloughs of the campus and ultimately to the Pacific Ocean.

Diking, Filling, or Dredging (PRC §30233)

The Coastal Act strictly limits and the LRDP prohibits the filling or dredging of wetlands. In some very specific cases, the 2010 LRDP addresses the future construction and maintenance of bio-swales and other wetland-like artificially constructed features that will be designed specifically to capture and filter stormwater; in these exceptional cases, filling or dredging of such features to maintain their capacity and water filtering functions would be allowed.

Revetments and Breakwaters (PRC §30233)

The Coastal Act allows revetments or other shoreline protective structures only in special circumstances since they usually inhibit public access and disturb the natural coastal ecology. The LRDP does not propose any additional protective structures, but would maintain those that currently exist.
Spill Protection (PRC §30233)

The University does not produce or transport petroleum products, but does have specialized regional drop-off facilities and trained staff to contain and clean up hazardous materials.

SUSTAINABILITY

The University of California as a whole is committed to minimizing its impact on the environment and reducing dependence on fossil fuels. The University Policy on Sustainable Practices and its implementation guidelines are designed to create a more sustainable University in the areas of:

- Building Renovation
- Climate Protection Practices
- Sustainable Operations
- Recycling and Waste Management
- Environmentally Preferable Procurement
- Sustainable Transportation

UC Santa Barbara's 2013 Sustainability Plan organizes these policies into functional groups: academics and research, built environment, energy, food, landscape/biotic environment, procurement, transportation, waste, and water. The University has also established a number of goals and implementation steps for each area. The 2010 LRDP also includes specific policies to ensure the sustainability of new campus development and to continually increase the long-term sustainability of the existing physical campus and its use by the campus community.

ACADEMICS AND RESEARCH

Promote education and research on social, economic, and environmental sustainability by building community, student, faculty, and staff awareness.

BUILT ENVIRONMENT

Create superior places to study, work, and live that enhance the health and performance of building occupants through sustainable planning, design, construction, operations, retrofits, and bio-mimicry.

ENERGY

Create a net-zero greenhouse gas emission campus through energy efficiency, conservation, on-site generation, and the strategic procurement of clean and renewable fuels.

LANDSCAPE/BIOTIC ENVIRONMENT

Protect and maintain the natural environment through restoration, preservation, and education while enhancing the role of campus as classroom. This includes open space areas, recreational areas, building landscapes, and native habitat.

TRANSPORTATION

Achieve net-zero greenhouse gas emission status for the campus by providing proximate housing for more faculty, students, and staff; decreasing campus travel distances; incrementally changing over to non-petroleum-based transportation; expanding telecommuting and teleconferencing; and effectively integrating emerging technologies. Encourage maximum multi-modal transportation by providing safe and attractive routes and facilities for bicyclists and pedestrians throughout the campus and between academic /administrative areas, campus housing, and surrounding communities.

WASTE

Reduce and ultimately eliminate campus waste streams with the goal of net-zero waste through implementation of "cradle-to-cradle" processes and practices.

WATER

Reduce potable water use while protecting and conserving water resources through efficiency measures, collection technologies, re-processing, and re-use. The campus' Water Action Plan (December 2013) was the result of a UC-wide initiative to reduce campus water use by 20% by 2020, UC Santa Barbara's plan demonstrates that the campus has already met this goal. The Water Action Plan discusses the commitment of the University to continue to reduce potable water use. UC Santa Barbara is also committed to working with the Goleta Water District to develop additional emergency water use reduction strategies deployable by the campus and the campus community in the event of extreme drought conditions and critical water supply shortfalls.

LEED

The Leadership in Energy and Environmental Design (LEED) green building rating system is a national benchmark for the design, construction, and operation of high performance green buildings. UC Santa Barbara uses LEED guidelines in its sustainable building program. Developed by the U.S. Green Building Council, the LEED system is a whole-building approach to sustainability that recognizes performance in key areas of human and environmental health. In order to be LEED certified (as Certified, Silver, Gold, or Platinum), buildings must meet certain prerequisites and performance criteria that demonstrate their performance in the areas of operating costs, healthy and more productive occupants, and the conservation of natural resources.

END OF SECTION


City of Goleta
Santa Barbara Municipal Airport
Ocean Meadows Golf Club
Ellwood Mesa
Storke Rd
Los Carneros Rd
Greenbelt
Greenbelt
El Colegio Rd
Mesa Rd
Goleta Slough
Del Sol Vernal Pool Preserve
Devereux Slough
Greenbelt
Slough Rd
Camino Corto Open Space
Ocean Rd
Lagoon Rd
ISLA VISTA
Lagoon Island
Lagoon
Coal Oil Point
PACIFIC OCEAN
Goleta Point
0 500 1,000 Feet
Existing Buildings
Academic & Support
Housing
Planned Building Locations
Academic & Support
Housing
Parking
Existing Parking
Planned Parking
Roadways
Campus Boundary
Open Space
Vision 2025
UC Santa Barbara
Long Range Development Plan
Office of Campus Planning & Design
2008 UDA CONCEPT PLAN (ILLUSTRATIVE ONLY)
2014

Figure C.1

D. LAND USE AND DEVELOPMENT

The University of California, Santa Barbara 2010 Long Range Development Plan encompasses the physical development, land use, transportation systems, open spaces, and infrastructure needed to achieve the academic goals of the campus through the year 2025. This anticipated need for buildings and facilities totals 1.8 million assignable square feet (ASF); approximately 4,800 additional bed spaces; 240 additional housing units for student families; and more than 1,800 new units for faculty and staff. Transportation improvements include additional bicycle and pedestrian paths, new roadway segments, and additional parking spaces in both surface lots and parking structures. Open space and recreation facilities would be improved and expanded, including major civic space improvements on the Main Campus, a new, informal recreational area on West Campus and new coastal access stairways, paths, and habitat restoration. As the campus grows, utilities and infrastructure would be expanded and improved, including upgrading the storm-water management system by removing bluff-face culverts, and increasing opportunities for natural bio-filtration, among other measures.

Each section of this Long Range Development Plan addresses the consistency of campus development with the policies of Chapter 3 of the California Coastal Act of 1976. Coastal Act policies are first summarized, then followed by numbered campus policies. The numbered policies are consistent with, and adequate to carry out the pertinent provisions of the Coastal Act, and the policies are the standard of review for the Commission's consideration of future Notices of Impending Development.

The LRDP supports the academic goals of the University by providing the physical framework for academic planning, space management, physical planning, protection of coastal resources, and for implementing campus sustainability. This framework is also the basis for the development of both basic land use categories and their locations across campus properties. Table D.1 enumerates the acreage assigned to each land use category.

The general layout of the Land Use Plan for the campus in 2025, shown in Figure D.1* (at end of chapterz), provides a conceptual template for how UC Santa Barbara can develop a great physical campus. The underlying grid of buildings and open spaces is aligned with major view corridors, and more efficient building sites are created by removing outdated temporary buildings. This allows a more coherent system of open space based on a hierarchy of major and minor public spaces, with buildings carefully arranged along major pedestrian corridors. Clearly defined development zones are created by combining the campus grid, open space, and areas for circulation and parking. Each building project would add elements of the plan to incrementally implement the overall vision.

Table D.1: Proposed Land Uses

Land Use	Acres	%
Open Space	340	31
Coal Oil Point Reserve	170	15
Housing	250	23
Academic & Support	200	17
Recreation	81	7
Water Bodies	78	7
TOTAL	**1,120**	**100%**

Source: UC Santa Barbara, Campus Planning & Design, 2007, updated in 2014 adding Ocean Meadows Golf Course to the open space category.

LAND USES

This section describes the land use designations that shall guide the location and type of campus development consistent with the requirements of the Coastal Act. California Code of Regulations, Title 14, Section 13511(b) requires that the LRDP describe the level and pattern of development that is contemplated as part of the long range land use development plan. Section 13511(b) also requires that the LRDP contain the sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the LRDP to determine conformity with the policies of Chapter 3 of the Coastal Act. Specifically, Section 13511(b) requires the LRDP to contain the following information, in part: "(1) the specific type of development activity or activities proposed to be undertaken; (2) the maximum and minimum intensity of such activity or activities (e.g., number of residents, capacity and service area of public works facility, etc.); and (3) the proposed and alternative locations considered by any development activities to be undertaken pursuant to the LRDP…"

Consistent with Section 13511(b), land use designations are applied to every portion of campus except for two areas on Storke Campus that are not within the Coastal Zone. The designated land uses are mapped on Figure D.1, the Land Use Map, and are applied in conjunction with a corresponding list of allowed uses for each land use designation as detailed further in this chapter. Four land use designations are applied to campus lands: Academic and Support, Housing, Recreation, and Open Space.

In addition to the four land use categories, two land use overlays have been applied in some locations to further restrict the allowed uses: the Environmentally Sensitive Habitat Area (ESHA) Overlay and the Coal Oil Point Reserve Overlay as mapped on Figure D.2*. These overlays represent an additional layer to the land use designation, with the more restrictive standards of the overlay controlling development.

The land uses at specific planned development sites (see Figure D.3* Potential Development Sites) are further supported by site-specific policies that provide additional parameters regarding the kind, size, level of intensity, and/or location of the development. In addition, the policies and provisions in this LRDP may further restrict the potential development of an area where such development would conflict with the protection of coastal resources.

ACADEMIC AND SUPPORT

Academic and support uses are generally concentrated on the Main Campus, with one isolated area on Storke Campus for public services and three separate areas on West Campus, including the Children's Center, South Knoll and the Coal Oil Point Reserve Field Station. The Academic and Support land use designation is intended to provide space for instruction, research and support, organized research and activities, most academic support and student services, and public service functions such as arts and lectures. These functions are accommodated in a variety of spaces including: classrooms, instructional research laboratories, professional schools and programs, ancillary support facilities such as administrative facilities, libraries, performance and cultural facilities, research institutes, conference facilities, and services supporting academic operations.

Allowed uses within the Academic and Support land use designation shall be limited to:

- Academic support
- Administrative services
- Child care facilities
- Conference facilities
- Cultural facilities
- Greenhouses, aviaries, and gardens

- Instruction and research
- Library
- Organized research units and activities
- Overnight accommodations associated with the Faculty Club and alumni facilities
- Parking, parking structures, parking garages, and mixed-use parking garages
- Parks and open space
- Public services, including police and fire facilities
- Small and/or ancillary recreation facilities such as tennis, squash, basketball, and volleyball courts
- Student services, including food services
- Ancillary, incidental, and accessory facilities to the above uses

HOUSING

The LRDP designates three Housing land use areas on Main Campus located on the north, south, and west portions of the campus. In addition, Housing is a principal land use on the Storke, West, and North campuses. Housing is intended to serve UCSB undergraduate students, graduate students, faculty and staff. New and redeveloped Housing is intended to accommodate all additional students, faculty, and staff resulting from increased population and build-out of the 2010 LRDP. The broad permitted uses allowed under the Housing land use designation are further refined for each proposed housing development, or redevelopment, site by assigning additional parameters for build-out within a corresponding site-specific land use policy.

Allowed uses within the Housing land use designation shall be limited to:

- Ancillary commercial and neighborhood serving services integral to the housing complex and intended to serve the residents of the complex
- Ancillary recreation and garden activities
- Ancillary study and library space, meeting and academic and student support functions that are integral to the student housing complex
- Common laundry and dining facilities
- Housing for students, faculty, and staff, including attached and detached single- and multi-family housing units
- Parking to serve housing needs, including surface parking lots and parking structures
- Parks and open space
- Ancillary, incidental, and accessory facilities to the above uses

RECREATION

The LRDP designates three Recreation land use areas: (1) the 43-acre Main Campus Core Recreation Area in the northwest portion of Main Campus, (2) the Storke Campus recreation area including Storke Field and Harder Stadium, and (3) the West Campus Mesa recreation area available for passive recreational uses. Recreation and athletic facilities serving organized sports and recreational programs are located on the north portions of the Main Campus and on Storke Campus. Other exercise and recreational facilities are interspersed throughout the campus.

The Recreation land use designation allows for existing recreational facilities within the Recreation designation to be expanded or renovated to serve new students, faculty, staff, and the community. The broad permitted uses allowed under the Recreation land use designation are further refined for each recreation area by assigning additional parameters for build-out within the recreation and site-specific land use policies.

Allowed uses within the Recreation land use designation shall be limited to:

- Academic and storage space for the Cheadle Center for Biodiversity and Ecological Restoration located adjacent to Harder Stadium
- Ancillary commercial services in conjunction with spectator sports events only
- Indoor recreational facilities
- Instruction facilities for sports and recreation
- Intercollegiate sports facilities
- Outdoor play fields
- Parking to serve recreational facilities
- Parks
- Pools
- Restrooms
- Spectator seating
- Sports court facilities
- Storage that is properly screened and fenced
- Ancillary, incidental, and accessory facilities to the above uses.

OPEN SPACE

The conceptual build-out of the campus envisioned in the 2010 Long Range Development Plan (LRDP) provides an opportunity for the planned stewardship of the remaining Open Space areas that grace the campus. A few open space areas such as the Commencement Commons, UCEN lawn, and the Pearl Chase Garden have been designed for active use and for campus community celebrations and gatherings. The remaining campus Open Space lands, however, have been set aside in the 2010 LRDP for permanent protection from further development, with the exception of certain allowed uses listed below. The resources of these lands will be planned and managed for the benefit of the sensitive coastal resources including, but not limited to, wetlands, native grasslands, woodlands, nesting and roosting habitat areas, and rare species that also inhabit the remnant habitat provided by campus open spaces. The emphasis within these lands is the enhancement, restoration, and permanent conservation of a mosaic of sensitive habitat areas while still allowing for the provision of low-intensity public access and recreation, including trails and public parking for access to coastal and open space areas provided that such amenities are designed and managed in a manner that limits disturbance of the nearby habitat areas.

Allowed uses within the Open Space land use designation shall be limited to:

- Active recreation at Commencement Commons, UCEN lawn, and Pearl Chase Garden
- Drainage and water quality improvements
- Environmental interpretation/educational displays
- Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access
- Habitat restoration and enhancement activities, including vegetation management consistent with Policy OS-02
- Kiosks, informational and educational signage
- Maintenance of existing roads, trails, and utilities
- Minimum necessary vegetation management for fire reduction / fuel modification for existing structures and fire reduction / fuel modification activities undertaken for new structures pursuant to Policy ESH-13

- New outdoor lighting limited to the minimum necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.
- New underground utilities essential to authorized development where no other feasible location or method of service exists
- North Campus visitor or interpretive center
- Restrooms to serve the public at key access points or routes
- Parking for the provision of public access to open space
- Passive public access and recreational facilities including public hiking/bicycle trails and benches and bicycle racks
- Replacement of existing culverts with bridged crossing of wetlands
- Uses and restrictions explicitly applied to a given property pursuant to an open space and/or conservation easement or deed restriction in effect prior to the effective date of the 2010 LRDP
- West Campus road improvements as necessary to implement the transition of Slough Road from vehicular use to pedestrian, bicycle, and emergency vehicle use
- Temporary greenhouses, shade structures, tool sheds, and utility hookups (water) for restoration purposes

Where specifically noted below and subject to the noted limitations and other pertinent policies and provisions of the LRDP, the following legally authorized development within OS-designated lands that may become non-conforming as a result of the 2010 LRDP may be permanently retained and repaired or maintained:

1. Existing student and/or community garden on Storke Campus east of Los Carneros Road and North of Lot 38 (including the associated greenhouse and garden-related structures), on Storke Campus adjacent to Storke Family Housing, and on West Campus adjacent to West Campus Apartments may each be retained in its 1990 development footprint; however, if any such areas or development are abandoned, they shall not be reconstructed except pursuant to an approved NOID;
2. Cheadle Center for Biodiversity & Ecological Restoration (CCBER) office and greenhouses where located as of July 2014 may be retained; (as permitted in NOID 5-07).

LAND USE OVERLAYS

Land use overlays for environmentally sensitive habitats areas (ESHA) and the Coal Oil Point Reserve (COPR or Reserve) have been established to further restrict the types of land uses that may be allowed within ESHA or the COPR for the purpose of protecting natural resources. Where more than one overlay is applied in an area, the more restrictive standards of the overlay shall control development.

ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY

The Environmentally Sensitive Habitat Area (ESHA) Overlay is intended to protect environmentally sensitive areas by limiting allowed land uses within ESHA to only resource-dependent uses. The ESHA Overlay, as delineated on Figure D.2, shows the known environmentally sensitive habitat areas and serves as a planning tool to ensure that new development does not adversely impact those resources. Although considerable effort was undertaken to compile the ESHA Map (Figure D.2), the mapped ESHA cannot feasibly represent all ESHA, or the exact limits of the ESHA. Precise surveys must be undertaken to delineate the boundary of ESHA at the time of a proposed development. In addition, new areas of ESHA may be identified as specific surveys are conducted and more information is gathered,

particularly during the development process. As a result, the ESHA Overlay requires periodic updates to reflect changes in knowledge, which must be processed and an amendment to this LRDP.

In addition to the Overlay, there are a number of LRDP policies that supplement and support the ESHA overlay and provide additional standards for the protection of ESHA. These policies are not limited to only ESHA identified in the ESHA Overlay. Any policy that refers to “ESHA” shall be applied to any area that meets the definition of an “environmentally sensitive habitat area” regardless of whether the ESHA is formally depicted on the ESHA Map.

Allowed uses within the ESHA Overlay shall be limited to:

- Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access
- Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy OS-02
- Limited pedestrian or bicycle trails, boardwalks, footbridges or stairways for the enjoyment of the resource and where no other feasible location exists

RESERVE OVERLAY

The Coal Oil Point Reserve (COPR or Reserve) Overlay is intended to delineate the area of campus that is managed and preserved as part of the University of California’s Natural Reserve System, and serves the research, educational, public outreach, and stewardship functions established for the Reserve. The Reserve Overlay covers the entire 170 acres of the Coal Oil Point Reserve. Unlike conventional open spaces, the COPR functions as an outdoor classroom and laboratory for the long-term field study of wild land ecosystems, so public access must be managed within the reserve in a manner consistent with the preservation of its natural resources. Areas of the Reserve that contain environmentally sensitive habitat are also designated with the ESHA Overlay to further restrict the land uses that may occur in those areas.

Allowed uses within the Reserve Overlay shall be limited to:

- Environmental interpretation/educational displays
- Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access
- Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy 0S-02
- Parking for Reserve personnel and volunteers
- Public coastal access, including public coastal access trails, parking, benches and bicycle racks
- Reserve Director’s residence
- Reserve Field Station facilities such as workshops, storage sheds, offices, green houses and shade hut
- Weather stations, observation blinds, or other similar small structures to enhance the Reserve’s objectives as a natural study area

DEVELOPMENT

The 2010 LRDP would transform the urban fabric of the campus with additional buildings among an orderly sequence of grand campus public spaces (Figure D.3*). These spaces provide the grid-like framework for siting campus buildings and connections to Isla Vista. Four main spaces are proposed for the Main Campus: Tower Mall and Storke Plaza, Pardall Mall, Campus Green and Quad, and Library Mall, all of which would open up views of the campus. Academic uses would still cluster around the central landmark of the Davidson Library, with the natural and physical sciences to the east and the arts and humanities to the west.

ACADEMIC & SUPPORT DEVELOPMENT

The LRDP proposes to create nearly 1.8 million assignable square feet (ASF) (3.6 million gross square feet [GSF]) of net new space needed by UC Santa Barbara, as well as allow for the replacement of buildings and facilities that are in poor repair, outdated, or need to be demolished to make room for new facilities. Over half of the projected development need (930,000 ASF) is for additional instructional and research facilities, including classrooms. Organized research that does not directly relate to specific instructional programs makes up about 300,000 ASF; library and institutional services require 120,000 ASF; academic and student support require 110,000 ASF; and public service requires 115,000 ASF (Table D.2).

Table D.2: Space Needs - 2025/26

Area	ASF	GSF	Percent (%)
Instruction and Research	930,000	1,860,000	52
Organized Research Units	305,000	610,000	17
Library	120,000	240,000	7
Public Services	115, 000	230,000	7
Academic Support	110,000	220,000	6
Student Services	110,000	220,000	6
Institutional Services	85,000	175,000	5
Institutional Services	85,000	175,000	5
TOTAL	**1,775,000**	**3,000,000**	**100**

Source: UC Santa Barbara, Office of Budget and Planning, Capital Development, 2007

BUILDING HEIGHT

On the Main Campus, where most of the academic and support functions are located, the highest buildings are generally in the center of the campus and lower buildings are toward its edges. For example, the highest buildings, at around 80 feet, are located around the 114-foot Davidson Library. All buildings are lower than the 170-foot Storke Tower. At the northwestern edge of the campus, the maximum building heights range from 35 to 65 feet along Mesa Road. Residential building heights range from 20 feet on Storke Campus, next to the Storke Ranch housing project, to 65 feet on the Main Campus along UCen and Ocean roads (See Figure D.4*). Figure D.4 shows the maximum heights for new stand-alone buildings. The table in the corner of that figure shows the heights of existing buildings that exceed the heights allowed for new buildings. The heights of these taller buildings are part of the certified LRDP.

Development height is defined as the vertical distance at any one point from the existing grade to the highest point of the top of the roof of the structure not including mechanical and electrical equipment solar energy systems on the roof, or architectural features.

HOUSING

Housing areas follow either the grid pattern of the Main Campus and Isla Vista, or form neighborhoods linked together by the regional greenbelt that connects the Goleta and Devereux Sloughs. Increased on-campus housing tends to reduce automobile congestion since walking, biking, and other alternative forms of transportation are more convenient. On-campus housing is also more affordable because of lower land cost and increased density, and requires less Main Campus parking since there is close-by residential parking in the campus neighborhoods.

To allow flexibility to meet campus needs in the future, a base number of units has been assigned to each housing site, but a 10% variation in the amount actually constructed is allowed for each site. The number of new units shown in Table D.3 is approximate but the cumulative net addition of beds will not exceed 5,000 for new students and the total number of net new housing units (for faculty or staff) will not exceed 1,860.

UC Santa Barbara also intends to provide more faculty and staff housing beyond existing units on West Campus and on North Campus. Additional housing will enhance the University's ability to recruit superior faculty and staff since many cannot afford to buy homes or rent in the high-priced local housing market.

Housing sites will be linked by the natural open-space greenbelt, which includes the Goleta Slough, east and west Storke wetlands, and the Devereux Slough. This natural open space is currently unconnected and much of it is inaccessible to the public. The new housing neighborhoods, the additions to existing campus-owned housing, and the redevelopment of existing campus-owned housing proposed by the University would connect and frame the open-space areas with the greenbelt. These new neighborhoods would be linked by bikeways, footpaths, transit lines, and small-scale streets to both the Main Campus and Isla Vista. The open space network would provide a valuable amenity and serve as the neighborhoods' front doors to region-wide recreational and environmental activities.

Planned housing would be concentrated in neighborhoods with diverse housing that serves a mix of faculty, staff, graduate students, students with families, and undergraduate students. In general, housing on the Main Campus at Facilities Management, East Side residential halls, and San Miguel/San Nicolas is designed for undergraduate students, as is the addition to the Santa Catalina (Francisco Torres) complex. The redeveloped Storke, Santa Ynez and West Campus apartments neighborhoods will also serve a mix of faculty, staff, graduate students, and students with families. An additional 45 units of faculty housing are proposed for the West Campus Mesa, and 125 units are proposed for the Devereux site on West Campus. Along Ocean Road, a denser, more urban neighborhood would be created for a mix of faculty, staff, and graduate and undergraduate students.

These additions, along with the North Campus faculty and student housing that is under construction, have the combined capacity to house the anticipated increase in students, faculty and staff. Wherever possible, a modest number of neighborhood-serving retail stores would be built in campus neighborhoods to provide needed amenities and reduce the number of car trips. Potential commercial space is noted in gross square feet (GSF) since it is not academic space, which is calculated in assignable square feet (ASF).

MAIN CAMPUS

Residential sites on the east side of Main Campus will primarily house single undergraduate students but could also accommodate some faculty and staff in the style of residential colleges or suites. Mixed faculty, staff, and student housing is proposed near Isla Vista and on the north side of Main Campus.

TABLE D.3: PROPOSED CAMPUS HOUSING						
LOCATION	**EXISTING UNITS (# removed)**	**TOTAL HOUSING TO BE CONSTRUCTED BY TYPE**			**TOTAL # OF UNITS OR BEDS**	**NET NEW UNITS OR BEDS**
		Student Housing	**Mixed Student/ Fac/Staff**	**Faculty/ Staff/ Family**		
HOUSING UNITS						
Facilities Management	0	0	0	200	200 units	200 units
Ocean Road Housing	0	0	540	0	540 units	540 units
San Joaquin	0	0	0	8	8 units	8 units
Santa Ynez Apartments	180 (180)	0	580	0	580 units	400 units
Storke Apartments	342 (342)	0	730	0	730 units	390 units
West Campus Apartments	250 (250)	0	230	0	480 units	230 units
West Campus Mesa	0	0	0	45	45 units	45 units
Devereux	0	0	0	125	125 units	125 units
TOTAL UNITS	**772 (772)**	**0**	**1,740**	**378**	**2,708 units**	**1,938 units**
STUDENT BEDS						
Eastside Residential Hall Additions (includes San Miguel & San Nicolas Halls)	2,064 (526) = 1,538 remain	2,400			3,938 beds	2,400 beds
Facilities Management	0	2,250			2,250 beds	2,250 beds
San Joaquin	0	1,003			1,003 beds	1,003 beds
TOTAL BEDS	**1,538**	**5,653**			**7,191 beds**	**5,653 beds**

Source: UC Santa Barbara, Office of Campus Planning & Design and Department of Housing & Residential Services, August 2014

Ocean Road Housing

This proposed new 12.5-acre neighborhood, which would redefine the border between Isla Vista and the campus, would create a varied facade along the 12-block length of Ocean Road. The buildings could provide finished ends for the blocks of Isla Vista and also create a series of gateways between Isla Vista and the campus.

The campus design strategy would transform Ocean Road into a two-lane street with wide sidewalks, bicycle lanes, and connections to Isla Vista for pedestrians, vehicles, and bicycles. Ocean Road would become a lively, urban street and create a new, better-integrated relationship with Isla Vista. New housing would be added to the current mix of student housing to serve a more demographically diverse population. Public uses and some campus-serving support spaces would bolster the traditional retail center of Isla Vista.

A total of up to 540 units would be built, as well as up to 55,000 ASF (110,000 GSF) of academic and support space. New parking spaces would be provided for the Ocean Road neighborhood in both parking garages and behind or under buildings. The majority of this parking could be provided in three garages (one existing) on the east side of Ocean Road, within a 3-minute walk of Main Campus. Two of the garages may have wrap-around residential units, such as loft apartments surrounding the walls of a parking structure.

Eastside Residence Halls

The plan for the 30.7-acre Eastside Residence Hall area of the Main Campus calls for the removal of 259 units to provide space for new housing containing approximately 780 new units (~2,400 beds) in the Santa Rosa, Anacapa, and Santa Cruz halls. New 4- and 5-story buildings, together with existing buildings, would create a series of courtyards and quadrangles along a major new residential east-west mall, extending to the east bluffs, that would overlook the Pacific Ocean. The plan also proposes adding 246 new units (934 beds) to San Miguel and San Nicolas Halls and removing four existing units. Parking would be provided for these new units - at the target ratio of one space per four beds in a location on or nearby the site. Non-residential uses would include dining commons and other facilities to support housing, academic, and student support facilities.

Facilities Management (Mesa Verde)

The 9-acre Facilities Management site would be redeveloped to provide a maximum of 550 units of largely undergraduate student housing, with the potential for some housing for faculty, staff, or families located along the property's northern edge. The site is well suited to housing since it is 20 feet below the surrounding mesa and could accommodate relatively high structures without appearing obtrusive. The first level could accommodate some maintenance facilities or even non-residential neighborhood-serving uses. Parking would be provided at the target ratio of one space for every four beds for student housing and 1 space for each family unit.

STORKE CAMPUS

The University's acquisition of the Francisco Torres (now Santa Catalina) complex and the redevelopment of housing projects on Storke Campus provide the opportunity to develop campus neighborhoods connected by a regional greenbelt. The proposed housing plan would connect and frame the open space through a potential network of streets and pathways. Street intersections along the edges could serve as gateways into the neighborhoods and focus views though the neighborhoods to the surrounding mountains, greenbelt, and the community. Parking would be provided at the target ratio of one and-a-half spaces per unit for faculty and staff and one space per 4 beds for students.

Storke Apartments

Storke Family housing has rapidly deteriorated due to problems with its initial construction. All 342 existing units must therefore be removed and will be replaced with up to 390 additional units (730 site total). The proposed redevelopment of this 25.5-acre site could create a new neighborhood with a series of urban blocks that would open to the natural areas to the north and south. The site also includes 2.2-acres that are in the Coastal Exclusion Zone.

The conceptual plan calls for a framework of residential-scale neighborhood streets encompassing neighborhood blocks containing a mix of different unit and building types. Amenities for residents, including courtyards with play areas for small children, gardens, lawns, and recreation and social areas, could be in the center of some blocks. The centers of other blocks could be open to the streets and resemble parks or plazas.

A parking structure to serve most of the residences would be included in the new design. By concentrating the parking in a single structure it will be possible to both meet pressing housing needs and provide diverse types of open spaces for residents. Housing would be within a 5-minute walk of the garage, and on-street parking would be provided for visitors, ADA/special needs, and short-term pick-up and drop-off needs.

A daycare, after school or other support facility could be located near the community's entrance, and neighborhood retail uses such as cafes or convenience shops could be located near the heart of the neighborhood, on the ground floor of the parking structure.

Santa Ynez Apartments

This 7.9-acre neighborhood (not including the acreage in the Coastal Exclusion Zone) would be redeveloped to ultimately provide a total of 580 apartments. The existing 180 units would be removed and replaced along with an additional 400 units to create a neighborhood similar to the Storke housing neighborhood across the greenbelt. Together, these combined neighborhoods could be large enough to establish a feasible base for alternative transit such as shuttles. Streets would connect to streets in Isla Vista, and the communities would be further connected by an integrated network of bike routes and pedestrian paths.

The Santa Ynez site would essentially re-emerge as a diverse, family-oriented neighborhood, possibly including a central parking garage and surface parking. Some small-scale commercial uses located on the ground floor of the garage structure could also help create a more attractive neighborhood and reduce vehicle traffic.

Santa Catalina Addition – San Joaquin

On this site the two 111-foot towers of Santa Catalina would remain and new housing structures would be added to the approximately 15-acre site to accommodate up to 1,003 additional single undergraduate students as well as a new dining commons, a market, and other student-serving uses.

A portion of the greenbelt would extend through the eastern side of the Santa Catalina site, with bikeways and landscaping to provide better pedestrian and bicycle links to both adjoining neighborhoods and the Devereux Slough. The greenway would extend across Storke Road and lead to a small park overlooking the slough, with spectacular views of both the natural environment and the Pacific Ocean.

KITP Residences
When the University completed construction of the 976-bed San Clemente graduate student housing complex in 2008 room remained on site for additional housing. The campus is constructing a 32-unit addition that will house students, faculty or visiting researchers on the site of the current parking at the intersection of El Colegio and Los Carneros roads. Any displaced parking, or parking needed for the addition, could be accommodated in Lot 30 on Stadium Road.

WEST CAMPUS

West Campus Apartments
The existing 250 units at the West Campus Apartments would be removed and 480 apartments built under the proposed LRDP. These units would be built primarily for faculty, staff and students with families, and a small number of single students.

This neighborhood could be developed in a series of blocks with a parking structure and the option for limited neighborhood serving uses. Single family homes would be located in a row on the western edge of the site, next to the former Ocean Meadows Golf Course, with a mix of townhouses and apartments in blocks potentially surrounding the garage. Trails and bicycle routes would lead to the south parcel Nature Park, the Ellwood-Devereux Mesa, and the recently acquired Ocean Meadows open space area once it's restored, and offer extraordinary recreational opportunities and scenery.

West Campus Mesa
Forty-five single-family homes for faculty and staff are proposed for this 6-acre neighborhood, which is adjacent to the University Children's Center. The site would also contain an informal recreational area east of Devereux Slough, and some academic support uses next to Isla Vista Elementary School.

The West Campus Mesa site may be suitable as a potential location for expansion of the elementary school should on-site expansion not be feasible.

Devereux
The University purchased the former Devereux School site in 2007. The 33-acre property is located between the West Campus Point faculty housing and the Coal Oil Point Reserve. Development of the approximately 17-acre South Knoll is not proposed at this time and will be subject to a LRDP Amendment in the future. In the meantime, the current and previous uses on the site may be continued and the facilities may be maintained, as long as there is no physical expansion of the buildings and other criteria are met.

On the 15.4-acre North Knoll site, up to 125 units are proposed. This site could also serve as temporary space for both housing and academic uses as existing housing complexes are redeveloped and academic buildings refurbished.

COAL OIL POINT
At Coal Oil Point, the Cliff House conference facility would be removed from the edge of the bluff. The Coal Oil Point Reserve boundary is proposed to be moved to more appropriately include the Coal Oil Point Filed Station, which includes the Reserve Manager's residence and Reserve facilities.

RECREATION AND ATHLETICS
Proposed additional athletic and recreation uses include the incremental additions to, and the reconfigurations and replacements of, existing facilities. Competition-quality facilities, including Harder Stadium, would be clustered in and near the Main Campus athletic/recreational core area. Other

recreation facilities outside the designated area would be informal, and would not include night lighting for sports facilities. Additions are also proposed for the Robertson Gymnasium, along with additions to the undeveloped edges under Harder Stadium and the expansion of parts of the Events Center. An additional recreational-use building could also be built along Ocean Road west of the Intercollegiate Athletics buildings. A 3.6-acre recreation site on West Campus near the Isla Vista Elementary School and the University's Children's Center could also be used for passive recreation. While the focus so far has been on the expansion of recreational uses near existing sites, there will be future opportunities for small-scale recreation in other locations throughout the campus.

The LRDP encourages the expansion of recreational facilities and amenities in all housing neighborhoods. These could include lawns and fields for informal recreation, tennis courts, and workout/weight rooms. Playfields, Pauley Track, outdoor courts, and bicycle routes may also be relocated or reconfigured to accommodate the University's changing needs. Additional lighting and artificial surfaces would allow increased and more efficient use of existing fields, however the LRDP restricts athletic and recreational facilities with outdoor sports lighting to specified locations within the Main Campus, Harder Stadium, and eastern sports courts on Storke Campus (see Appendix 4).

Additional paths on West Campus could be provided both along the greenbelt and across the Devereux site consistent with trails map in Figure E.3, Trail Routes. The West Campus stables and their related facilities would not be expanded; in fact the LRDP calls for the removal of these facilities within ten years from 2010 LRDP certification, and restoration of the affected areas. The braided network of equestrian paths, however, may be improved and some would be relocated to simplify the system.

OPEN SPACE

Key elements of the campus plan include improvements to the major civic spaces: Tower Mall and Storke Plaza, Pardall Mall, Campus Green and Quad, and Library Mall. Open spaces around the Eastside residence halls would be enhanced by a new east/west park linking Library Mall to the ocean.

Campus open spaces, beaches, parks, trails, and paths are the principal recreational amenities used by both the campus and surrounding communities. Modest improvements in keeping with the area's natural character would increase both their use and coastal access. Additional seating and trash containers would make the areas more pleasant and user-friendly, and signs and barriers would protect the sensitive coastal environment from overuse.

A number of changes proposed as coastal access improvements are part of the proposed plan for the Ellwood-Devereux coastal area, including the recent addition of the 64-acre, former Ocean Meadows Golf Course site to the LRDP, along with the requirement for its eventual restoration and enhancement to be completed by 2025. These recreation and open space improvements would both protect the environment and serve the population, and could include stairs, boardwalks, and restrooms. On the West and North campuses, over 347 acres of University land are protected as either open space or natural reserve, including the newly dedicated South Parcel open space. These areas would also include the creation and maintenance of coastal access trails and bicycle and equestrian routes.

Utilities

Electric service lines were recently upgraded and the campus is currently upgrading additional infrastructure including existing potable water systems, sanitary and sewer systems, and storm water and natural gas lines.

Infrastructure upgrades would complete various infrastructure loops within the campus core, extend needed systems on the west end of the campus along Ocean Road, and renew and reroute the East Bluff and Lagoon Road storm drain systems. The locations of various lines and the consolidation of replacement lines would generally be in common trenches in key corridor rights-of-way.

CALIFORNIA COASTAL ACT

The California Coastal Act of 1976 regulates land use and development along the coast. A number of specific policies relate to the development, recreation, and protection of the state's scenic and visual resources. The most important of these policies is 30250a which states:

§30250a. New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

LRDP GOALS AND OBJECTIVES

The following goals and objectives apply to the UCSB campus and, with the other policies of the LRDP, comprise the overall vision for the University through 2025.

LRDP Goal

"Vision 2025" is the University of California at Santa Barbara's Long Range Development Plan (LRDP) that implements its Academic Plan and provides for facilities and housing to accommodate planned enrollment growth through the year 2025. The Academic Plan balances the instructional needs of students and the research mission that is critical to the campus' academic excellence.

UCSB is a world-class teaching and research university that attracts high quality faculty, staff and students. The University has a responsibility to absorb a reasonable proportion of the increasing enrollment in the University of California system as a whole. The overall goal of the LRDP is to plan and implement development consistent with the Coastal Act to facilitate an increase in enrollment from the current cap of 20,000 to 25,000 students; to house 100 percent of these additional students and the faculty and staff needed to serve them; and provide high quality academic space. . The University's population goal is to increase student enrollment at a rate of about one percent per year over the planning horizon through 2025.

The LRDP also recognizes that the most highly valued physical asset of the campus is its magnificent natural setting and natural open spaces, and the ability of the public to readily access the coast in the vicinity of the University.

LRDP Objectives

The University's primary objective is to fulfill its educational mission to educate and house students, faculty and staff. At the same time, the University appreciates its location adjacent to the Pacific Ocean in the Coastal Zone and recognizes its responsibilities pursuant to the Coastal Act. The University wants to continue to restore and enhance sensitive resources and increase the public's ability to access the coast from campus. The University's specific educational objectives, as implemented through physical development provided for within this LRDP, are:

1. Increase graduate students from about 2,870 to 4,250 in order to meet the target of about 17 percent of total enrollment.
2. Increase faculty from about 1,100 to 1,400. Staff is expected to increase by about 1,400 new positions to a total of about 5,000.

3. Construct up to 1,874 additional faculty and staff units and an adequate number of units to accommodate 5,000 additional students on Storke, Main and West Campuses.
4. Construct up to 3.6 million gross square feet (1.8 million net new assignable square feet) of academic and support uses not including parking garages and housing.
5. Work towards providing housing for each added increment of new enrollment within four years.

LAND USE POLICIES

LRDP Policies

The following Land Use and Recreation policies apply to all future development and redevelopment on the campus.

General

Policy LU-01 - A maximum of 3.6 million gross square feet (GSF) of additional academic and support uses may be developed on the UCSB campus where designated on Figure D.3, Potential Development Areas, and provided that it is consistent with all other policies and provisions of the LRDP. The University shall maintain a running account of the changes to Academic and Support (A&S) development on campus. The A&S build-out documentation shall summarize the total A&S build-out in gross square feet and account for new A&S structural area, additions to existing A&S structures, demolition of existing A&S structural area, and any other changes that affect the GSF of A&S development. The A&S build-out documentation shall include a running annual total and shall provide the current build-out in relation to the Academic and Support "baseline." The baseline shall be the total build-out of A&S campus-wide as of the date of certification of the 2010 LRDP. The A&S build-out documentation shall be submitted with each NOID or Exemption Request that adds or removes A&S build-out.

Policy LU-02 - New housing units sufficient to accommodate up to 5,000 additional student bed spaces (including up to 240 student-family units) and a maximum of 1,800 additional faculty and staff housing units over the housing baseline may be cumulatively constructed on Main, Storke, and West Campuses where designated on Figure D.3 and provided that it is consistent with the site-specific build-out parameters identified for each housing development and all other policies and provisions of the LRDP.

New housing shall be consistent with the following maximum build-out parameters for each housing type, which shall be calculated over and above the housing baseline: a total of 2.82 million gross square feet (GSF) of faculty and staff housing, up to 1.77 million new GSF of housing units to accommodate 4,760 student bed spaces, and a maximum of 360,000 GSF of student family housing campus-wide.

Each housing project may also be assigned an additional 15% GSF (over and above the housing unit caps above) to serve ancillary residential or non-residential uses; where identified, Academic & Support GSF on Housing sites has a separate cap which will count towards the overall A & S development cap.

The University shall maintain a running account of the housing development on campus corresponding to the three categories described above (faculty and staff, individual students, and student-family housing). The housing build-out documentation shall summarize the total housing build-out in gross square feet, number of units/bed spaces, number of units serving each resident type, and the location. In addition, the build-out documentation shall account for new housing structural area, additions to existing housing structures, demolition of existing housing structural area, and any other changes that affect the GSF of housing development. The housing build-out documentation shall include a running total and shall provide the current build-out in relation to the Housing "baseline." The baseline shall be the total build-out of housing campus-wide as of the date of certification of the 2010 LRDP (Sierra Madre and North Campus Faculty Housing are under construction and shall be considered part of the baseline). The housing build-

out documentation shall be submitted with each NOID or Exemption Request that adds or removes housing build-out.

Policy LU-03: To provide flexibility to address future planning needs, and with the exception of the West Campus Mesa and Devereux sites described in Policies LU-32 and LU-31 respectively, all housing sites have the ability to exceed the estimated number of units or beds by up to ten (10) percent without requiring a LRDP Amendment. However, in no case shall the total net number of faculty and staff units included in this LRDP exceed 1,800 nor will the net number of student beds exceed 5,000. As each project is proposed, a tally of the net new units and/or beds shall be provided as part of the NOID process.

Policy LU-04 – The individual development site build-out parameters as identified in the policies (including LU-02 and LU-03) and provisions of this LRDP represent the maximum build-out potential. Prior to site design, the University shall confirm the environmental conditions through updated environmental resource surveys, including biological resources (e.g., wetlands, ESHAs, Monarch Butterflies, etc.) completed within 1 year prior to submitting the Notice of Impending Development; traffic, parking and coastal access constraints analyses; and archaeological resource evaluations, as applicable, to establish up-to-date resource constraints for preparation of the Notice of Impending Development. The updated constraints may further limit the development footprint and/or the maximum build-out potential or design parameters to ensure consistency with the LRDP.

Policy LU-05 - Development shall be planned to fit the topography, soils, geology, hydrology, and other conditions existing on the site so that grading is kept to a minimum. Campus development shall protect, and where feasible restore, natural hydrologic features such as natural stream corridors, groundwater recharge areas, floodplains, vernal pools, and wetlands.

Policy LU-06 - New campus development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Policy LU-07 – New trailers, storage units, and temporary manufactured structures shall be located or relocated pursuant to a Commission-approved NOID. Where the structure serves an A&S function, it shall be accounted for under the A&S development cap as described in Policy LU-01.

Main Campus

Policy LU-08 – Development at the **Parking Lot 30** site shall be located within the approximately 3.5-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Academic and support build-out on this site shall not exceed a maximum of 250,000 GSF. Academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 30 (comprised of 354 commuter spaces and 15 residential spaces) may be redeveloped into a parking structure of up to 2,000 parking spaces to serve the Facilities Management development (Policy LU-10), Kavli Institute of Theoretical Physics housing (Policy LU-27), and other nearby development subject to approval of a NOID.

c. Development shall not exceed 70 feet in height as shown in Figure D.4.

Policy LU-09 – With the exception of the constructed drainage feature, the as-built expansion of Parking Lot 30 within 100 feet of wetland and/or oak woodland habitat shall be removed.

Policy LU-10 – Development at the **Facilities Management Housing** site shall be located within the approximately 9-acre potential development envelope designated as Housing in Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 200 faculty/staff/ family housing units;
- a maximum of up to 2,250 student bed spaces;
- Up to 900,000 GSF development;
- Heights shall not exceed 65 feet on the southern portion of the site and 35 feet on the northern portion of the site as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 3,000

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Academic and support build-out on this site shall not exceed 185,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided on-site to the extent feasible and in Structure/Lot 30

d. Early in the project planning process for the Facilities Management site, a site-specific flooding/ Sea Level Rise (SLR) study shall be prepared to address the current levels of flooding/SLR and anticipated future levels given the expected life of the new structures. The parameters of the study shall be carried out consistent with Policy SH-04.

e. Mesa Road and Stadium Roads shall not be realigned further west due to the presence of ESHA.

f. The ESHA buffer on the north side of the wetland on the FM site may be reduced to a minimum of 50 feet consistent with the allowed buffer reductions in Policy ESH-31 and where fully mitigated consistent with Policy ESH-17.

g. The fire reduction/fuel modification plan shall certify that no fire/fuel modification activities shall occur within the wetland or ESHA area.

Policy LU-11 – Development at the **East Side Academic and Support site (Parking Lot 5)** shall be located within the approximately 1-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Academic and Support build-out on this site shall not exceed a maximum of 150,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 5 (comprised of 80 commuter parking spaces and 2 designated coastal access spaces) may be removed in its present configuration. The 2 designated coastal access parking spaces in Parking Lot 5 shall be retained on the site in a location that is accessible and convenient to serve its intended coastal access purpose or moved to Parking 6; and.

c. Development shall not exceed 65 feet in height as shown in Figure D.4.

Policy LU-12 – Development at the **Environmental Health and Safety Academic & Support** site shall be located within the approximately 1-acre potential development envelope designated as Academic & Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. New Academic and Support build-out on this site shall not exceed a maximum of 100,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 17 shall continue to serve the uses on this site.

c. Development shall not exceed 35 feet in height as shown in Figure D.4.

Policy LU-13 – Development within the **Main Campus Core Recreation Area** site shall be located within the approximately 43-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

a. Recreation facilities serving organized sports and recreational programs are allowed in the Main Campus Core Recreation Area. Outdoor lighting of the recreational facilities shall be determined as allowed in Policy ESH-15.

b. The lupine restoration area shall be avoided and protected. The remaining individual oak trees shall be protected and preserved.

c. Development shall not exceed 35 feet in height along Mesa Road and 45 feet in the remainder of the area as shown in Figure D.4.

Policy LU-14 – At the **Manzanita Village** site, maximum residential build-out has been achieved, comprised of 200 student housing units accommodating 800 student bed spaces. Development at Manzanita Village shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 1-98 unless otherwise modified below:

a. Development on the southern exposure of Main Campus shall not be constructed within 150 feet of the coastal bluff edge.

b. Bicycle parking serving the development shall be provided on the site. Four hundred vehicular parking spaces shall be provided in Parking 22 and/or 38 to serve the Manzanita Village housing development.

c. Development shall not exceed 45 feet in height as shown in Figure D.4.

Policy LU-15 – Development at the **Ocean Road Housing** site shall be located within the approximately 16-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 540 faculty/staff/ family housing units;
- Up to 810,000 GSF development;
- Heights shall not exceed 65 feet on the northern portion of the site, 45 feet adjacent to Manzanita Village, and the average height of the portion of the project adjacent to Isla Vista shall be 55 feet as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 2,400

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Academic and Support build-out on this site shall not exceed 110,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

c. To the extent feasible, new housing on the Ocean Road site will physically and visually integrate and harmonize with the adjacent Isla Vista community, including the opening of roadway connections to Isla Vista streets.

d. Development of the site shall maintain the north-south bicycle and vehicular circulation.

e. The existing 14 metered coastal access parking spaces located on Ocean Road may be removed and shall be relocated as on-street parking on Ocean Road near the terminus of Ocean Road at Manzanita Village. Alternately, or if Ocean Road does not accommodate any on-street parking, the 14 metered coastal access spaces shall be relocated:

(1) as surface parking as close as feasible to the southern portion of the Ocean Road Housing site; or

(2) as first floor parking spaces within the new parking structure 23.

f. The 14 designated coastal access parking spaces in Parking Lot 23 shall remain within Lot 23 if Lot 23 is retained or redeveloped into a parking structure. If Parking Lot 23 is removed, these coastal access spaces shall be retained within the Ocean Road Housing site either (in order of priority):

(1) as relocated on-street parking spaces on Ocean Road as close as feasible to the southern portion of the Ocean Road Housing site;

(2) as surface parking as close as feasible to the southern portion of the Ocean Road Housing site; or

(3) as first floor parking spaces within a new parking structure as close as feasible to the southern portion of the Ocean Road Housing site.

g. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided primarily on the site, including Lot 23, except that additional parking may be located within Parking Structure 22 where parking availability to serve permanent housing is affirmatively demonstrated.

h. The eucalyptus windrow shall be replaced at a 3:1 ratio with Monterey Cyprus or similar trees suitable for raptor use, with 1:1 planted on-site in the form of a similar windrow with a north-south orientation and 2:1 planted off-site at a campus location(s) that is appropriate to support and create raptor habitat.

Policy LU-16 – Development at the **East Side Residence Halls** site shall be located within the 28.7-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 3,938 student bedspaces;
- Up to 906,000 GSF development;
- Heights shall not exceed 65 feet as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite student population of 4,000

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Academic and Support build-out on this site shall not exceed 66,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided in a combination of on- and off-site locations where parking availability to serve permanent housing is affirmatively demonstrated. Development shall not exceed 65 feet in height as shown on Figure D.4, except that San Nicolas residence hall may be rebuilt at its existing height of 72 feet and San Miguel residence hall may be rebuilt at its existing height of 75 feet, consistent with Figure D.4.

Policy LU-17 – Development within the **Main Campus Academic and Support** site shall be located within the approximately 143-acre potential development envelope(s) designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Within the 85 foot height area as shown on Figure D.4, a maximum of 810,000 GSF of net new building area may be constructed. Within the 65-foot height area, a maximum of 1.75 million GSF maybe be constructed. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Development that removes, relocates, or otherwise modifies a parking lot containing designated coastal access parking spaces requires further review as an LRDP amendment as outlined in Policy TRANS-14.

North Campus

Policy LU-18 – At the **Sierra Madre** site maximum residential build-out has been achieved, comprised of 151 student and faculty housing units on the 14.8-acre site. Development at the Sierra Madre Housing site shall be consistent with the following post-buildout standards in addition to the Commission-approved Notice of Impending Development 1-06 unless otherwise modified below:

a. Bicycle and vehicular parking serving the development shall be provided on the site. The project shall provide a minimum of 1.5 parking spaces per unit plus 0.5 parking spaces per unit for guests for a total of 302 spaces.

b. Native plantings will be used to visually integrate natural areas with development on North Campus. Wetland, riparian and environmentally sensitive habitat areas on the North Campus, including those identified in Figure D.2 (ESHAs), shall be retained, restored and/or enhanced.

c. Wetland, riparian and environmentally sensitive habitat areas on the Storke-Whittier property, including those identified in the 2006 North Parcel and Sierra Madre wetland delineations shall be retained, and restored and/or enhanced. A plan for restoring all riparian and wetland areas on the site shall be implemented concurrent with the development of the Sierra Madre Housing development.

d. Roadways and pedestrian sidewalks shall be paved with a permeable surface.

e. Development shall not exceed 35 feet in height as shown in Figure D.4.

f. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall

be posted at the site.

Policy LU-19 – The **North Campus Open Space** shall be used for purposes of open space preservation, coastal wetland and wildlife habitat conservation and restoration, public access, passive recreation, research and environmental education. Development on the North Campus Open Space – Ocean Meadows site (formerly the Ocean Meadows Golf Course) shall be consistent with the following standards:

a. Development at the North Campus Open Space - Ocean Meadows site shall include the enhancement, maintenance, and restoration of wildlife habitat.

b. Restoration includes, but is not limited to, the completion of projects to control existing erosion and sediment transfer into the Devereux Slough and eliminate non-native invasive plants, creating new wetland and riparian areas, and enhancing wetland and riparian buffer zones. Restoration should create a complex of complementary resources, and ensure food and refuge are available at the times the target animals need them. Restoration and enhancement improvements may be implemented as mitigation for development projects or as voluntary projects as funding becomes available.

c. The University shall implement restoration of North Campus Open Space – Ocean Meadows in phases, consistent with the deed restriction recorded on March 29, 2013 (Deed Restriction Document No. 2013-0021895) required pursuant to California Coastal Commission issued Coastal Development Permit No. 4-12-044.

d. Public coastal access shall be maintained and enhanced. Coastal access parking shall be maintained generally within the developed parking lot. Trail improvements shall be undertaken through the site to link the North Campus Open Space – Ocean Meadows site and coastal access parking with the surrounding trails and open space on South Parcel and Coal Oil Point Reserve.

e. The clubhouse, or similar structure in approximately the same location, shall serve as a visitor or interpretive center for the express purpose of providing environmental educational opportunities to the general public. Parking near the clubhouse shall serve both the visitor (or interpretative) center and general coastal access purposes.

f. No development shall occur on the North Campus Open Space - Ocean Meadows site except for the following, and then only if approved pursuant to a Coastal Development Permit or Notice of Impending Development:

1. Demolition and removal of existing structures, and rehabilitation of the existing clubhouse and storage structure provided it is limited to approximately the same size, footprint, and development areas;

2. Habitat restoration and enhancement, including associated grading and drainage improvements for such purposes;

3. Installation, repair or upgrading of utilities, including sewer lines, storm drains, water lines, irrigation lines, and similar facilities;

4. Construction of water quality management structures;

5. Erosion control and flood control management activities;

6. Improvements for public access, recreation, and/or environmental education and research including, but not limited to, trails, public parking facilities, public bathrooms, fencing along designated pathways, and associated appurtenances and necessary signage; and

7. Reconstruction of existing drains or maintenance and repair activities pursuant to an approved management and maintenance program.

Policy LU-20 – At the **North Parcel/Ocean Walk** site maximum residential build-out has been achieved, comprised of 172 faculty housing units. Development at North Parcel/Ocean Walk shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 1-06 unless otherwise modified below:

a. Bicycle and vehicular parking serving the development shall be provided on the site. The project shall provide a minimum of 1.5 parking spaces per unit plus 0.5 parking spaces per unit for guests for a total of 344 parking spaces.

b. Native plantings will be used to visually integrate natural areas with development on North Campus.

c. Wetland, riparian and environmentally sensitive habitat areas on the North Parcel/Ocean Walk site, including those identified in Figure D.2 (ESHAs), shall be retained, restored and/or enhanced. A plan for restoring all riparian and wetland areas on the properties shall be implemented concurrent with the development of the Ocean Walk Faculty Housing development.

d. Utility lines as well as roadways, pedestrian sidewalks, and the coastal access parking lot where paved with a permeable surface may be located within buffer areas between the wetland areas on the North Parcel/Ocean Walk provided that these developments are located as far away from these resources as feasible and no other less environmentally damaging alternative exists. The permeable paving shall be maintained as a permeable surface for the life of the structure.

e. The 20 designated public access parking spaces shall be maintained for coastal access purposes.

f. In light of the significant benefits of clustering development on North Parcel/Ocean Walk and Sierra Madre and preservation of the South Parcel as open space, the wetlands, riparian habitat, and ESHA on the North Parcel/Ocean Walk may have a buffer of less than 100 feet as specifically allowed pursuant to Policy ESH-33. Buffers that are less than 100 feet place these resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all wetland, riparian habitats, and ESHA that will not have a 100-foot buffer from any structures, roads, or other paved development consistent with Policy ESH-17. Should restoration of impacted wetlands be feasible onsite, restoration and enhancement of these habitats in place may be used to account for a portion of the required habitat mitigation up to a 1:1 ratio. The remaining mitigation shall occur on South Parcel in accordance with the approved Habitat Restoration Plan (NOID 1-06).

g. Development shall not exceed 35 feet in height as shown in Figure D.4.

h. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.

Policy LU-21 – The **North Campus Open Space - South Parcel** shall remain open space available for habitat conservation and public access in perpetuity. Development on North Campus Open Space - South Parcel shall be consistent with the following standards in addition to the Commission approved Notice of Impending Development No. 1-06 unless otherwise modified below:

a. The University shall be responsible for the enhancement, maintenance, and restoration of the North Campus Open Space - South Parcel.

b. The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of North Parcel/Ocean Walk Faculty Housing. These restoration and enhancement efforts shall be in accordance with the approved Habitat Restoration Plan (NOID 1-06). Any remaining restoration and improvements shall be implemented as funding becomes available, either as mitigation for development projects or as voluntary projects

c. Restoration includes, and is not limited to, the completion of projects on the North Campus Open Space - South Parcel to control existing erosion and sediment transfer into the Devereux Slough and the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, and trail improvements.

d. The University shall implement, in phases, restoration of North Campus Open Space - South Parcel.

e. Public coastal access shall be maintained and enhanced.

f. Access roads and/or parking shall not be developed on this site.

Storke Campus

Policy LU-22 – Development at the **Storke Apartments** site shall be located within the approximately 20.5-acre potential development envelope designated as Housing on Figure D.3. Of this acreage, 18.7 acres of the site are located within the Coastal Zone. Development at the Storke Apartments site shall be consistent with the following build-out provisions:

- a maximum of 730 faculty/staff/ family housing units;
- Up to 1,095,000 GSF development;
- Heights shall not exceed 20 feet on the west side of the site adjacent to Storke Ranch housing and 55 feet for the remainder of the site as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 2,920

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Early in the project planning process for the Storke Housing site, a site-specific flooding/Sea Level Rise (SLR) study shall be prepared to address the current levels of flooding/SLR and anticipated future levels given the expected life of the new structures. The parameters of the study shall be carried out consistent with Policy SH-04;

c. Bicycle and vehicular parking serving the development shall be provided on the site.

Policy LU-23 – Development at the **San Joaquin Housing** site shall be located within the approximately 10.8-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 190 housing units to accommodate 1,003 student bedspaces and 8 Faculty or Resident Assistants and Directors.
- Up to 285,000 GSF development;
- Heights shall not exceed 70 feet for the North and South Towers and 35 feet for the remainder of the site as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 1,050.

a Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Ancillary commercial food service facilities shall not exceed a maximum of 35,000 GSF (e.g., dining commons and convenience store). Ancillary commercial food service facilities shall not be counted toward the ancillary development cap consistent with Policy LU-02

c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in a combination of off-site locations where parking availability to serve permanent housing is affirmatively demonstrated within the following potential locations: Parking Structure 50, Lot 38 and where feasible, a new Commission-approved lot at West Campus Apartments.

d. The existing Santa Catalina towers located on the same parcel stand at 111 feet in height. These towers may be rebuilt at their existing height consistent with Figure D.4.

e. A Class I bicycle path may be developed in the ESHA/wetland buffer on the east side of the San Joaquin Apartments site in the most environmentally protective manner accompanied with a Commission-approved buffer restoration plan.

Policy LU-24 – At the **San Clemente Village** site, maximum residential build-out has been achieved, comprised of 329 student housing units accommodating 976 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below:

a. Bicycle parking serving the development shall be provided on the site. A total of 577 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 542 spaces in Parking Structure 50.

b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and

c. Parking Structure 50 shall not exceed 45 feet in height as shown in Figure D.4.

Policy LU-25 – Development at the **Santa Ynez Apartments** site shall be located within the approximately 20-acre potential development envelope designated as Housing on Figure D.3. Of this acreage, 6.5 acres of the site are located within the Coastal Zone. Development at the Santa Ynez Apartments site shall be consistent with the following build-out provisions:

- a maximum of 580 faculty/staff/ family housing units;
- Up to 870,000 GSF development;
- Heights shall not exceed 45 feet as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 2,920

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Bicycle and vehicular parking serving the development shall be provided on the site.

Policy LU-26 – Development at the **Central Stores Academic & Support** site shall be located within the approximately 2.25-acre potential development envelope designated as Academic & Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Academic and support build-out on this site shall not exceed a maximum of 100,000 GSF for public services including relocation of campus police and fire facilities. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 37 may be removed and replaced with a sufficient number of spaces to serve the site function, including visitor parking spaces.

c. Development shall not exceed 35 feet in height as shown in Figure D.4.

Policy LU-27 – Development at the **Kavli Institute of Theoretical Physics (KITP)** Housing site shall be located within the approximately 1.2-acre potential development area designated as Housing on Figure D.3 and shall be consistent with the following build-out standards and the Commission approved Notice of Impending Development No. UCS-NOID-0005-14 unless otherwise modified below:

a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families.

b. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in Parking Lot 30 with a minimum of 15 parking spaces assigned to KITP.

c. A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development.

d. Development shall be limited to a maximum of 45 feet as shown on Figure D.4. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features.

e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site's perimeter adjacent to ESHA buffer or wetland buffer areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer or wetland buffer areas planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

Policy LU-28 – Vehicular use of the road connection between **Parking Lot 38** and Los Carneros Road through the Open Space shall be prohibited, except for necessary emergency vehicle access and Harder Stadium event egress (a maximum of 15 times a year). The connection may be retained for bicycle and pedestrian use with the minimum lighting necessary for safety consistent with Policy ESH-15. Measures shall be installed to ensure that vehicles have restricted access to this road. Such measures may be designed to allow necessary emergency vehicle access. The road connection through the open space shall be re-engineered to enhance and improve hydrologic connectivity by installing a bridge or other or alternative crossing that retains a natural open connection. Within 18 months of the certification of the 2010 LRDP, the campus will submit to the Coastal Commission a plan for Harder Stadium event egress that will not require the use of Lot 38 Road out to Los Carneros Road and non-emergency vehicle access will be prohibited at that time

Policy LU-29 – Development at the **Storke Field Recreation** site shall be located within the approximately 19-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

a. Recreation facilities serving organized sports and recreational programs are allowed in the Storke Field Recreation Area.

b. Outdoor sports lighting shall be prohibited on Storke Field and allowed at the tennis courts within the boundaries of the "Limits of Outdoor Lighting Map" in Appendix 4 pursuant to Policy ESH-15.

c. Indoor or enclosed facilities shall be clustered with the existing developed housing area and along the eastern edge of Storke Campus. Outdoor lighting for these facilities shall be the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15.

d. Development, including recreation facilities and parking, shall not extend any further north or west of the existing Parking Lot 38 footprint.

e. Parking to serve recreational uses shall be available on the site in Parking Lot 38. However, recreational parking may be dispersed during peak events where allowed pursuant to Policy TRANS-19.

f. Development on this site primarily consists of surface fields and parking. The surface parking Lot 38 may be developed with a covered structure with rooftop solar provided that the structure is sited, designed, and sized to ensure that there will be no fuel modification/fire reduction activities, tree trimming or tree removal, or light spillover in the adjacent ESHA or Open Space. Lot 38 lighting shall be retrofitted concurrently with the installation of the cover, or sooner as consistent with Policy ESH-15. Recreation development on the east portion of the site shall not exceed 45 feet in height along Stadium Road and the covered parking with solar shall not exceed 20 feet in height as shown in Map D.4.

West Campus

Policy LU-30 – The **Devereux South Knoll** site shall not be redeveloped until and unless a targeted LRDP Amendment is certified by the Coastal Commission which assigns parameters for redevelopment and build-out. Redevelopment of the site shall not include residential uses. Future plans for redevelopment of the Devereux South Knoll site shall recognize the environmental constraints, including the presence of environmentally sensitive habitat and associated buffers. The existing developed site may continue to accommodate campus Academic and Support functions and the two existing housing units, and internal renovation of existing buildings to support those functions may occur without an LRDP amendment consistent with the following provisions:

a. Buildings shall not be physically expanded.

b. Use of the site shall be consistent with the Academic and Support land use designation.

c. The total number of Average Daily Traffic trips associated with the North Knoll and South Knoll shall not exceed 2,500 ADT.

d. Bicycle and vehicular parking serving the development shall be provided on the site.

e. West Campus roads shall not be widened or expanded to accommodate an increase in vehicular or bicycle circulation except as allowed to accommodate vehicular restrictions on Slough Road consistent with Policy TRANS-12 and in conjunction with North Knoll build-out in Policy LU-31.

f. Vehicular access to the site shall be from West Campus Point Lane after vehicular restrictions are placed on Slough Road consistent with Policy TRANS-12 and in conjunction with North Knoll build-out in Policy LU-31.

g. A minimum of 27 designated coastal access parking spaces shall be provided on the site in locations with the most beneficial proximity to, and linkage with, the existing coastal access trail system.

h. Landscaping shall include plant species beneficial to monarch butterflies.

Policy LU-31 – Development at the **Devereux North Knoll** Housing site shall be located within the 9.3-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 125 faculty housing units;
- Up to 250,000 GSF development;
- Heights shall not exceed 35 feet as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 500.

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Bicycle and vehicular parking serving the development shall be provided on the site.

c. Vehicular access to the site shall be from West Campus Point Lane. Redevelopment of North Knoll shall trigger vehicular restrictions on Slough Road consistent with Policy TRANS-12. To effectuate the vehicular restriction, West Campus Point Lane, including the connector road from North Knoll to South Knoll, may be widened the minimum necessary to accommodate a two-lane road that meets Fire Department standards. The road may be widened the minimum necessary within ESHA buffers where no other feasible siting and design alternatives exist. Redevelopment of North Knoll shall include road improvements on the approximately 1,000-ft stretch of road that connects North Knoll to South Knoll as necessary to accommodate the flow of the South Knoll and Coal Oil Point Reserve traffic.

d. Public pedestrian access shall be provided through the site to link with the Slough Road trail and link with a trailhead at West Campus Bluffs Nature Park.

e. The CC&Rs for the development shall identify a landscaping plant palette of plant species beneficial to monarch butterflies, and residents shall be encouraged to include these as a component of the landscaping.

f. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane concurrent with the housing development, consistent with the requirements of Policy TRANS-23.

g. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.

h. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.

Policy LU-32 –

A. Development at the **West Campus Mesa Housing** site shall be located within the 4.6-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 45 faculty housing units;
- Up to 90,000 GSF development;
- Heights shall not exceed 35 as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 180.

1. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

2. Bicycle and vehicular parking serving the development shall be provided on the site.

3. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane concurrent with the housing development, consistent with the requirements of Policy TRANS-23.

4. The two isolated patches of California Brome on the site may be removed and reestablished on campus within the nearby open space at a mitigation ratio of 3:1 (area to be planted in relation to area removed) with the express purpose of restoring and establishing the grassland habitat as ESHA.

5. The CC&Rs for the development shall identify a landscaping plant palette of plant species beneficial to monarch butterflies, and residents shall be encouraged to include these as a component of the landscaping.

6. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.

7. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy PA-13.

8. Development shall be planned to ensure that the proposed development will not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound

traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.

9. Native trees and shrubs compatible with the area shall be closely planted along the east side of Slough Road 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 West Campus Mesa residential development.

B. Development at the West Campus Mesa Recreation site shall be located within the 5.4-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

1. Recreation facilities shall be for passive recreation only such as picnic benches, nature trails, etc. Indoor or other enclosed sports facilities shall be prohibited.

2. Outdoor sports lighting shall be prohibited on this site consistent with Policy ESH-15.

3. Recreation facilities on this site shall be for day use only and shall not be lighted except the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15.

4. The one isolated patch of California Brome on the site may be removed and reestablished on campus within the nearby open space at a mitigation ratio of 3:1 (area to be reestablished in relation to area removed) with the express purpose of restoring and establishing the grassland habitat as ESHA.

5. Parking is not required to serve the recreational use unless monitoring indicates that the designated coastal access parking spaces are overcrowded as a result of recreational use of the West Campus Mesa Recreation site.

6. Development on this site shall not include buildings and therefore the site is not assigned a height limit on Figure D.4.

7. Landscaping shall include plant species beneficial to monarch butterflies.

8. Turf may be allowed if served by reclaimed water.

8. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.

9. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.

10. Development shall be planned to ensure that the proposed development would not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.

C. Development at the West Campus Mesa Academic and Support site shall be located within the 1.9-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

1. Academic and support build-out on this site shall not exceed a maximum of 120,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

2. Bicycle and vehicular parking serving the development shall be provided on the site.

3. Development shall not exceed 35 feet in height as shown on Figure D.4.

4. Landscaping shall include plant species beneficial to monarch butterflies.

5. Development shall be planned to ensure that the proposed development will not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.

Policy LU-33 – Within two years of the effective date of certification of the 2010 LRDP, the University shall prepare and submit a **Coal Oil Point Reserve Coastal Management Plan** to the Coastal Commission as an amendment to the 2010 LRDP. No new structures shall be approved on the Reserve until the Plan is certified by the Coastal Commission.

The purpose of the Plan shall be to comprehensively identify existing and planned development, maintenance, and programs at the Reserve that are consistent with coastal resource protection under the Coastal Act and the certified LRDP. The COPR Coastal Management Plan shall specifically identify: a baseline of all existing development on the Reserve (including confined animal facilities); the development's date of installation; permitting history; existing Reserve programs (e.g., the snowy plover management, wetland restoration, native plant species cultivation); existing maintenance operations such as location, timing and methods of fuel modification; and status of habitat restoration activities.

The Plan shall provide a detailed description of all development, maintenance, and programs that are proposed to continue on the Reserve. The Plan shall augment the biological resource mapping (Figure F.2) effort on campus, both on and off the Reserve, based on current (within 1 year) and historic resource surveys for all areas within 300 feet of proposed Reserve development, maintenance, or management programs. The Plan shall evaluate the consistency of the proposed development and activities with the Coastal Act.

Policy LU-34 – At the **Coal Oil Point Reserve Field Station** site the following standards shall apply:

a. No new structures shall be approved within the Reserve Field Station until the Coal Oil Point Reserve Coastal Management Plan is certified by the Coastal Commission pursuant to Policy LU-33.

b. Vehicular access to the site shall be from West Campus Point Lane after vehicular restrictions are placed on Slough Road consistent with Policy TRANS-12 and in conjunction with North Knoll build-out in Policy LU-31.

Policy LU-35 – Development at the **West Campus Apartments** site shall be located within the 15.5-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 480 Student/Family/Faculty housing;
- Up to 720,000 GSF development;
- Heights shall not exceed 20 feet in height along the western site boundary and the 300-foot buffer from Devereux Slough, and 55 feet in height for the remainder of the parcel as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 1,920.

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Bicycle and vehicular parking serving the development shall be provided on the site.

c. Additional parking for residential purposes may be developed on the site to serve the adjacent San Joaquin campus housing development.

d. The parking structure shall be limited to 45 feet in height.

e. Public access for bicycles and pedestrians shall be provided through and around the site to link with the De Anza Trail and the regional Ellwood Open Space area.

f. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane, concurrent with the housing development, consistent with the requirements of Policy TRANS-23.

g. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.

h. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.

i. Development shall be planned to ensure that the proposed development will not conflict with any necessary widening or formalizing of West Campus Point Lane to accommodate all south-bound traffic upon the conversion of Slough Road to pedestrian, bicycle, and emergency access use only.

j. A Class I bicycle path may be developed at the West Campus Apartments site within the ESHA buffer in the most environmentally sensitive manner accompanied with a Commission-approved buffer restoration plan.

RECREATION

According to Coastal Act Section 30255, coastal dependent development has priority over other development on or near the shoreline and should be located close to the coastal resources upon which it depends. Section 30213 directs that lower-cost visitor and recreation facilities be protected, encouraged, and, where feasible, provided for the public. Ocean-front land suitable for recreational use should be protected for recreational use, according to Section 30221, unless foreseeable future demand for recreational activities can be accommodated elsewhere. Section 30220 requires that coastal areas suitable for water-oriented recreational activities that cannot be readily provided at inland water areas must be protected.

§ 30255. “Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support”

§ 30213. "Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities."

§30221. "Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area."

§30220. "Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses."

At UC Santa Barbara there is no realistic opportunity to locate development outside of the Coastal Zone since the campus is located almost entirely within that zone. Coastal-dependent uses such as the seawater system and related aquaria are not precluded by the proposed development described in the LRDP. Proposed policies would allow the public to continue to use the campus' many recreational facilities as long as they do not interfere with fundamental campus purposes. No new development is proposed for ocean-front land.

RECREATION POLICIES

General

Policy REC-01 –

A. Recreation facilities serving organized sports and recreational programs are allowed in the Recreation-designated areas on Main Campus (Policy LU-13), Harder Stadium, and Storke Field (Policy LU-29). Outdoor lighting of these recreational facilities shall be determined as allowed in Policy ESH-15.

B. Recreational facilities on West Campus (LU-32) shall not serve organized sports or recreational programs. Recreational amenities allowed in the Recreation-designated area on West Campus shall be low-intensity recreation facilities for day use only and shall not be lighted except the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15. Indoor or other enclosed sports facilities shall be prohibited in the Recreation-designated areas on West Campus.

C. Other recreational amenities that are not for organized sports or recreational programs may be developed:

1. Within housing developments to serve the on-site residents or
2. Within Academic and Support areas to serve campus populations, provided such amenities are indoor or limited to daytime recreation only. Lighting for the allowed outdoor amenities in housing developments or Academic and Support areas shall be for safety purposes only and consistent with lighting standards in Policy ESH-15.

D. New, replacement, expansion, relocation or other significant modifications to facilities within Recreation-designated areas shall be processed as a Notice of Impending Development.

Policy REC-02 – Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at prevailing cost, when not being used by campus classes or programs.

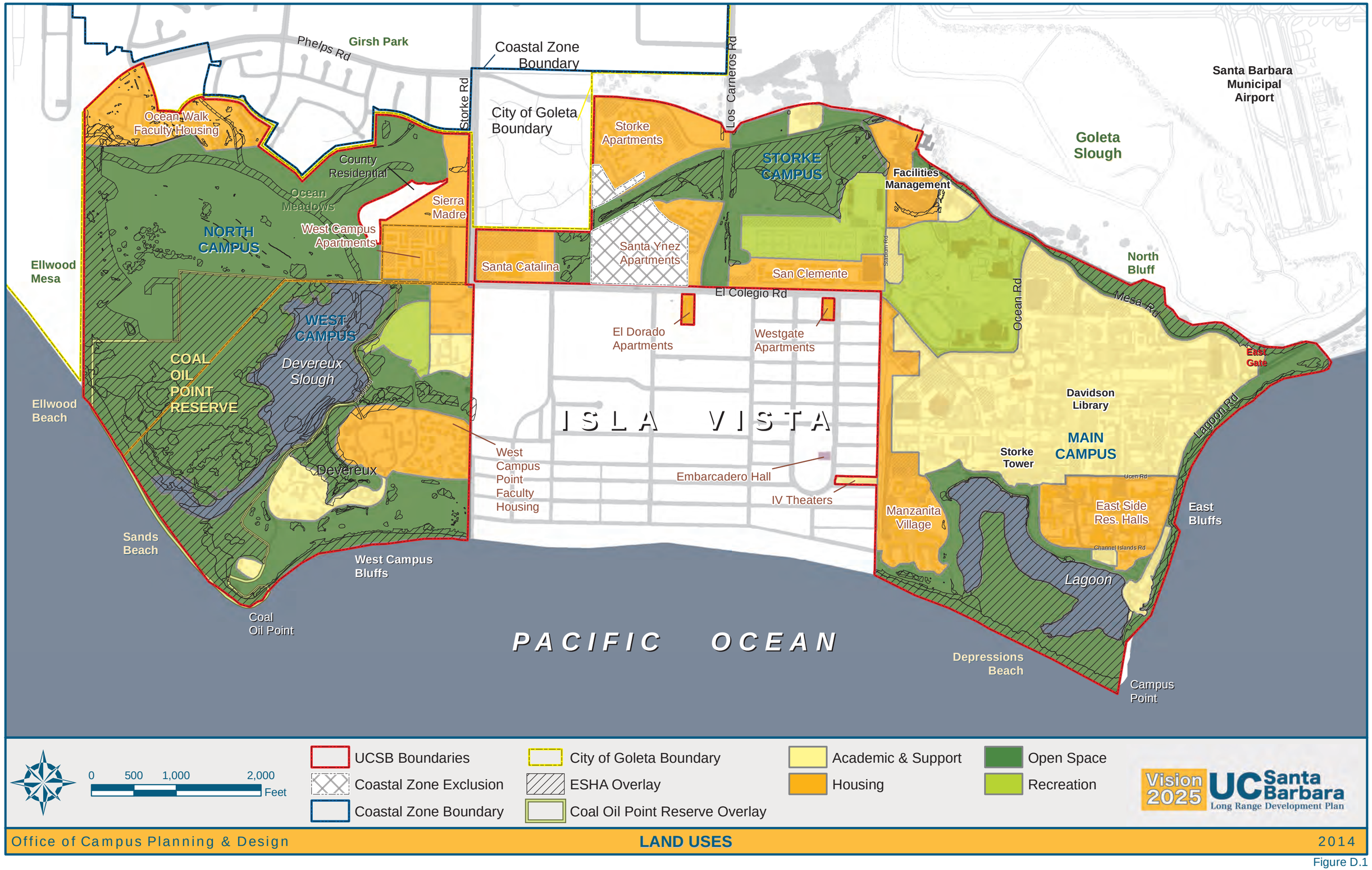
Policy REC-03 – Indoor recreational facilities such as weight rooms, gymnasia and the swimming pool may be used by the public on a low cost per-use or quarterly basis, as established by campus administrative programs.

Policy REC-04 – New housing projects, including those adjacent to coastal bluff top park and open space recreation areas, will contain recreational facilities and open space within the development so that oceanfront recreational areas will not be overburdened.

Main Campus

Policy REC-05 – Lagoon Park shall be maintained 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. The park amenities, including pedestrian paths, seating, and picnic tables shall be maintained and replaced as necessary. The park shall be landscaped with predominantly drought-tolerant native grasses, shrubs, and trees.

END OF SECTION



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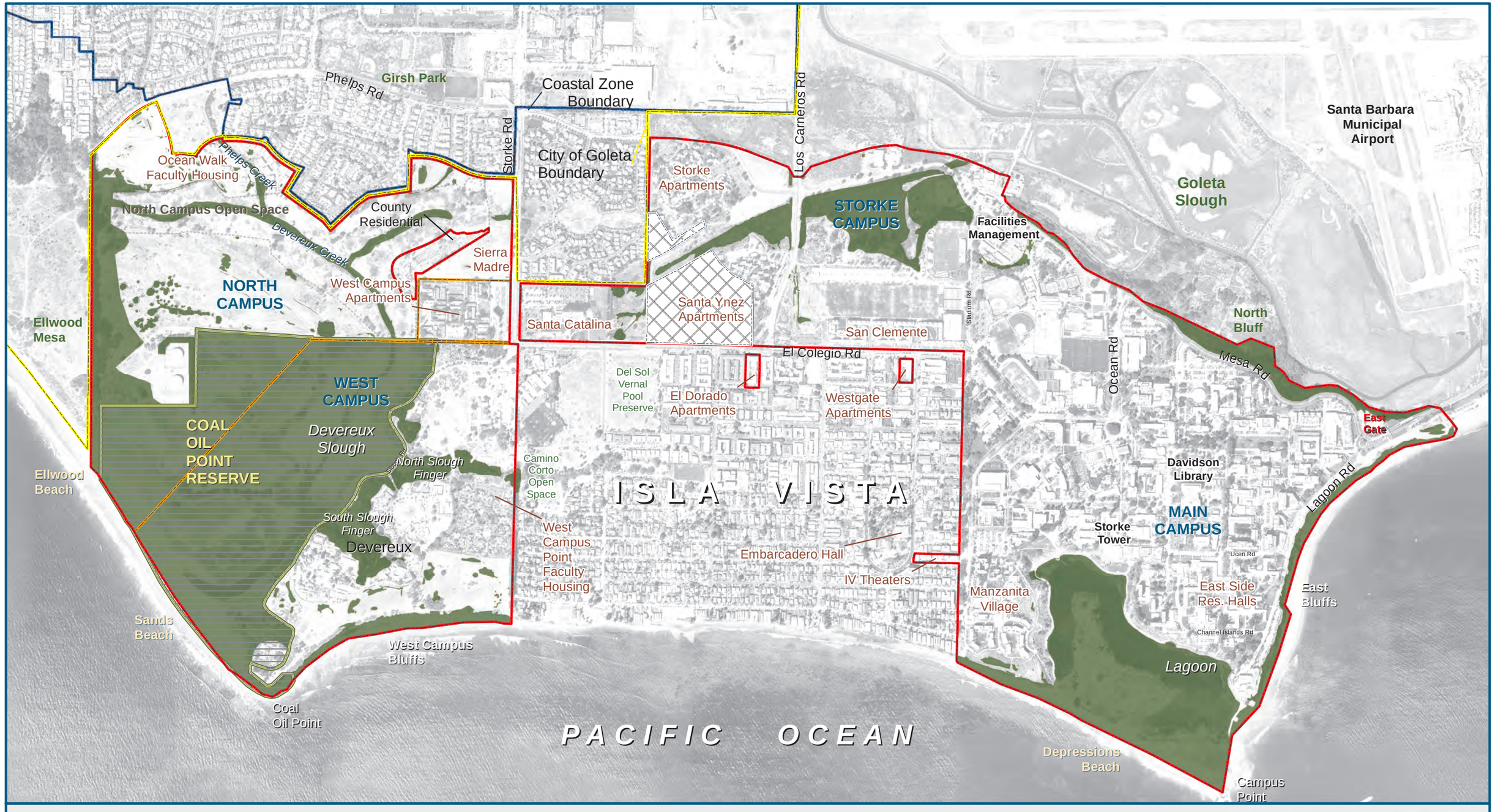
LAND USES

2014

Figure D.1



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LAND USE OVERLAYS

2014

Figure D.2

Girsh Park
Phelps Rd
Coastal Zone Boundary
Los Carneros Rd
Santa Barbara Municipal Airport
Storke Rd
City of Goleta Boundary
North Parcel/Ocean Walk
Storke
Central Stores
Goleta Slough
County Residential
Sierra Madre
Facilities Management
Ocean Meadows
EH&S
Santa Ynez
Lot 38
Lot 30
Storke Fields
West Campus Apartments
San Joaquin
Ellwood Mesa
San Clemente
El Colegio Rd
North Bluff
Main Campus Core Recreation Area
Ocean Rd
Mesa Rd
West Campus Mesa Housing
Del Sol Vernal Pool Preserve
COAL OIL POINT RESERVE
Devereux Slough
Ocean Road
East Gate
Main Campus
Ellwood Beach
Camino Corto Open Space
I S L A V I S T A
Lagoon Rd
North Knoll
Devereux
East Side Res Halls
East Bluffs
South Knoll
Manzanita Village
Sands Beach
Lot 5
West Campus Bluffs
Lagoon
COPR Field Station
Coal Oil Point
P A C I F I C O C E A N
Depressions Beach
Campus Point

0 500 1,000 Feet

UCSB Boundary
COPR Boundary
Goleta Boundary
Coastal Zone Exclusion
Coastal Zone Boundary
Academic and Support
Housing
Recreation

Vision 2025 UC Santa Barbara Long Range Development Plan

Office of Campus Planning & Design

POTENTIAL DEVELOPMENT AREAS

2014

Figure D.3

Building Number	Building Name	Existing Height (ft)
525	Davidson Library	92
528	South Hall	73
553	San Miguel Hall	75
554	Snidecor Hall	73
556	Frank Hall	68
561	San Nicolas Hall	72
563	Ellison Hall	77
571	Bio 2	88
572	Broida Hall	75
589	Storke Tower	176
657	Physical Sciences North	67
860	Santa Catalina	111

Office of Campus Planning & Design

HEIGHT LIMITS

2014

Figure D.4

E. TRANSPORTATION AND PARKING

TRANSPORTATION AND PARKING

The University of California, Santa Barbara, has a comprehensive, integrated system of roadways, bus and service routes, bicycle routes, and pedestrian paths. The campus also has a mix of both surface and structure parking.

Improvements to the circulation and parking systems in the LRDP are designed to move traffic more smoothly, reduce conflicts between bicyclists and pedestrians, and improve access to both public transportation and the coast. Parking serves the campus' academic, support, and housing needs with parking structures that are either in or adjacent to housing developments, as well as other strategic locations throughout the Main Campus. Campus parking also provides an important public coastal access service, and helps to offset the impact of campus community use of off-campus parking spaces.

OBJECTIVES

The proposed LRDP supports the University's four primary transportation objectives:

- Convenient and safe access for students, faculty, staff, and visitors to the campus and the coast
- Clarity in the circulation and parking system and a stronger sense of orientation around the campuses
- Pedestrian-oriented academic core with increasing opportunities for alternative forms of transportation, especially bicycles
- Increased connections to Isla Vista and the community without disrupting the campus or the community

CAMPUS TODAY

UC Santa Barbara's students, staff, faculty, and visitors increasingly choose alternative forms of transportation: bicycles, transit, and walking.

Motor vehicles, bicycles, and pedestrians alike enter the campus from the west at El Colegio Road and from the east from Highway 217. There are also secondary access points from Mesa Road at Los Carneros and through Isla Vista. Entry to campus housing on the Storke, West, and North campuses is generally from driveways or campus roadways that connect with community roads.

The Main Campus' primary access-ways run peripherally along the divided 2- to 4-lane Mesa and Ocean Roads. The eastern and northern reaches of Ocean Road separate athletic and recreation areas from the rest of the Main Campus. Two-lane UCen Road loops around the east side of the Main Campus and serves the residence halls. Service and emergency vehicles access campus buildings from either roadways or parking lots. Existing patterns of vehicular circulation and parking as well as future features proposed in the LRDP are shown in Figure E.1*(end of chapter).

The Main Campus has approximately 6,400 parking spaces, which are generally located between roads and buildings. There are also some internal lots between buildings. The majority of parking (60 percent) is on surface lots, with some limited on-street parking. Three parking structures located on the Main Campus accommodate the remaining 40 percent. Parking for University-owned housing is typically in surface lots, although a 785-space parking structure is located on Stadium Road for San Clemente student housing. Parking on the other campuses is either in surface lots or on the street, and contributes an additional 3,000 spaces. Although the LRDP provides for the additional construction of up to seven additional parking structures (Figure E.1), the extraordinary success of campus community participation in multi-modal and alternative transportation initiatives, and the further reductions in sincle-car transportation dependency designed into the LRDP, suggest that some structures may prove unnecessary.

UC Santa Barbara has an extensive bicycle path system with 7 miles of separated bicycle paths, 6 roundabout intersections, and 4 underpasses. The bike circulation system is generally peripheral; however, it also serves smaller academic areas and is tied to bicycle parking areas with 15,000 bicycle parking spaces.

Pedestrians enter the campus along its boundaries on both paved and unpaved paths. Formal paths are the norm on the Main Campus, with different-sized paths running both between buildings and along major concourses or malls. Informal paths run along the naturalistic parts of all of the campuses, including Lagoon Island, the bluffs along the ocean and the Goleta Slough, and through the greenbelt to West Campus and the Ellwood-Devereux coast.

TRANSPORTATION AND PARKING PLAN

The LRDP would expand the existing system by adding new road segments, increasing connections to Isla Vista, and concentrating parking for a more pedestrian- and bicyclist- oriented campus. The LRDP also provides the necessary linkages to enhance external transit connections with the campus. Transit connections, combined with innovative campus transportation programs such as on-site car rental options, emergency ride services, and shuttle transit linkages between campus nodes, for example,may produce a synergetic effect that increases the individual sense of overall transit security. A corollary of increased transit security if often an increase in walking and/or biking by some members of the campus community, thus multiplying system-wide transportation efficiency gains and likely reducing the overall need for individual parking spaces within the campus and nearby communities. Evidence of reduced car use is further reflected in studies showing that new undergraduates are consistently less likely to bring cars to campus, suggesting broadly-based behavioral shifts consistent with statewide evidence of reduced vehicle miles traveled, generally.

VEHICULAR CIRCULATION

The LRDP's overall approach is to build on the existing peripheral system by restructuring Ocean Road, creating new roadway links, and relocating the central bus loop. This approach would be complemented by creating new roadway segments and connections in campus housing neighborhoods. These additional connections would allow traffic to flow more efficiently by taking pressure off primary campus and community roads and intersections.

Ocean Road would be realigned and have as many connections to Isla Vista as possible, including sidewalk connections, bicycle routes, and emergency vehicle access. Streets would follow the Isla Vista grid and buildings facing Ocean Road would complete the ends of the blocks. The intersection of Ocean Road and El Colegio would be realigned and become a more appropriate main western entrance to the campus.

The existing bus loop could be rebuilt to conform to contemporary bus terminal standards for safety, convenience, and increased service. Turn-arounds would be located at the ends of Ocean and UCen roads, which would allow for more bus stops.

Channel Islands and UCen roads would be converted to a loop road with straight lines and 90-degree corners that would fit into the Main Campus' overall grid pattern. A proposed north-south segment linking the two roads would complete the grid. The north-south segment of UCen Road would be restricted to service use, which would reduce conflicts with pedestrians and bicyclists.

An Emergency access and egress and bicycle and pedestrian path would be improved from Stadium road through Lot 38 to Los Carneros Road. Other improvements such as a connection on Phelps Road between Los Carneros and Storke roads may reduce demand on El Colegio Road, reduce trips to the El Colegio/Los Carneros intersection, and provide a more direct route to campus from the Storke neighborhoods. Also on Storke Campus, two new intersections could be created on El Colegio Road to provide more connections between Isla Vista and campus housing. The intersection of El Colegio, Stadium and Ocean roads may be reconfigured as a roundabout so that automobile, pedestrian, and bicycle traffic could move more efficiently and safely.

On West Campus, efforts will be made to reduce traffic. If traffic can be reduced, it may be possible to narrow Slough Road and pull it back from the edge of the slough so there is more room for bicyclists and pedestrians. The LRDP provides for Slough Road be converted to the exclusive use of bicyclists, pedestrians, and essential emergency vehicles in the future.

Finally, campus neighborhood development will open up opportunities for many routing options and locations for convenient transit stops. Within these neighborhoods, streets would be small two-lane roads with speed limits and a pedestrian scale. On-street parking with corner-bulbs, sidewalks, and landscaping will improve the area's overall quality for residents.

BICYCLISTS AND PEDESTRIANS

The University's extensive network of bicycle and pedestrian routes would be substantially expanded in tandem with the development of new buildings and roadways. The LRDP proposes a series of districts with circular bike routes serving academic, residential, and support areas. Each district would interconnect with community routes on the edges of the campus.

Several miles of separate and shared bicycle routes are proposed in the LRDP (Figure E.2*). Several new bikeways are proposed for the Main Campus including long-needed new links, segments, and bicycle parking. Additional smaller paths would be built so that the overall bike system would be easier to understand and use; this would make bicycling an even more attractive option for traveling both to the campus and the coast. Existing bike parking areas would be expanded as needed and additional bike parking would be located along bike paths. Specific improvements include creation of a new route along the southern section of Ocean Road (with more links to Isla Vista streets), and a new north-south route along the new road between UCen and Channel Islands roads.

In addition to these improvements, there would also be new or improved bike paths to support the development of the Storke, Santa Ynez, and West Campus apartments and the Facilities Management and Devereux sites.

On the Storke Campus, a new bike path could be created along the proposed east-west road between Los Carneros and Mesa roads, and along Mesa Road west of Stadium Road.

Over eight miles of existing trails within the North and West campuses will be repaired and improved for pedestrians, bicyclists, and equestrians. Trail alignments would provide convenient access to the coast from surrounding neighborhoods. Trail improvements would also include major new sections of two trail systems: the national Juan Bautista de Anza Trail and the California Coastal Trail (Figure E.3*).

Public access is allowed through COPR on designated trails. These trails would extend the length of the Ellwood-Devereux area and connect with existing trails at Storke Road and Hollister Avenue. Trail design will be tailored to the needs of users, ranging from low-intensity single-track trails to higher intensity multi-use, multi-track trails. Trails will be constructed with natural or natural-appearing materials that harmonize with the area's rural character.

On the North Campus, bicycle access would continue along Storke Road and extend onto the access road along Venoco Road, toward Ellwood Mesa to the west. On the North Parcel, a pedestrian/bicycle/emergency access bridge has already been built to access the east and west sections of the housing area and connect with proposed future trails.

Pedestrian access to, from, and around the campus and coast is well established. The 2010 LRDP will further improve this pedestrian network by creating more links throughout the campus and to the community and the coast.

Potential new pedestrian facilities on the West Campus could include a new walkway adjacent to Slough Road for safer, off-road bird watching, or the conversion of the existing Slough Road to a primarily pedestrian/bicyclists route. Some sections of this path could share the road where there is not enough space between the road and the slough. A consolidated path could also be built along the coastal bluff leading to a new stairway to the beach on the east side of Coal Oil Point, replacing existing rutted and degraded dirt roads and paths.

ALTERNATIVE TRANSPORTATION

UC Santa Barbara offers a wide range of services to encourage alternatives to traveling by single occupancy vehicle. The Transportation Alternatives Program (TAP) successfully replaces car trips and reduces the need for parking. Participation count in the TAP for Fall Quarter 2013 was 2,500 people. The TAP is tailored to specific segments of the campus population and its use is encouraged through incentives and other programs.

Carpool Discounts

This program promotes ride-sharing for faculty and staff, especially commuters who travel long distances and have limited access to other transportation options. The program offers incentives including reduced parking fees and carpool matching services.

Vanpool Program

The vanpool program helps organize vanpools for seven or more people who live in or are willing to be picked up in the same area. This has proved to be an attractive option for long-distance commuters who live in distant, less expensive housing markets. This program currently provides 10 vans, which are driven by TAP members.

Transit program

The transit program provides incentives for faculty, staff and students who primarily take transit to and from campus. Every student receives a pre-paid bus pass (paid for through student fees) that allows him or her to ride on the Santa Barbara Metropolitan Transit District (MTD) bus lines that serve the campus, as well as on all other MTD lines. Faculty and staff who choose the bus instead of a parking permit can also qualify for a half-price bus pass (the University pays the other half). The MTD program is complemented by the Clear Air Express, which provides connections between the campus and Santa Maria, Lompoc, Buellton and Goleta, and the Coastal Express, which serves commuters from Ventura and Carpentaria.

Bicycle Program
This extensive program provides seven miles of separated and shared bicycle paths and almost 19,000 bicycle parking spaces. The campus also provides bicycle education including safety, engineering, and maintenance. Showers and bicycle lockers are available on campus and a convenient bike shop provides discount bicycle maintenance and parts.

In-vehicle Parking Meter Program
This program provides 57 hours of courtesy parking every quarter. Unused hours roll over to the next quarter for a maximum of 228 hours for TAP members who also commute via alternative transportation. This provides the flexibility to drive and park occasionally while still encouraging ride-sharing and other non-vehicular transportation modes for faculty, staff, and graduate students.

Carshare Program
TAP has recently introduced an innovative carshare program, which offers temporary vehicles to University employees. Instead of taking up valuable parking space, employees use on-campus cars that are reserved either online or by phone and returned at the end of the trip.

Alternative-fueled Vehicles
The campus has over 75 cars and trucks that are either hybrids or powered by alternative fuels including electricity, bio-fuel, or ethanol. A fleet of electric carts is used by staff working on campus.

PARKING
The goal of the University's housing and parking programs is to improve air quality and the environment by housing all future students, faculty, and staff on campus so they do not have to drive their cars. The parking plan recognizes that many new students and staff members will still have cars, however, so parking must be provided to avoid burdening the surrounding community. While the campus' sustainability plan recognizes the importance of holding the overall number of parking spaces to the 2006 level, the complementary goal of housing all future students, faculty, and staff on campus will also go a long way in reducing the environmental impacts of commuting or constructing more parking for commuters. A net increase of approximately 4,000 parking spaces campus-wide is therefore a component of both the University's sustainability efforts and its responsibility to meet on-campus parking demand (Table E.1). Even though UC Santa Barbara anticipates further reductions in total parking demand in the future, the LRDP nevertheless conservatively identifies potential parking infrastructure options (Figure E.1).

Table E.1 Parking Space Summary

Use	Removed	Constructed	Change
Academic & Support	2,692	2,800	108
Housing	2,283	6,419	4,136

Source: Transportation and Parking

Fortunately for the campus and the environment, there has been a steady decline in the number of cars students are bringing to campus, as well as a slight decline in the percentage of faculty and staff driving alone to campus. The average decline in student cars since 2008 has been about ten percent.

With approximately 9,800 parking spaces on all of the campuses, the LRDP's parking philosophy is to maintain enough inventory to meet parking demand by setting aside surface space until it is actually needed for other uses. Over time, most existing surface parking lots will be converted into buildings, housing, or higher-density parking structures.

While approximately 2,700 parking spaces in existing surface parking lots on the Main Campus will eventually be displaced, there will still be a net increase in parking spaces with the new proposed total of 2,800. Housing all future students, faculty, and staff within a mile of campus will also reduce the need for more commuter parking space.

The development and redevelopment necessary to house all additional faculty, staff and students on-campus will eliminate approximately 2,300 existing spaces on the Main, Storke, and West campuses. These spaces will be replaced with over 6,400 new spaces, for a total increase of slightly more than 4,000 spaces.

Main Campus – Academic Use Parking

Parking spaces on the Main Campus would remain for the time being; but as development is phased in over time up to 2,700 parking spaces would be displaced. Future parking structures and additions to existing parking structures together will bring that total to approximately 2,800-3,800 parking spaces (Table E.2), a net increase of at least 100 additional parking spaces.

Table E.2: Main Campus Parking Structures & Additions

Location	Spaces
Mesa Structure Addition	400
Structure 22 Addition	300
Lot 30 Structure	1-2,000
Lot 3 Underground Structure	1,100
TOTAL	**2-3,800**

Note: Parking structure on Lot 30 would accommodate the replacement of the existing 475-space resident student parking spaces in Parking Lot 38.

Main Campus – Housing Parking

On the Main Campus, the current parking allotment for residence halls is one parking space for every 4.6 beds. Proposed resident student parking on the Main Campus would be in the ratio of one parking space for every four beds. This would apply to the Eastside residential areas and to the San Miguel, San Nicolas, Facilities Management, Manzanita Village, and San Rafael sites. Parking at faculty, staff and student-family housing sites, including the Ocean Road Housing site and potentially part of the Facilities Management site on the Main Campus, is proposed at an approximate rate of 1.5 parking space per unit, with additional spaces for visitors and guests.

Table E.3: Main Campus Housing Parking Demand

Housing	Location	Spaces
East Side Residential Halls Addition	Underground parking, near Lot 3	639
San Miguel/San Nicolas Halls Addition	Underground parking, near Lot 3	233
Ocean Road	Surface and structure	1095
Facilities Management	Structure	545
Replacement of Resident Parking		412
TOTAL		**2,924**

Parking demand from the housing projects on the Main Campus is approximately 2,900 spaces (Table E.3). Part of this parking will continue to be located in peripheral lots. Future parking structures and surface parking areas are planned, totaling approximately 3,500 parking spaces, to accommodate the parking needs of Main Campus residents and associated service vehicle parking in these areas. The location of the

proposed structures and the number of parking spaces are shown in Table E.4.

Table E.4: Main Campus Parking for Housing

Location	Parking Spaces
Ocean Road Surface Parking	159
Lot 23S Parking structure	624
Parking structure north of Structure 22	773
Lot 30 parking structure	1-2,000
TOTAL	**2,556-3,556**

Storke and West Campuses – Housing Parking

Additional proposed parking would meet the needs of planned housing off the Main Campus. At the rate of 1.5 parking spaces per unit, parking demand for proposed housing on the Storke and West campuses would total nearly 2,000 spaces. Additional on-street parking would be provided for visitors and service vehicles. Housing projects and their parking locations are shown in Table E.5.

Table E.5: Storke & West Campus Parking Spaces for Housing

Housing	Units	Location	Spaces
Santa Catalina Addition	178 (1,000 beds)	Structure 50	250
West Campus Apartments Neighborhood	481	On-site structure, on-street and at some housing units	722
Storke Neighborhood	731	On-site structure, on-street and at some housing units	1,097
Santa Ynez Neighborhood	580	On-site structure, on-street and at some housing units	870
West Campus Mesa	45	Parking at housing units	50
Devereux	125	On-street and at housing units	200
TOTAL	**2,130**		**3,189**

ISLA VISTA

Parking issues at the campus and its adjoining community are inevitably intertwined. Striking the best balance of parking solutions therefore requires that conditions and programs be considered for both.

The community of Isla Vista, which is completely surrounded by the University, has approximately 3,480 on-street parking spaces to support around 20,000 residents and 180,000 square feet of businesses. Except for a handful of handicapped and limited-time spaces, parking in Isla Vista is unrestricted. Parking spaces in Isla Vista are sometimes in high demand during the academic year, and less so during the summer months and holidays. Parking shortages can occur throughout Isla Vista but are more acute in the eastern part of town where it abuts the campus and housing density is greatest.

The parking problems in Isla Vista are particularly acute because of the lack of adequate parking for residents as well as the intrusion of University employees and students seeking free parking. Over time, residential development in Isla Vista has not provided enough off-street parking for the number of its residents who own cars; the number of residents living in existing units has also increased, creating additional demand for on-street parking. In addition, since on-campus parking requires a fee – either through monthly permits or meters - some faculty, staff, and students park in Isla Vista to avoid paying the fee.

Approximately 800-900 students and 30-40 staff or faculty park in Isla Vista on a regular basis (2009). Over half of the students who regularly park in Isla Vista are on-campus residents who do not park in lots designated for their complexes, and about 40 percent live in other areas off campus. The highest period of parking usage is between 4-5 AM, indicating that residents – both on-campus or living in Isla Vista – create the highest parking demand, and that day-use parking by students, faculty, and staff could be filling the spaces left by departed residents. While parking can be crowded in Isla Vista, there are over 2,000-3,500 unused spaces on the Main Campus (M-F, 8-5), which is more than enough to meet the demand for all University-related vehicles. But the vast majority of those parking in Isla Vista do so because it's free, not because parking on campus is unavailable. However, parking surveys have shown that parking utilization rates in Isla Vista have dropped over the last several years – mirroring trends seen at UCSB and other campuses where fewer students are bringing cars to college with them. As of 2014, parking demand in Isla Vista is down roughly ten percent over the level seen in 2007.

The University has and will continue to work with Santa Barbara County to help address Isla Vista's parking problem and support the county's attempt to establish a residential parking permit program to limit the number of non-resident cars while ensuring the continued availability of public coastal access parking.

COASTAL ACCESS

Transportation and parking for coastal access are integral parts of the University's overall transportation system, which also offers opportunities to increase alternative forms of transportation (Figure E.4*).

The campus currently provides nearly 3,000 parking spaces for the public, including 154 dedicated parking spaces for coastal access on Main Campus and 70 on North and West Campus, and 2,826 parking spaces elsewhere on campus that are available on a first-come, first-served basis. Dedicated coastal spaces are:

- 40 spaces in a parking structure on the northeast side of the Main Campus (Lot 10)
- 14 4-hour metered parking spaces on Ocean Road adjacent to Lot 24 on the southwest side of the Main Campus
- 14 metered spaces in Lot 23
- 20 metered spaces in Lot 6 on the east side of the Main Campus
- 2 metered spaces in Lot 5 near the Campus Lagoon
- 4 metered spaces in Lot 1
- 60 spaces located in and adjacent to Parking Structure 22 on the west side of the Main Campus.
- 70 spaces on the North and West Campuses: 20 at the north entrance to West Campus (or on West Campus Point Lane), 20 spaces at the western terminus of Phelps Road, 27 spaces on the Devereux South Knoll site, and 3 ADA spaces at Coal Oil Point.

The 2010 LRDP furthers the University's commitment to provide public coastal access. In that spirit, 27 dedicated coastal-access spaces would be added to the Devereux site as part of that site's redevelopment. Planned extensions and improvements to campus roads and pedestrian and bicycle paths would be built as development progresses, along with additional parking and directional signs. An additional 4,000 parking spaces would be added, some of which would improve coastal access for the public (Figure E.4).

In the area adjacent to the North and West campuses, the Ellwood-Devereux Open Space and Habitat Management Plan specifies more public access to the coast. Adequate parking for proposed North Campus residences would ensure that residents do not take up parking space that is intended for coastal visitors.

The University will maintain and enhance public access to the coast through two primary east-west trails (the Juan Bautista de Anza and Coastal trails) and three north-south trails (the Windrow and Sierra

Madre/Dune Pond trails), and Devereux Road. The latter run across open space and are within the University's jurisdiction (Figure E.3). Beach access parking would be provided near the trail-heads at Phelps Road, Cameron Hall, and Camino Majorca (optional). A new coastal access parking lot would be constructed on West Campus Mesa on West Campus Point Lane when West Campus Mesa housing is constructed and Cameron Hall parking is removed. Each access corridor would be posted with directional and interpretive signs. The proposed east-west corridors will run from Storke Road and Camino Majorca, respectively, to the campus' western boundary where they would connect with the bluff-top coastal Juan Bautista de Anza trails that traverse the Ellwood Mesa and Santa Barbara Shores Park. These connections are critical components of a multi-jurisdictional regional approach to developing the California Coastal Trail. The enhancement of this trail system also increases access to the recreation areas outlined in the Ellwood-Devereux Open Space and Habitat Management Plan.

Several informal trails that currently cross the University's open space would be relocated to protect fragile coastal resources. Some of these trails are within the boundaries of the Coal Oil Point Reserve, which will be fenced and posted and is not open to the general public for recreation. These informal trails could be closed without significantly reducing public beach access since proposed improvements to the five primary coastal access trail corridors, together with the network of remaining trails, provide adequate coastal access. Public Access through Coal Oil Point Reserve will continue to be allowed on designated trails.

Coastal Act Section 30252 requires new development to enhance public access to the coast by providing transit opportunities and non automobile forms of transportation, and by ensuring that recreational facilities in the area to not overload coastal resources.

CALIFORNIA COASTAL ACT

One of the principal purposes of the California Coastal Act of 1976 is to protect public access to the coast. Since the campus is on the coast, it is important that the University's recreational and environmental policies support and complement Coastal Act policies.

The following Coastal Act policies relate to coastal access, transportation and parking as follows:

§30210.
In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights of private property owners, and natural resource areas from overuse.

§30211.
Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

§30212.
(**a**) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where
(**1**) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,
(**2**) adequate access exists nearby, or
(**3**) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(**b**) For purposes of this section, "new development" does not include:

(**1**) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(**2**) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(**3**) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(**4**) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.

(**5**) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

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

§30212.5.

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

LRDP POLICIES

The LRDP proposes a number of public access improvements including trails, stairways, restrooms, and similar public facilities. Access is open to the public and may be restricted only for specific purposes such as access hazards or emergencies, as described in the Coastal Act. Coastal visitors are also entitled to park in on-campus parking spaces and pay the same fee as any other visitor.

In some key locations parking spaces are reserved for coastal visitors. Parking is also restricted in some locations, such as the Coal Oil Point Reserve, to protect sensitive habitat. Coastal access routes are displayed on campus parking and other maps, and on designated parking spaces.

While parking is a focus for public access to the coast, the campus' comprehensive program for transit, bicycle, pedestrian, and other forms of alternative transportation provides multiple ways to reach and enjoy the coast. The campus provides an extensive array of alternative transportation choices for its employees and students, as well as many recreational facilities. There are a variety of different ways to reach campus beaches along the coastal frontage of the campus. Additional access points proposed in the LRDP will help prevent overuse at existing access points. Policies that assist in achieving consistency with the Coastal Act are:

Public Access

Policy PA-01 - Public access to campus beaches, coastal access stairways, and coastal trails shown in Figures E.3 and E.4 shall remain open to protect the permanent right of the public for pedestrian access and recreational uses of the beach at all times, except as provided in Policy PA-06.

Policy PA-02 - The coastal access improvements shown in Figures E.3 and E.4 shall be implemented in conjunction with nearby development projects and submitted as part of the relevant Notice of Impending Development. Alternately, these improvements may be implemented independently in advance, as funding permits.

Policy PA-03 -The University shall continue to maintain adjacent beaches and coastal access trails for the use of all the public. Beaches adjacent to campus include:

- Campus Point Beach
- Depressions Beach
- West Campus Beach
- Sands Beach

Key coastal accessways and trails through campus include:

- West Campus Bluffs Trail
- Dune Pond Trail
- Lagoon Trail
- Campus Point Stairs

Policy PA-04 - Pedestrian trails and scenic overlooks along the bluff top and base of the North Bluffs shall be permanently available to the public. The routes shall be prominently posted with signs that indicate that the trails are for public pedestrian use only. Pedestrian pathways shall, by design, discourage bicyclists from use of the trails located on the North Bluff face, and such trails shall be limited to 5 feet in width.

Policy PA-05 - Coastal access parking lots shall be monitored annually during the anticipated peak coastal access use to measure their use and prevent overburdening one area. Each monitoring report shall include a summary of any pertinent parking changes that have been authorized by the Commission since the previous reporting period and shall identify the restrictions and fees associated with the specific parking lot. The University shall submit the monitoring results to the Executive Director within ninety (90) days after each monitoring period is completed. Where monitoring indicates that public coastal visitor parking demand is inadequately supplied in a particular campus parking location, the University shall propose options to address the capacity problem, including additional coastal access parking in a proximate location, directional signs directing coastal users to other nearby parking, redistribution of existing campus parking to increase the supply of campus public coastal visitor parking spaces in popular locations, or other measures. Such changes shall be subject to Commission review through a Notice of Impending Development or an LRDP amendment, as applicable.

Policy PA-06: The University may temporarily restrict public coastal visitor access, including public coastal access parking provided for in the Coastal Access Parking Map (Figure E.4) when required to address an unforeseeable emergency or to protect fragile coastal resources pursuant to a Commission-approved sensitive resources management plan. Where such circumstances arise, the subject closure shall be:

A. For the minimum amount of time necessary to ensure the health and safety of the campus population and its physical property;

B. Limited to the least disruption of public access necessary to respond to specific campus concerns; and

C. Communicated immediately to the Executive Director, subject to an emergency permit or Notice of Impending Development as applicable. Unforeseeable emergencies may include threats to public health or safety; natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events; the need for extraordinary measures required to immediately avert, alleviate, or repair damage to campus property; or immediate threats to other coastal resources.

Policy PA-07 - 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. Coastal access for the physically challenged will be provided by the installation of at least one ADA accessible parking space in each of the coastal access parking lots shown on Figure E.4; however, three new ADA parking spaces shall be provided at Coal Oil Point consistent with Policy TRANS-23. Coastal access amenities that are ADA accessible should be conspicuously posted with coastal access signage, linking coastal access parking to the trails or other amenities.

Policy PA-08: The University shall maintain a publicly accessible, accurate, on-line map of campus pedestrian and bicycle routes, public transportation routes and bus stops, and public coastal access parking locations, including any applicable daily or seasonal restrictions. The subject map shall also be prominently posted at information kiosks and campus parking locations. The map shall identify ADA accessible coastal access parking and amenities.

Policy PA-09 - The University shall conspicuously post coastal access signage that identifies and directs visitors to all publicly available coastal access parking, beach access points, trails, and stairways.

Policy PA-10 - The University will cooperate with the County of Santa Barbara and the California Department of Parks and Recreation, and consult with the Coastal Commission staff, in the proposed expansion of the California Coastal Trail System. New trail segments and routes traversing campus lands shall require a Notice of Impending Development and may require an LRDP amendment.

Policy PA-11 - Public access trails and bicycle routes shall be provided to maximize access to the coast and provide recreational opportunities. Figures E.2 and E.3 identify existing and planned routes for bicycle and trails routes, including trail types, allowed users, and locations. The alignments shown in Figures E.2 and E.3 are approximate. The final alignments shall be designed based on topographic constraints and shall be sited to minimize impacts to coastal resources to the maximum extent feasible. Where such trails or routes are in or near ESHA or natural open space areas, the siting and design of such routes shall be subject to Policy ESH-03.

Policy PA-12 - 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. Should any proposed development significantly impact the roadway capacity of existing coastal access routes on Campus, the University shall implement or pay its fair share of costs to the City of Goleta and/or County of Santa Barbara to implement improvements to roadways and intersections or other traffic control measures necessary to mitigate the impacts.

Circulation

Policy TRANS-01 -

A. The University will work with the Cities, County, SBCAG, SBMTD and other transit providers to provide a balanced transportation system on campus, offering vehicular, bicycle, pedestrian, and transit mobility, including augmentation of external transit systems with University shuttle systems to increase capacity, efficiency, and use by the UCSB-affiliated population. The University shall include in the plans and designs submitted in support of the requisite Notice of Impending Development for new campus development, intersection and roadway improvements necessary to offset the proportional impacts of the University's LRDP build-out on roadway capacity. Roadway and intersection improvements shall not conflict with existing or planned pedestrian and bicycle facilities or degrade mobility for pedestrians and bicyclists. The University shall maintain campus intersections at a minimum Level of Service D.

B. If a proposed project causes an intersection to degrade to LOS E, measures shall be identified and implemented to restore operations to LOS D or better conditions. Prior to intersection improvements, the University shall implement alternative transportation measures to reduce roadway demand such as the timing of "after hours" parking; additional bus and/or shuttle service; additional incentives to faculty, staff, and students to utilize the available alternative modes of transportation; or other similar measures.

Policy TRANS-02 - The University in cooperation with the Metropolitan Transit District shall maintain or expand regular bus and/or shuttle service between all University housing, campus neighborhoods, Camino Real Marketplace, Goleta Train Station and the Main Campus, including through the use of University-owned and operated transit if necessary**.**

Policy TRANS-03 - The University shall continue its transportation alternatives program with the goal of diverting at least 10 percent of all single occupancy vehicle passenger trips to and from campus. The University shall inventory the number of daily single occupancy vehicle trips from all sources to and from campus during the regular academic and summer sessions over the course of the year and prepare the University's Annual Transportation Report. Within ninety (90) days after completion of the Annual Transportation Report, the University shall prepare and submit a Notice of Impending Development for any new development, if any, associated with Transportation Alternatives Program intended to reduce single occupancy vehicle trips.

Policy TRANS-04 -To improve traffic flow and thereby reduce auto emissions, the University shall implement Commission-approved improvements to the transportation and parking system, including roadways, parking, bicycle, and pedestrian facilities, necessary to ensure that traffic congestion, auto emissions, and other adverse impacts from the increased traffic associated with a pending development are fully mitigated. Transportation and parking system measures shall be subject to a Notice of Impending Development (NOID). Where such measures are necessary to mitigate the impacts of new development, the University shall submit the improvements with the relevant Notice of Impending Development. The Commission may condition the NOID to ensure that these requirements are met.

Policy TRANS-05 - The University will work with MTD, SBCAG Traffic Solutions, and Clean Air Express to develop a transit plan to offset the increased demand for public transit that will result from build-out of the LRDP. The University shall provide for subsidies, free passes, additional transit services, transit vehicles, and transit facilities, including community car-loan pools such as Zip-Car, and media costs such as for related motivational outreach to UCSB affiliates, to address future transit overloads that will otherwise result from unmitigated future campus growth.

Policy TRANS-06 - The University shall provide additional bicycle parking facilities as part of all campus building projects. The University shall periodically survey campus bicyclists (at a minimum before undertaking the environmental review of significant projects) to determine the kinds and locations of bicycle facilities and other bicycle support features (such as bus access for bicyclists, securable bicycle lockers, etc.) that are most needed. The University shall incorporate the requested features in new campus development projects to the maximum extent feasible. The University shall additionally provide bicycle parking facilities near public coastal accessways and trails, where appropriate, to support public access opportunities while ensuring adequate protection of sensitive resources. The bicycle features shall be indicated on the campus visitor's map upon construction. The University shall identify the requisite bicycle parking facilities as part of the Notice of Impending Development submittal for all significant new campus development proposals.

Policy TRANS-07 - Site plans submitted in support of the Notice of Impending Development for all significant new campus development proposals shall include: a) pedestrian and bicycle corridors designed to link the development with other campus locations and with coastal access and recreational amenities in a manner that reduces vehicle miles traveled by campus affiliates, and b) where appropriate, public trails and vehicle/bicycle parking amenities designed to facilitate continuing public coastal visitor access to coastal access and recreational amenities available on and near the campus. All public trails shall be clearly signed to ensure that campus visitors are aware of coastal access availability.

Policy TRANS-08 - The University will provide interpretive signs, as funding allows, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access. The University shall continue to sign, maintain and improve authorized bicycle and pedestrian accessways to the beach to protect sensitive habitat areas and public safety.

Policy TRANS-09 - The University will work with the County of Santa Barbara, City of Goleta and others, including the Coastal Commission staff, to create a sensitively-designed comprehensive network of trails to link the University's housing developments to each other and to publicly accessible open space and recreational areas. Implementation of trail segments may be undertaken in accordance with a Notice of Impending Development for specific locations and subject to all other provisions of the certified LRDP, including siting and design criteria near open space and environmentally sensitive habitat areas. The University shall submit evidence of coordination with the County and the City, including comments received, at the time of the subject Notice of Impending Development submittal.

Policy TRANS-10 - The University shall contribute funds toward intersection and transportation improvements in the City of Goleta and County of Santa Barbara proportionate to the University's impacts to the intersection and/or roadway.

Policy TRANS-11 - A sensitively-designed, permeable bike path may be provided along Mesa Road, between Ocean Road and Los Carneros, provided that the new alignment minimizes intrusion into ESHA buffers, avoids ESHAs and is sited within the existing road prism to the maximum extent feasible.

Policy TRANS-12 - In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following roadway and circulation measures shall apply on West Campus:

- **A**. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads. The Campus shall coordinate and contribute to the installation of traffic control devices and other improvements at that intersection;
- **B**. Slough Road shall be converted exclusively to use by pedestrians, bicyclists, and essential emergency vehicles and shall not be expanded beyond its existing footprint. All West Campus development shall utilize West Campus Point Lane for vehicular access. Vehicular access to Coal Oil Point Reserve (the Reserve) and the ADA coastal access parking spaces at Coal Oil Point shall utilize West Campus Point Lane, but shall be allowed to merge onto Slough Road through the Devereux Sough Knoll site in order to reach the applicable destination;
- **C**. Development over 10,000 GSF on the Academic & Support or Housing sites on West Campus Mesa will require the connection between West Campus Point Lane and the North Devereux Knoll site to be improved and opend to vehicles.
- **D**. Development on the Devereux North or South sites shall require the existing West Campus Point Lane crossing of the North Finger of Devereux Slough, from West Campus Mesa to North Knoll, to be replaced with a bridge, or alternative crossing that retains a natural open connection, to maximize wetland connectivity and avoid fill of wetlands. The construction of the new bridge or crossing shall be completed no later than prior to occupancy of the new residential construction on the North or South Knolls of the Devereux property. However, the bridge, or crossing, shall be installed earlier if significant structural changes or roadway modifications are necessary to accommodate traffic in

the area of the Slough crossing prior to North Knoll development. Once West Campus Point Lane is widened and improved per subsection D, Slough Road will be converted exclusively to use by pedestrians, bicyclists, and essential memergency vehicles;

E. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads; and

F. Where deemed to be biologically beneficial, the University will replace the wetland crossings on Slough Road with crossings that are designed to restore the connection between the North and South Fingers to Devereux Slough and to avoid fill of existing and historic boundaries of the wetland to the maximum extent feasible. The replacement will occur as funding is available. The University will pursue potential University and non-University funding options to implement this project.

Parking

Policy TRANS-13 - Visitors shall be entitled to use the parking facilities (all "C" or metered spaces) on campus after payment of the appropriate parking fee and in accordance with campus parking regulations.

Policy TRANS-14 -

A. The University shall provide and maintain a minimum of 154 dedicated coastal access parking spaces on Main Campus:

- four (4) spaces in Lot 1;
- two (2) spaces in Lot 5;
- twenty (20) spaces in Lot 6;
- forty (40) in Structure 10;
- sixty (60) in Structure 22;
- fourteen (14) in Structure 23S; and
- fourteen (14) on Ocean Road.

These dedicated coastal access parking spaces shall be permanently maintained on Main Campus in close proximity to the coast.

B. Dedicated coastal access parking shall be identified on the Coastal Access Program Map (Figure E.4), and shall be delineated to encompass the entire road segment used for on-street parking and the entire parking lot or structure for off-street parking. Based on the requirements of the respective Notice of Impending Development, Figure E.4 shall indicate whether each of the dedicated spaces is:

1. Located on the first floor if the structure is multi-level (coastal visitor parking shall be prioritized for the first floor in such cases);

2. ADA accessible;

3. Subject to any hourly, daily, weekend, or seasonal restrictions on use by public coastal visitors; and

4. Metered or subject to a purchased campus parking pass.

C. Any modification to the terms of use or specified location(s) of the designated coastal access parking spaces shall require an LRDP amendment. The relocation of dedicated coastal access parking spaces may be approved only when: the equivalent number of spaces are replaced on the same Campus; the spaces are distributed to maximize public access; and the spaces are relocated in beneficial proximity to nearby public coastal access, recreational, and ADA accessible amenities. The relocated spaces shall be identified on the Coastal Access Program Map (Figure E.4) as part of the LRDP amendment. The addition of new dedicated coastal access parking spaces, required as mitigation for the cumulative loss of parking on Campus that is required pursuant to a Notice of Impending Development, shall not require an amendment to the LRDP. However, the Coastal Access Program Map shall be periodically updated, for instance by folding Figure E.4 in with other LRDP amendments, to reflect the location and terms of any new dedicated coastal access spaces and any renumbering or renaming of parking lots or structures. Coastal access parking required as mitigation pursuant to a NOID shall be subject to the requirements of the policy irrespective of whether the parking has been officially recorded by an LRDP amendment to Figure E.4; and

D. Coastal access signage shall be updated concurrent with a relocation and or addition of dedicated coastal access parking spaces.

Policy TRANS-15 -

A. All family housing (faculty, staff and student) shall have a minimum of 1.5 parking spaces per unit plus ½ space per unit for guest parking for a total of 2 parking spaces per unit. Dormitory housing, or other housing that accommodates individuals rather than families, shall provide a minimum of one parking space per four student bed-spaces and adequate guest parking based on a site-specific parking study that evaluates the types of residents (e.g., graduate students, undergraduate students, faculty, etc.), the availability of surrounding campus visitor parking, and describes the parameters for determining the development's peak potential need for campus visitor parking. These parking ratios shall apply except as required in Policy LU-14, LU-24, LU-20, and LU-18.

B. A reduced or greater number of parking spaces may be approved where a site-specific parking study, submitted with the relevant Notice of Impending Development, provides a detailed evaluation of the site's current and potential parking needs for the life of the development that evidences that the actual parking need for the development is lower or higher than the total number of spaces required in "A" above. The detailed parking analysis shall include, but not be limited to: housing size and types; resident population; resident restrictions; designated location of parking; potential areas where parking may inadvertently occur due to convenience or an insufficient designated parking capacity; University commitments to alternative transportation for the life of the project; monitoring provisions; and potential adaptive measures to be approved through a future NOID if monitoring shows that parking associated with the development is being displaced to areas outside of the designated location.

C. Where otherwise-required parking is reduced pursuant to the provisions of Subparagraph B above, the University shall monitor the parking to determine whether parking associated with development is displaced to sites other than the designated parking area, and submit a resultant report to the Executive Director of the Coastal Commission, annually. If the Executive Director determines that monitoring of parking shows displacement, the Executive Director shall notify the University and within one year from receipt of such notification the University shall provide a NOID, or LRDP Amendment as necessary, to remediate the parking capacity.

Policy TRANS-16 - Where new development would remove existing commuter or residential parking, the NOID for the project must account for the removed spaces and identify where the removed spaces can either be accommodated in existing campus parking facilities or where new spaces will be built to replace the lost spaces. Where redevelopment of a site also removes a building function and associated potential commuter population, and where the function/population is not displaced elsewhere on campus, the spaces may be removed without being reassigned.

Policy TRANS-17 -

A. For the purposes of this policy, commuter parking shall mean the parking spaces that serve all vehicles arriving to campus except for residential parking spaces;

B. Commuter parking shall be maintained on campus in a sufficient quantity to accommodate all UCSB-bound drivers. Commuter parking to serve faculty, staff, students, researchers, vendors, and visitors shall be dispersed at multiple locations on Main Campus to avoid over-crowding at any one location. The University shall continue to implement its Transportation Demand Management Program to reduce parking demand to the maximum extent feasible consistent with Policy TRANS-03. Parking demand that is not eliminated through TDM measures shall be accommodated on the campus;

C. The University shall maintain a running account of the commuter parking supply consistent with the following categories: (1) the permanently designated commuter parking locations and number of spaces reserved for particular users groups and (2) the non-reserved spaces available to all commuters, including visitor spaces. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that adds, removes, or relocates commuter/visitor parking spaces; and

D. The University shall evaluate commuter parking supply and demand for each new development that has an impact on commuter parking. Any development that reduces commuter parking supply shall demonstrate that adequate commuter parking capacity still exists, or will exist prior to occupancy of the development, for campus commuters in general, as part of the NOID submittal (as determined in subparagraph "D" below). Where the proposed development contributes to the use of commuter parking, commuter parking supply shall not be deemed adequate for the development if the parking surveys demonstrate 85% occupancy, or greater, for commuter parking within a 10-minute walk of the proposed development.

North and West Campuses

Policy TRANS-18 -

A. Residential parking shall be maintained for all campus housing developments in a sufficient quantity to serve the needs of the residential community, as required pursuant to Policy TRANS-15. Residential parking shall be located and assigned to a particular parking location(s) for each campus housing development. Parking may be assigned to existing or new parking locations with available capacity pursuant to a NOID. Assigned residential parking spaces may be relocated as feasible to maintain campus flexibility provided that such relocation shall not have adverse impacts to coastal resources (e.g., displacement of coastal access parking) and that any such reassignment shall require a NOID prior to reassignment;

B. The University shall maintain a running account of the permanently assigned parking lot(s) and number of spaces accommodating residents and guests for each campus housing development. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that proposes new development, redevelopment, or renovation of housing and with each NOID that adds, removes, or relocates parking spaces relative to housing developments

C. The University shall evaluate residential parking supply and demand for each new development that has an impact on residential parking. Where the residential parking supply is determined to be insufficient to serve a campus housing development and/or residential parking is displacing parking into Isla Vista, the University shall submit a NOID, or LRDP Amendment as applicable, to construct additional parking and remediate the constrained parking situation. The new parking shall be fully implemented as soon as feasible and no later than within one year of identifying the parking issue; and

D. Along with any individual monitoring requirements relevant to approved housing developments, the University shall also monitor occupancy of the assigned residential parking spaces for the entire campus during the anticipated peak use of parking of this nature (residential), no less than once per year. The purpose of the annual monitoring shall be to evaluate the residential use of the assigned parking. If parking is at 85% occupancy or greater, additional surveys shall also be completed in Fall, Winter, and Spring quarters to determine adequacy of residential parking. Residential parking analyses shall not average parking use to include the summer session, when use is significantly lower.

Policy TRANS-19 - The University shall provide and maintain parking to serve the typical recreational parking needs of the Storke and Main Campus Core Recreation Areas, including but not limited to locations within Parking Lot 38 and Parking Structure 18. Parking for peak recreational events may be distributed to other locations on Main Campus using signage and/or other system (e.g., flag person) to direct traffic to intended spaces.

Policy TRANS-20 - The University shall contribute fair-share funds toward the development and implementation of a parking program in Isla Vista proportionate to the University's contribution to Isla Vista parking use which includes use of parking by student or other University-affiliated residents in Isla Vista, student or other University-affiliated residents on campus, commuters, and campus visitors.

The University's fair-share will be determined by the County of Santa Barbara in consultation with the University and based on surveys documenting Isla Vista parking trends. The parking program shall be designed and implemented with the goal of protecting coastal access and coastal access parking in Isla Vista

Policy TRANS-21 - Pedestrian access to the beach shall be maintained from North and West Campus. Vertical access to the beach shall at a minimum be provided at the following locations:

A. A new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point;
B. A boardwalk/stairway at the Sands Beach entrance from Coal Oil Point;
C. The Dune Pond Trail through Coal Oil Point Reserve; and
D. A trail from the coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus that outlets to the beach.

Trail access up-coast along the bluff top should be marked with appropriate directional information and cautions against intrusion down the steep bluff face

Policy TRANS-22 - Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (Figure E.3) are aligned to connect with existing and planned public trails in the adjoining Ellwood-Devereux open space.

Policy TRANS-23 -

A. The University shall provide and maintain a minimum of 70 dedicated coastal access parking spaces on the North and West Campuses:
- twenty (20) spaces at the north entrance to West Campus at Cameron Hall until relocated to West Campus Mesa;
- twenty (20) spaces at the western terminus of Phelps Road;
- twenty-seven (27) spaces on the Devereux South Knoll site; and
- three (3) ADA accessible spaces at Coal Oil Point.

These dedicated coastal access parking spaces shall be permanently maintained on North and West Campuses in close proximity to coast access and trails;

B. Dedicated coastal access parking areas shall be identified on the Coastal Access Program Map (Figure E.4). Where already formally established, Figure E.4 shall indicate, based on the requirements of the respective Notice of Impending Development (NOID), whether each of the dedicated spaces is: a) ADA accessible; b) subject to any hourly, daily, weekend, or seasonal restrictions on use by public coastal visitors; and c) metered or subject to a purchased campus parking pass. Any changes to the Coastal Access Program Map (Figure E.4) shall require an amendment to the LRDP

C. The dedicated coastal access parking spaces for each parking area identified in Section "A" above shall be reviewed as a component of the NOID for the adjacent housing development and installed or formally established concurrent with the housing component. Coastal access parking spaces may also be reviewed and established sooner under a separate NOID. Commission-approved coastal access signs sufficient to direct the public from major intersections to the parking site shall be installed concurrent with the establishment of the dedicated coastal access parking spaces. Any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to the designated public coastal access parking on the North and West Campuses shall be reviewed pursuant to a NOID and shall allow for the daily use of the beach by the public during day and nighttime hours, except as provided for temporary closures in Policy PA-06.

D. Relocation of dedicated coastal access parking spaces or any other modifications to a parking lot, structure, roadway, or procedure that modifies the terms or use of the dedicated coastal access spaces shall require an LRDP amendment. The relocation of dedicated coastal access parking spaces may be approved only when: the equivalent number of spaces are replaced on the same

campus; the spaces are distributed to maximize public access; and the spaces are relocated in beneficial proximity to nearby public coastal access, recreational, and ADA accessible amenities. The relocated spaces shall be identified on the Coastal Access Program Map (Figure E.4) as part of the LRDP amendment.

Policy TRANS-24 - Public access shall be allowed within and around the Coal Oil Point Reserve, consistent with the Coastal Access Program and Trails Maps (Figures E.3 and E.4). Fences, signs and information maps delineating the perimeter of the Reserve shall be provided and maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except essential service and emergency vehicles) for the purpose of protecting the Reserve's sensitive resources by encouraging and directing the public to remain on the authorized trails. Restrictions placed on coastal access, such as limits on timing or location of access, require authorization pursuant to an LRDP Amendment, except for temporary closures for emergencies or to protect fragile coastal resources consistent with Policy PA-06.

Policy TRANS-25 - The cost of parking shall not exceed the fee charged for parking permits on the Main Campus. The University shall ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses. The University shall provide signs at the nearest public road to the entrance to each coastal access parking lot on North and West Campuses that inform the public of the availability of public parking for beach users. Information as to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk located in University Plaza.

Policy TRANS-26 - Any changes to the development and implementation of open spaces, public access and trails planning for North and West campuses, including the Coal Oil Point Reserve, shall be coordinated with the City of Goleta, the County of Santa Barbara, and the California Coastal Commission.

END OF SECTION

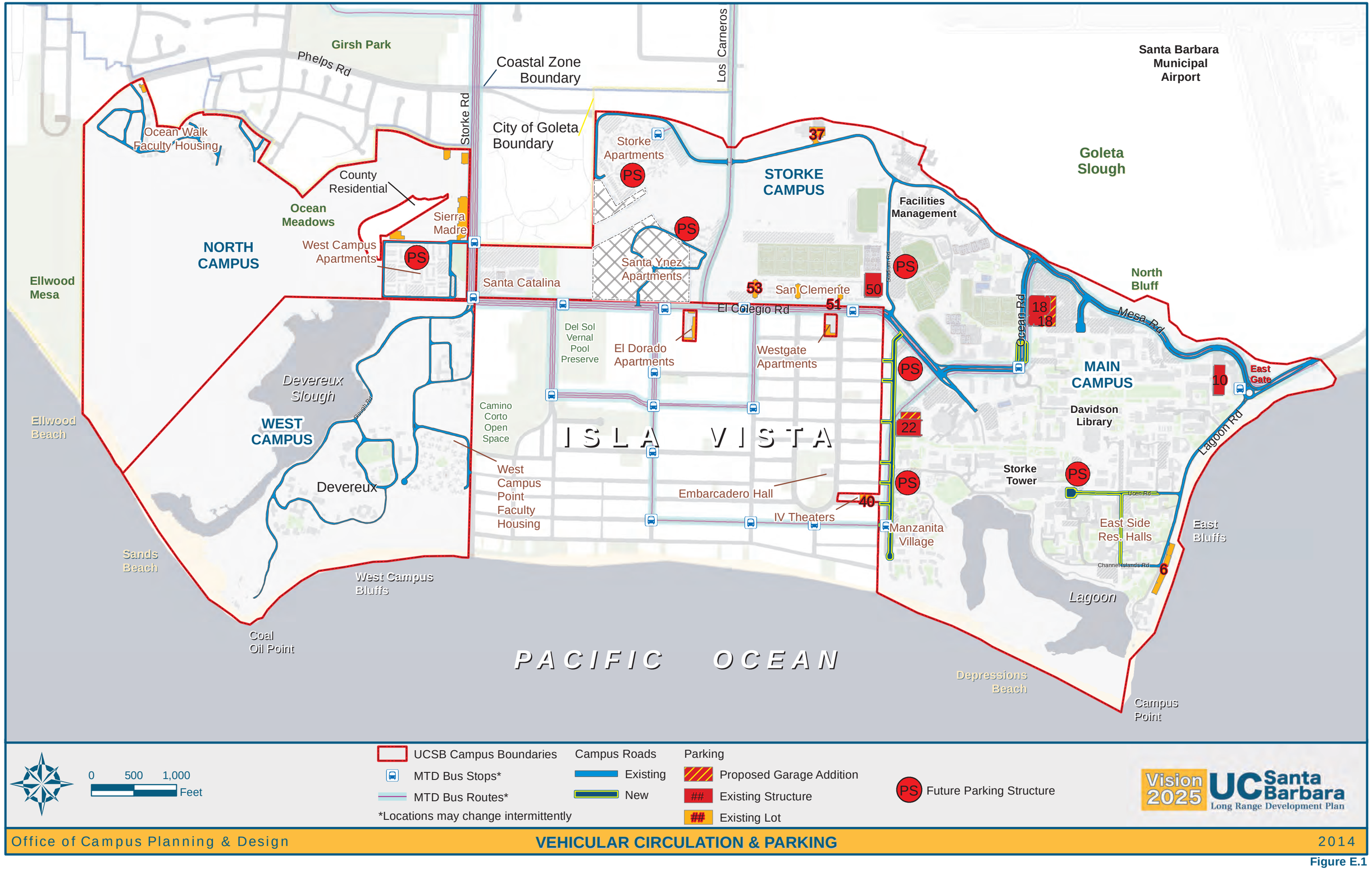
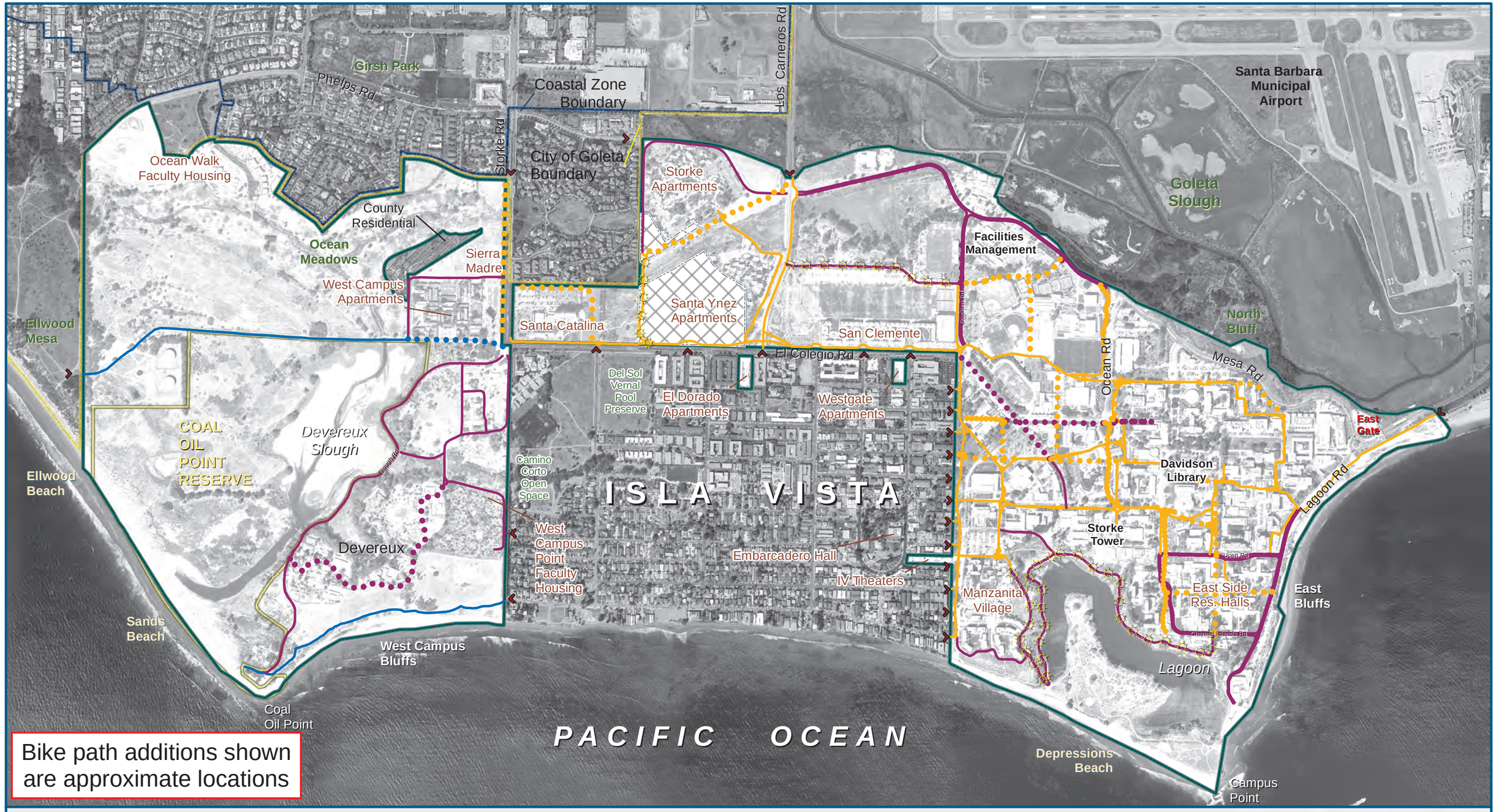

Girsh Park
Phelps Rd
Coastal Zone Boundary
Los Carneros
Storke Rd
City of Goleta Boundary
Santa Barbara Municipal Airport
Ocean Walk Faculty Housing
County Residential
Ocean Meadows
Sierra Madre
West Campus Apartments
NORTH CAMPUS
Storke Apartments
STORKE CAMPUS
Goleta Slough
Facilities Management
Santa Ynez Apartments
Santa Catalina
San Clemente
El Colegio Rd
Ellwood Mesa
Del Sol Vernal Pool Preserve
El Dorado Apartments
Westgate Apartments
North Bluff
Mesa Rd
Ocean Rd
MAIN CAMPUS
East Gate
Davidson Library
Devereux Slough
Camino Corto Open Space
ISLA VISTA
Ellwood Beach
WEST CAMPUS
Lagoon Rd
West Campus Point Faculty Housing
Embarcadero Hall
IV Theaters
Manzanita Village
Storke Tower
East Side Res. Halls
East Bluffs
Ucen Rd
Channel Islands Rd
Devereux
Sands Beach
West Campus Bluffs
Lagoon
Coal Oil Point
PACIFIC OCEAN
Depressions Beach
Campus Point
PS
37
53
51
50
18
10
22
40
6
0 500 1,000 Feet
UCSB Campus Boundaries
MTD Bus Stops*
MTD Bus Routes*
*Locations may change intermittently
Campus Roads
Existing
New
Parking
Proposed Garage Addition
Existing Structure
Existing Lot
Future Parking Structure
Vision 2025
UC Santa Barbara
Long Range Development Plan
Office of Campus Planning & Design
VEHICULAR CIRCULATION & PARKING
2014

Figure E.1


Girsh Park
Phelps Rd
Coastal Zone Boundary
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Storke Rd
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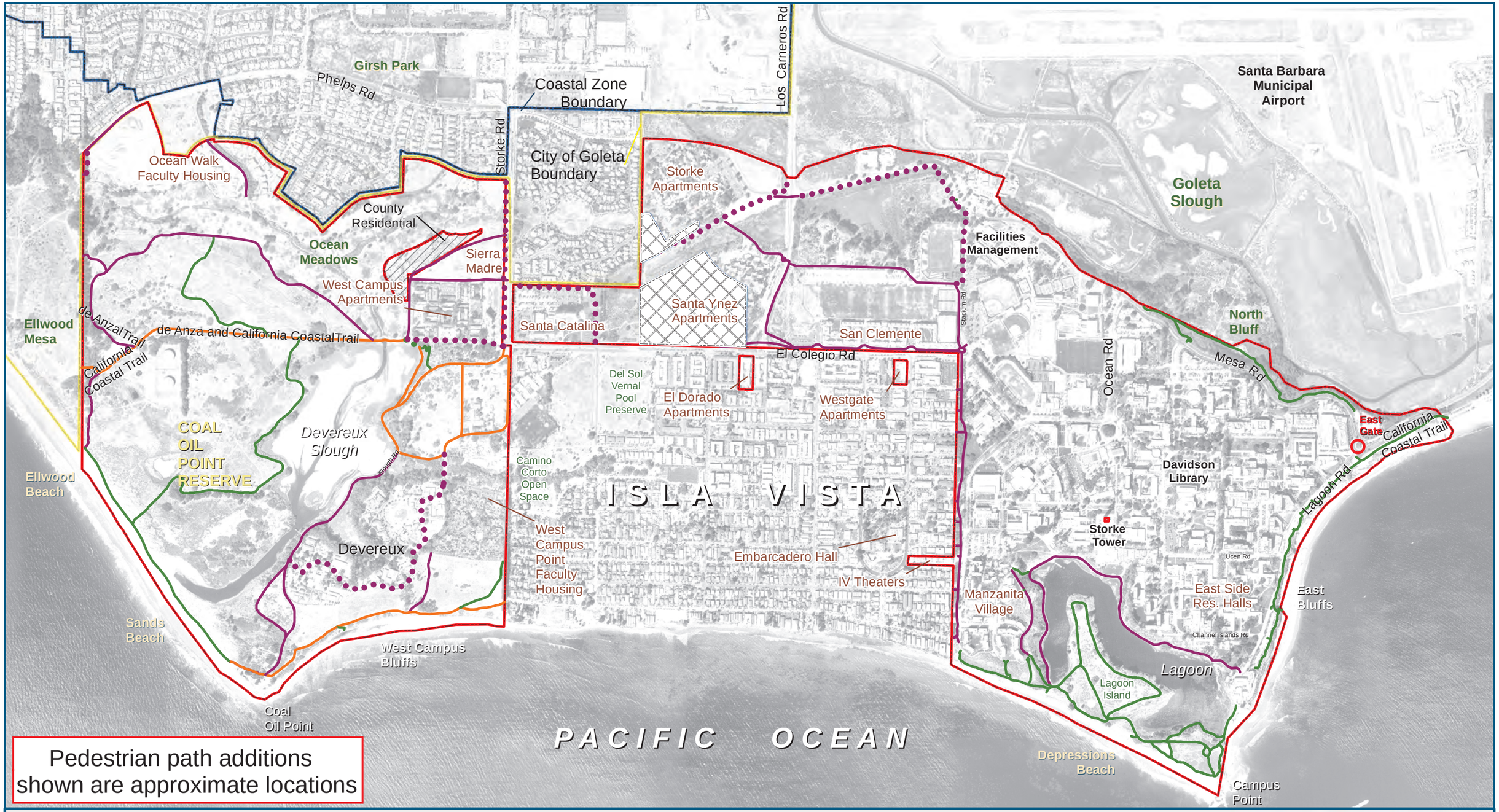
East Side Res. Halls
East Bluffs
Devereux
Sands Beach
West Campus Bluffs
Lagoon
Coal Oil Point
PACIFIC OCEAN
Depressions Beach
Campus Point
Bike path additions shown are approximate locations
0 500 1,000 2,000 Feet
Coastal Zone Exclusion
UCSB Boundaries
Goleta Boundary
Coastal Zone Boundary
Proposed Additions
Separated (Class I)
Shared (Class III)
Shared (Class IV)
Existing Routes
Separated (Class I)
Shared (Class III)
Shared (Class IV)
Lighting Adjacent to Open Space
Bicycle Access Points
Vision 2025
UC Santa Barbara
Long Range Development Plan
Office of Campus Planning & Design
BICYCLE ROUTES
2014

Figure E.2



Office of Campus Planning & Design

TRAIL ROUTES

2014

Figure E.3

Office of Campus Planning & Design

COASTAL ACCESS PROGRAM

2014

Figure E.4

F. OPEN SPACE

Among the University of California, Santa Barbara's most notable physical characteristics are its spectacular coastal setting on the edge of the Pacific Ocean, its backdrop of the Santa Ynez Mountains, its rich campus landscape, and its particular open spaces, lagoon and sloughs. The LRDP proposals take advantage of this stunning setting by creating an integrated landscape balanced by both intimate spaces and scenic natural areas (Figure F.1* end of chapter).

The two primary features of the landscape described in the LRDP are the Greenbelt connecting the campus between the Devereux and Goleta sloughs and the clear axial organization of the Main Campus. This creates a large organic open space with a clear grid for development; it also protects natural areas from disturbance. A variety of smaller, more intimate spaces will also be created, including internal courtyards and quads in building complexes. Courtyards will serve as outdoor lobbies for new campus buildings and reflect different architectural and landscape styles responsive to the scale, orientation, and use of surrounding buildings.

CIVIC SPACES

GREENBELT

The main focus of the campus' open space framework is the regional Greenbelt that connects the open spaces of the Ellwood-Devereux Coast with the Goleta Slough. This Greenbelt would include campus areas on the West and Storke campuses, as well as community open space in Isla Vista and the City of Goleta. Much of this area is currently disconnected and treated as leftover space at the back of existing developments. The LRDP considers these areas as a continuous Greenbelt that could provide a regional amenity for the community, open space for University neighborhoods, a reservoir of environmentally sensitive habitat areas, and an important corridor for wildlife.

In addition to Greenbelt, the LRDP defines four primary public open spaces on the Main Campus: two north-south spaces that visually connect the Santa Ynez Mountains to the ocean, and two east-west spaces that cross the campus from Isla Vista to the ocean. The north-south corridors and the Tower and Library malls connect major entries and civic spaces on campus with natural open spaces. The east-west corridors, Pardall Mall, the Campus Green, and the Campus Quad together connect Isla Vista on the west with the ocean bluffs to the east. These four main corridors contain diverse public gathering spaces that have evolved into key campus destinations. These include University Plaza, Storke Plaza, the Campus Green, Kirby Crossing, the Campus Quad, and a terrace overlooking the extreme southern edge of Library Mall, which marks the transition of the formal campus landscape to the natural landscape of the Campus Lagoon.

TOWER MALL

Tower Mall will create a grand entrance from Mesa Road to Storke Plaza. It is a primary entrance to the heart of the campus. A direct pathway will connect a redefined bus drop-off area to Storke Plaza. The curvilinear planting of deciduous trees on the east side would line this space, enhancing its appeal to both pedestrians and bicyclists. A line of palm trees would anchor the west side of the mall, creating shady spaces with dappled sunlight. Essentially formal in design, these landscape setbacks would also soften the edges of new building facades.

Storke Plaza is one of the campus' major public spaces; but despite its central location and proximity to the University Center it is seldom used as a gathering space. By softening the ground plane with grass and opening the plaza from a single side to three sides, Storke Plaza would become more inviting. Shade trees along the edges would provide relief from the afternoon sun while the new sloping lawn area would invite outdoor activities and provide a place for contemplative observation.

PARDALL MALL

Pardall Mall is the main east-west thoroughfare across the campus and contains the primary pedestrian and bicycle connections with Isla Vista. The plan calls for a grand avenue from the Isla Vista campus entrance to the Pacific Ocean. An expanded and remodeled Davidson Library will continue to anchor the center of this space and provide better connections to adjacent walkways. Future buildings near the library at the crossing of the Pardall and Library malls would be taller than buildings at the edge of the campus to underscore the importance of this location. With a more strongly defined Pardall Mall, every part of the campus would be better connected and share common space with many University departments.

CAMPUS GREEN AND QUAD

The 2010 LRDP calls for the creation of two well-defined spaces on the Campus Green, each with a distinct character based upon their established strengths. The Campus Green would be unique in its informal plantings of large deciduous and Ficus trees, which together would create a serene setting, while the undulating ground plane would contrast with the typical flat lawns found throughout the campus. Despite its adjacency to the Campus Green, the Campus Quad's atmosphere would be entirely different. Two smaller anchor buildings would be built on each side of the quad with active uses such as classrooms or class laboratories on the ground floor. The landscape between the new buildings would be further transformed with a distinctive formal alley of trees and a flat lawn.

LIBRARY MALL

The contiguous open space that makes up the Library Mall is actually a collection of distinct and separate spaces. A raised area with a seat wall and an elevated lawn would provide both a welcoming oasis and meeting locations. Large palms would line one side of the lawn while other large trees would grace the library's facade. A pedestrian-only zone would become the north-south connection between the main entrance at University Plaza and the lagoon, and also connect with the Campus Green. A new water feature or something visually similar, and the central plaza, would together celebrate the intersection of Library Mall and the Campus Green and provide a critical visual transition between the north-south and east-west pathways.

The Campus Lagoon terminus at Library Mall provides a unique opportunity for a graceful transition from a formal walkway and gathering space to the natural setting of the lagoon. A new connection to the lagoon would be created by directly connecting this area with the water. A stairway incorporating water and native plants would bring nature into the mall area and connect the campus core with the lagoon environment. The lower walkway around the lagoon would be upgraded to an esplanade for bicycles and pedestrians.

LANDSCAPE AREAS

Landscaping would not only be important in key regional and campus spaces; it would beautify small areas as well to create a rich tapestry of different types of spaces arranged along a clear grid of malls and walkways. Many elements of the campus plan can be achieved by the simple and cost-effective process of removing temporary buildings and improving the campus landscape.

ENTRIES

Careful consideration has been given to improving the east and west entries to the campus, especially at West Campus, as well as to entries to the housing projects that face community streets. Proposed plantings, walls, and signs would reflect a unified University image that is visually harmonious with the area. There are numerous opportunities to improve the distinctive character of the University at intersections such as Mesa and Ocean roads and where Ocean Road connects to Isla Vista streets.

PERIMETER PLANTING

Campus transition zones would be created to aesthetically complement the stunning natural environment along the coast, lagoon, slough, and woodlands. This will forge a strong connection with the extraordinary natural resources on and around the campus. The paths and overlooks along the top of the east bluffs and walkways around the lagoon are wonderful places to showcase the differences between more natural and more formal horticultural landscapes.

CORRIDORS

Large-specimen trees and tall palms would line major walkways. Plant heights would be shorter in smaller spaces. At the pedestrian level, for instance, there will be additional plant detail, color, and texture. Every opportunity should be taken to create more places to sit down along walkways, in courtyards, and at entrances to buildings and classrooms.

COURTYARDS

Plants will also visually enhance courtyards. This will provide the additional academic opportunity to showcase the tradition of Santa Barbara gardens, and would include arboretum collections and thematic designs.

FRONT YARDS

Landscape buffers in front of every building would unify open space corridors, cover blank walls with vegetation, and soften large expanses of concrete. Plants of different heights and species would create a layered effect that would add both visual interest and variety.

RESIDENTIAL

Housing neighborhoods would be made up of blocks or halls with buildings purposefully arranged to create either courtyards or quad spaces, which will in turn connect to open space for playfields, parks, greens, and playgrounds.

NATURAL AREAS

Over half of the campus' 1,120 acres is naturalized open space, with a mixture of both exotic and native plants. Some of these areas, like Lagoon Island, provide areas for walking and sightseeing as well as important habitat value. Other areas, like the Coal Oil Point Reserve, have limited public access to protect fragile coastal ecosystems. Landscape plantings in natural areas would consist of locally native plants selected for compatibility with the habitat context and wildlife use of the area under consideration.

CAMPUS LAGOON ISLAND

The Campus Lagoon Island — actually a peninsula that extends north to the lagoon from the coast — is a relatively undisturbed landscape of native grasslands, trees, and shrubs that support a variety of wildlife and different types of plant communities. The island and adjacent Goleta Point would retain their natural characters since they are an integral part of the Main Campus' open space network. Each is accessible by paths along the coastal bluffs and beaches. Pedestrians would still be allowed access to designated pathways in most of these areas, and unobtrusive seating areas would be created. Bicyclists will not be permitted in either area.

EAST BLUFFS

The East Bluff area includes the mesa top, the bluff face, and the beach next to Lagoon Road. This area has a mixture of horticultural trees including Mexican Fan palms, and native and exotic plants that can be seen from pedestrian paths and a paved bicycle path. Other improvements include seating, safety fencing and a beach stairway north of Parking Lot 6. Dramatic views of the coast would be enhanced by slight grade changes to remove portions of the artificial earthen berm that obscures sight lines from sidewalks and Lagoon Road.

NORTH BLUFFS

The North Bluffs of the Main Campus mesa have been extensively replanted with oak and upland forest. A belvedere serves as an overlook to the Goleta Slough and the airport, and connects with a trail that winds along the bluffs between the Storke Campus and the east entrance to the campus.

WETLANDS

All areas of the campus have wetland areas, including small vernal pools on the North Campus, brackish marsh on Storke Campus, and large bodies of water like the Devereux Slough and the Campus Lagoon. These environmentally sensitive wetlands support a rich variety of plants and wildlife.

COAL OIL POINT RESERVE

The Coal Oil Point Natural Reserve (COPR) covers 165 acres of protected coastal habitat on the West Campus, including rare native habitat and wildlife. The COPR beach is a breeding ground for the Pacific coastal population of the threatened Western Snowy Plover and the endangered California Least Tern. The Belding Savanna sparrow breeds in the pickle weed habitat of Devereux Slough. Rare invertebrates such as the Globose Dune beetle (*Coelus globosus*), the Dune spider (*Aptostichus simus*), and the Sand Tiger beetle (*Cicindela theatina*) share the beach and dunes with the Snowy Plover. This reserve also hosts a number of natural resource conservation and land stewardship educational programs.

South Parcel Nature Park

The currently undeveloped south parcel on the North Campus would be improved and restored as native grasslands, vernal pools, and riparian areas. Pedestrian paths would be reorganized to connect with the Ellwood Mesa and protect sensitive habitats. The drainage system would be changed to slow down the sedimentation of the Devereux Slough. The South Parcel Nature Park is part of the North Campus Open Space Area and integrated with the restoration of the former Ocean Meadows Golf Course, which was donated to the University of California in 2013.

West Campus Bluffs Nature Park

Proposed improvement to the West Campus Bluffs area include the consolidation of many small structures into a building complex set well back from the bluffs, and the habitat enhancement of coastal bluff scrub, native grasslands, and vernal pools. Parking would be restricted to the reconfigurations of existing areas, and public access would continue to be provided for pedestrians and bicyclists on the top of the bluff. A small restroom and bluff stairs would better accommodate visitors.

North Campus Open Space Area

In April of 2013, the UC Office of the President accepted the donation of the 64-acre former Ocean Meadows Golf Course from the Trust for Public Land. The site is almost entirely surrounded by UCSB property and is now incorporated into the LRDP and designated "Open Space." The former golf course was donated with the obligation that it be maintained as permanent open space and provide passive recreation, coastal wetland and wildlife habitat conservation and restoration, and associated research and environmental activities.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)

The LRDP identifies many natural areas as environmentally sensitive habitat areas (ESHA) because they "contain plant or animal life which are either rare or especially valuable because of their special nature or role in an ecosystem and could be easily disturbed or degraded" (Coastal Act Sections 30107.5 and 30240). These areas are formally protected under the LRDP through policies that address appropriate development within and adjacent to ESHA, through an ESHA overlay which identifies the location of known sensitive habitat areas; and through the application of the Open Spade land use designation (Figures D.1 and D.2). Some locations of ESHA on campus lands (such as within the Ocean Meadows site) have not been fully delineated but would be subject to full projection and restoration under UC Santa Barbara's stewardship. Other areas are included as open space in consideration of the significant visual resources afforded by the location or because the area is protected as a buffer for ESHA. These open spaces include the strips of land along the top of the ocean bluffs on the Main and West campuses, the banks of the Campus Lagoon, the areas bordering the Storke Campus Wetland, and the banks on the east side of the Devereux Slough. In other areas of the campus where environmentally sensitive locations exist without adjoining open space to serve as a buffer, the LRDP provides environmental protection through policies and standards that cover issues like building setbacks, run-off controls, fencing, and signs. Policies related to ESHA protection are listed in the next section.

The 2010 LRDP identifies ESHAs, including but not limited to, in the following areas:

- Portions of the Coal Oil Point Natural Reserve
- The Campus Lagoon island and Goleta Point
- Bluffs adjacent to Goleta Slough
- Ocean bluffs
- Beaches
- Storke Wetlands
- Seasonal and perennial wetlands, including vernal pools
- Riparian areas
- Streams and creeks
- Devereux Slough and its surrounding habitat areas
- Native purple needle grasslands
- Native creeping rye grasslands
- Coastal bluff scrub
- Venturan Coastal Sage
- Foredune and dune habitats
- Western Snowy Plover habitat
- Nesting and foraging habitat for rare raptor species such as the White-tailed Kite
- Monarch butterfly aggregation sites
- Other habitat supporting rare wildlife species and corridors
- Rare plant habitat (such as Santa Barbara Tarplant & Honeysuckle)

These areas include known or currently mapped ESHA on campus lands (Figure F.2*); unmapped or undiscovered areas could, however, meet ESHA definitions in the future. Non-native trees that provide Monarch roosts or contain raptor nests also often qualify as ESHA.

ECOLOGICAL RESTORATION

The University has restored large areas of the campus to more natural conditions, and this ecological restoration would continue over the LRDP's planning horizon. Proposed large-scale restoration projects include a nature park on the South Parcel, approved in 2007. Additional restoration efforts would continue, especially in the Coal Oil Point Reserve, the North Campus Open Space and around the Campus Lagoon. The Greenbelt on the West and Storke campuses presents the multi-jurisdictional opportunity to improve its biological quality while increasing the Greenbelt's value as open space and a community educational resource. The gardens, greenhouses, and open spaces east of Los Carneros Road also provide important planting areas and a nursery for restoration activities. The LRDP includes policies that apply to restoration of habitat and open space and all such activities require approval through a Notice of Impending Development.

RESTORATION PROJECTS

Restoration projects on the UC Santa Barbara campus have been undertaken on all four campuses and ranged from modest native oak tree planting along roadways to larger-scale wetland creation and enhancement projects that will require decades of careful maintenance and attention. The restoration projects are shown on Figure F.3* and include:

1. **West Storke Wetland restoration, 2006.** This project included minor grading, planting native plants, and weed control. The project also included enhancement of a public access trail, including interpretive signs.

2. **North Bluff restoration, 1997.** The project included active native plant planting on the west side of the site and along the edge of Mesa Road. A pedestrian trail along the north bluff and a viewing area were constructed.

3. **East Storke Wetland restoration, 2003.** The eastern edge of the East Storke Wetland, north of Harder Stadium, was cleaned of debris and exotic plants were removed and native oak trees planted.

4. **Mesa Road tree planting, 2007.** Over 40 coast live oak trees, sycamores and cottonwoods were planted along the edges of the road.

5. **Manzanita Village and Lagoon Park, 2000 – 2005.** This restoration project included six acres of restoration with five vernal pools and three vernal marshes with a complete bio-swale system that receives and filters water from 70 percent of the housing site.

6. **East "Depression" restoration, 2001.** This restoration project was a student class project with the Cheadle Center for Biology and Ecological Restoration (CBBER), which restored 0.5 acres of coastal dune structure and vegetation, including the extensive removal of ice plant.

7. **Quarry site restoration, 2002.** This restoration project was a student class project with CCBER that included the creation of shallow shorebird habitat, salt marsh vegetation, and two small back-dune ponds.

8. **West and East "Depression" expansion and restoration, 2005-2007.** These projects were conducted by CCBER with student interns to convert weed-dominated coastal areas to salt marsh and coastal dune plant communities.

9. **Lagoon Point restoration, 2006.** This 0.25-acre restoration was a demonstration project using coastal sage scrub species to evaluate the time and effort required to convert non-native annual grassland bluffs to native coastal sage scrub.

10. **Prescribed burn. 2006-2008.** As part of on-going restoration activities conducted by CCBER within the campus natural areas, a 0.7-acre prescribed burn was conducted on Lagoon Island to reduce the impact of non-native grasses and facilitate restoration of the area. Following the burn, patches of vegetation were planted with locally collected native seeds and seedlings.

11. **Live oak restoration planting, 2005.** Under the direction of CCBER, 1,000 acorns were planted on Lagoon Island for student research projects in oak restoration and to contribute to the restoration of Lagoon Island. Over 700 of the acorns grew into juvenile trees.

12. **Chancellor's Slope, 2006.** This CCBER-sponsored project followed the removal of two eucalyptus trees on the slope below the Chancellor's residence near the Campus Lagoon with the hand weeding, installation of coconut netting and planting of native coastal sage scrub plants in an approximately 5,000 square-foot area.

13. **Shorebird habitat islands and salt marsh restoration, 1995.** This restoration project created small islands in the Campus Lagoon for salt marsh and shallow water habitat for shorebirds. The small islands attract more than 100 birds, which are monitored annually by CCBER. This project also included restoration to the riparian woodland edge in 1996. This restoration project is an integration of storm water flow and 4,000 square feet of native planting of riparian species: willows, rushes, blackberry, oaks and other species.

14. **San Nicolas slope planting, 2006.** Following removal of eucalyptus trees in 2006 and 2007, approximately two acres of slopes were planted with native coastal sage scrub.

15. **East Bluff restoration, 2003 and 2006.** The area northwest of the sewer pump station was re-vegetated with native scrub. Exotic plants were removed, a suitable soil layer was created, and jute netting was installed for soil stability and erosion control.

16. **Parking lot bio-swale, 2004.** A bio-swale was created along Parking Lot 38 on Storke Campus, extending about 5,000 linear-feet with native vegetation and wetland plants to absorb storm-water runoff from the parking lot and road.

17. **San Clemente restoration project, 2006.** A Storm Water Management System (SMS) was integrated into a wetland restoration project as part of the San Clemente housing project. The project included 2.2 acres of wetland restoration and three basins for water containment and purification. Non-native plant species and stockpiled soil were removed and the area was planted with native vegetation, including Southern Tarplant.

18. **North Parcel faculty housing restoration, 2008.** Approximately 15 acres of wetlands, riparian area, monarch butterfly habitat, and native grassland areas will be restored on the 30-acre north parcel. Restoration includes removing exotic plants, fine grading, planting native vegetation, constructing trails, and installing fences and interpretive signs.

19. **South Parcel, 2008.** The South Parcel Nature Park project includes removing exotic plants from the 70-acre site, planting with native vegetation, improving public access trails, and improving drainage and runoff by constructing a system of interconnected sediment basins. The 70-acre South Parcel is to be held under a permanent conservation easement with the Santa Barbara County Land Trust.

20. **Phelps Creek restoration, 2007.** Restoration included grading the eastern edge of Phelps Creek to a more natural slope, opening-up the channel, and planting the creek edge and banks with native riparian vegetation.

21, **22**, and **23**. **"Green" fence for Coal Oil Point Reserve, 2004-2006.** A fence barrier of native coastal scrub was created around the northern Reserve boundary to reduce bicycles trespassing into the reserve.

24. **Devereux culvert replacement restoration, 2007.** Areas adjacent to the slough margin that were temporarily impacted from the replacement of Devereux Culvert were re-vegetated with wetland and upland plants.

25. **Northeast corner of COPR, 1999 to present.** The area between the slough margin and the boundary of the reserve was improved by removing the exotic species and planting native coastal scrub.

26. **Pedestrian Coastal Access project, 2008.** This approved restoration project is part of the South Parcel Nature Park and would remove a series of braided, eroded trails to Sands Beach and create one stable pathway down to the slope. Exotic vegetation would be removed and a "green" barrier consisting of native vegetation would be installed along the Reserve boundary.

27. **Dune pond restoration, 2001.** This project eradicated pampas grass from the dune pond area on the Reserve.

28. **Vernal Pool creation, 1987.** This vernal pool creation project was the first of its kind in Santa Barbara County and required grading, drainage, planting local genotypes, and maintenance for several years to establish the plants and adjust drainage.

29 and **30**. **West margin of Devereux Slough, 2000-2007.** This phased restoration project focused on removing non-native Acacia, Myoporum, and Tamarix from the margin of the slough. Eucalyptus trees near the slough margin were thinned and the area was replanted with native coastal scrub. The project will also create new habitat for the endangered Ventura Salt Marsh Milk Vetch.

31. **Eastern margin restoration, 2001.** Reserve staff removed the ice plant that covered the area between the slough and the road and planted native coastal scrub.

32, **33**. **North Finger drainage, 1998.** Exotic plants were removed from the North Finger of Devereux Slough and riparian vegetation was planted to restore the natural habitat.

34. **Ice plant and Poplar eradication, 2007.** The dunes along the slough margin are being restored by removing non-native vegetation, including ice plant and poplar.

35. **Eucalyptus row on the southern COPR margin, 2007-2009.** This project aims to restore this important area adjacent to the slough and plover breeding area. The project will remove small exotic shrubs and trees and thin the lower limbs of larger trees. Native scrub will be planted in the area.

36. **South Finger restoration, 2001.** The Devereux Foundation restored the South Finger wetland. Exotic vegetation was removed and riparian wetland vegetation was planted.

37, **38**, **39**, **43**, and **44**. **Vernal Pool restoration on the West Campus Bluff, 2001.** This project restored some degraded vernal pools located both on the West Campus Bluff and the loop road.

40. **Eastern Dune restoration. 1999.** This six acre back dune habitat was dominated by non-native acacia trees. The trees were removed and dune seeds collected from the surrounding dunes were broadcast in the area.

41, **42**. **Entrance to Sands Beach, 2000.** The exotic annual grassland and acacia were removed and the area was re-vegetated with coastal dune scrub.

45. **Mobil mitigation, 2001.** The soil in this area near the Marine Terminal was found to be contaminated from oil storage activities. Contaminated soil was excavated and removed and the area was re-vegetated with non-local native species.

46. **Sierra Madre Housing site future restoration.** Seasonal wetland and riparian areas will be restored on the 14-acre Storke/Sierra Madre site. Restoration includes removing exotic plants, fine grading, planting native vegetation, and installing fences and interpretive signs.

47. **Chase Mitigation Wetland.** This 11,775-square-foot site was off-site mitigation for a privately-owned housing development (NOID 3-10) in Isla Vista and involves vernal pool restoration and expansion.

Maintained Water Quality Management Facilities

Over time, the campus has developed a number of stormwater and drainage management features to capture runoff in bio-swales or other retention systems, filter it, and allow it to recharge the groundwater on campus. Some of these features have been created through the NOID process for a project and some the campus has developed separately.

The following maintained water quality management facilities are approved by the Coastal Commission through Notice of Impending Developments:

NOID 4-91-34 - Environmental Health and Safety Building drainages
NOID 2-96 - Tennis Court Relocation drainage improvements
NOID 1-98 - Manzanita Village bio-swales
NOID 4-02 - Lot 38 Bioswale
NOID 2-04 - San Clemente Stormwater Management System
NOID 1-06 - Ocean Walk Faculty Housing-contains many onsite bio-swales
NOID 1-06 - Sierra Madre Housing-contains onsite bio-swales
NOID 4-09 - Infrastructure Renewal Phase 1 - Library Mall rain garden and San Nicolas wetland

CALIFORNIA COASTAL ACT

Section 30240 of the Coastal Act protects environmentally sensitive habitat areas against significant disruption and allows very limited use within those areas:

§30240

(**a**) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(**b**) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

LRDP POLICIES

The following list of policies provides protection of Open Space lands for the purpose of buffering sensitive coastal resources from potential disturbance generated from offsite land uses. The areas designated as Open Space shall provide spatially and ecologically connected corridors established and managed for the conservation of a mosaic of coastal wetlands and other significant habitat areas.

OPEN SPACE

Policy OS-01: The Open Space designated on Figure D.1 shall establish the location and limits of Open Space (OS) areas subject to the OS policies set forth herein. The Open Space protection Policies OS-02 through Policy OS-10 shall apply to all designated opens space areas with the exception of the open space areas at: Commencement Commons, UCEN lawn, and Pearl Chase Garden (Figure B.8).

Policy OS-02: The campus lands designated “Open Space” (OS) shall be set aside and permanently preserved and protected from development and disturbance for the primary purpose of providing spatially and ecologically connected areas and corridors in perpetuity. OS lands shall be managed to enhance, restore, preserve and expand wetlands, grasslands, raptor habitat, rare species habitat, and other significant habitat areas. Where supported by biological evaluation, minor adjustments may be feasible along the periphery of the Open Space-designated lands, as delineated and certified October 2014, through a Commission-approved LRDP amendment. The intent of the edge adjustments shall be to refine the boundary of the 2010 LRDP land uses rather than accommodate additional land uses.

Policy OS-03: New development within OS lands shall be limited to the allowed land uses listed in Section D, Land Use for the Open Space land use designation. Consistent with the uses allowed within OS lands, future development within OS-designated lands may specifically include, but not be limited to, the following, subject to other pertinent policies and provisions of the LRDP, and shall require a NOID:

1. Public coastal access parking at Coal Oil Point, North Campus Open Space - Ocean Meadows, and West Campus Mesa, including ADA-compliant links where feasible from the parking area at Coal Oil Point to the section of the California Coastal Trail along West Campus Bluffs.

2. A visitor or interpretive center on the North Campus Open Space – Ocean Meadows site pursuant to Policy LU-19.

3. Road widening or other road improvements, including the required bridging crossing of the wetlands between West Campus Mesa and North Knoll that is necessary to accommodate an alternative vehicular access on West Campus and implement the Slough Road conversion pursuant to Policy TRANS-12.

4. The route from Parking Lot 38 to Los Carneros Road may be retained for bicycle and pedestrian use and necessary emergency vehicle access, provided that the connection through the open space is re-engineered to include a bridge or alternative crossing that retains a natural open connection to provide wetland connectivity consistent with Policy LU-28.

Policy OS-04: The University shall provide for the comprehensive planning, tracking, management, and monitoring of the OS-designated lands in accordance with the following:

1. To offset the increased intensity of development associated with the build-out of the 2010 LRDP, the University shall fully restore the North Campus Open Space – Ocean Meadows site. The University's responsibility to restore the site shall not preclude community involvement or community restoration projects on the site. Such restoration shall include habitat restoration, coastal access parking and trails, and potentially a visitor or interpretive center. The restoration shall be initiated prior to occupancy of the first campus housing project NOID approved subsequent to the 2010 LRDP and shall be fully installed by 2030, and monitored and maintained until successful. The restoration of the Ocean Meadows site shall begin prior to completion of the comprehensive LRDP Open Space Management Plan required in Policy OS-09 if the Plan is not complete prior to the required initiation period (prior to occupancy of the first housing project). In this interim period, the University shall submit individual restoration projects as a Notice of Impending Development.

2. Open Space, other than the North Campus Open Space – Ocean Meadows and areas already subject to restoration, shall remain available for habitat conservation and public access purposes. Restoration of the remaining available open space may be implemented as project-driven mitigation or as voluntary restoration projects as funding becomes available and in accordance with the priorities for restoration projects that are set forth in the OS Plan required pursuant to Policy OS-09. Prior to completion of the LRDP Open Space Management Plan, restoration projects may be implemented pursuant to individually approved NOIDs.

3. The University shall implement, in phases, the improvements identified in the University's portion of the Ellwood-Devereux Open Space regional planning effort consistent with the provisions of the LRDP. The improvements include maintenance of the Coastal and de Anza Trail formalization and development of a public coastal access trail system on North and West Campus consistent with Figure E.3, installation of designated public coastal access resources including parking, three beach access improvements, restrooms at Coal Oil Point, beach access improvement at "Jail House," South Parcel Nature Park Enhancement Area, and West Campus Bluffs Nature Park Enhancement Area.

4. The status of the cumulative restoration of the Open Space shall be tracked and annually reported to the Executive Director consistent with Policy OS-09. The tracking report shall include remaining restoration priorities and unmet funding requirements.

5. The University shall remediate and re-plant with appropriate native species eroded or compacted areas that have resulted from unauthorized trails within Open Space and shall prevent further trespass.

Policy OS-05: Existing underground public service utilities such as water, sewer, electricity or natural gas service lines located within OS-designated lands may be repaired and maintained as needed. Existing overhead utility lines shall be removed or undergrounded at the earliest feasible opportunity utilizing the least environmentally damaging methods.

Policy OS-06: Development undertaken on lands near OS-designated lands shall be sited and designed to minimize disturbance of sensitive Open Space habitat, including noise and light pollution as perceived by wildlife, to the maximum extent feasible consistent with the provision of public safety.

Policy OS-07: New outdoor lighting within Open Space shall be limited to the minimum necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. Where existing Class I bicycle paths are currently lit inconsistent with this requirement, such lighting may be maintained (Figure E.2*). Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.

Policy OS-08: Except for the purpose of habitat restoration and emergency vehicles responding to an emergency, motorized vehicles shall not be allowed on paths and trails located within OS-designated lands. New pedestrian or bicycle facilities within Open Space shall be located and designed in a manner to minimize potential impacts to environmentally sensitive habitat areas to the maximum extent feasible.

Policy OS-09: Within three years after certification of the 2010 LRDP Update, the University shall prepare and submit an LRDP Open Space Management Plan for certification as an LRDP amendment.

A. The Open Space Management Plan shall, at a minimum, include the following components:

1. The primary purpose of the Plan shall be to achieve the permanent preservation, restoration, enhancement expansion, and ecological connectivity of a mosaic of sensitive coastal habitats, including wetlands, grasslands, and habitat for rare plant and wildlife species within all campus lands designated Open Space. The Plan shall articulate a comprehensive vision for all campus open space and its transition, and connection, to adjacent non-University open space lands. The vision shall be represented by detailed site plans that implement a comprehensive program of habitat restoration and carefully designed and managed public access within Open Space. In addition to implementing the Open Spaces policies of the LRDP, the Plan shall reflect, and be consistent with, all other relevant policies and provisions of the LRDP.

2. The Plan shall include a Baseline Assessment of the types of habitat linkages and wildlife corridors within Open Space designated lands. The Plan shall identify and map ESHA on the North Campus Open Space – Ocean Meadows Site. The Plan shall include the evaluation of the existing level of disturbance or degradation of resources and the success of previous or on-going restoration projects within Open Space designated lands. The Plan shall incorporate the plans and provisions of previously approved restoration and public access projects NOIDs/CDPs within OS-designated lands, including details such as planting palettes and locations, timing, success criteria, etc. The Baseline Assessment shall include a description of any existing vegetation management practices for fire reduction/fuel modification or habitat restoration purposes.

3. The Plan shall identify Restoration Goals and Opportunities for restoration and enhancement of the open space habitats, including but not limited to, the location of habitat types targeted for restoration and the level and types of restoration/enhancement such as eradication of invasive species, planting or re-establishment of native species, sediment removal, and measures to ensure long-term conservation of raptor habitat and to provide for the specific habitat conservation measures necessary to protect sensitive wildlife species such as the white-tailed kite and the western snowy plover. The Plan shall describe the criteria of success for the restoration goals and objectives. The Plan shall prioritize restoration projects and provide an anticipated/target time-line to incrementally implement the habitat restoration. The Restoration Goals and Opportunities shall evaluate the need and effectiveness of existing and proposed vegetation management practices for fire reduction/fuel modification or habitat restoration purposes.

4. The Plan shall require the full restoration of North Campus Open Space – Ocean Meadows pursuant to Policy OS-04 and shall identify other restoration opportunities within the Open Space that may be achieved through future NOIDs. The Plan shall include measurable milestones to implement the North Campus Open Space – Ocean Meadows restoration by 2030. The restoration projects identified for Ocean Meadows lands shall be ranked in accordance with the degree of ecological benefits provided by each project. The restoration identified within the approved Plan for other OS lands shall be similarly ranked. However, the restoration of Ocean Meadows lands shall be required as mitigation for the overall increase in density and intensity approved in the LRDP Update. Other restoration projects on OS lands may be undertaken as other funding sources become available but shall not substitute for the required restoration of Ocean Meadows by the University.

5. The Plan shall ensure that the tree masses serving as raptor habitat and/or monarch butterfly aggregations (e.g., near Storke Wetlands, West Campus, and the Ellwood Marine Terminal site) have a phased restoration that ensures there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence. Tree species adequate to replace the function of the existing trees that are native to other coastal California areas (such as Monterey cypress) shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Locally native tree species such as the coastal live oak that offer suitable nesting habitat upon maturation may also be planted in appropriate locations. Open space foraging areas located adjacent to or near nesting trees are of particular importance for the conservation of white-tailed kites, and shall be considered ESHA.

6. The Plan shall include a full-sized map, prepared to scale, of all campus Open Space designated lands titled the Campus Habitat Restoration Map showing all restoration and/or enhancement project locations, including both voluntary and required as mitigation for impacts from approved projects. The map shall also show the location and limits of existing authorized development including transportation features and utilities, in relation to all habitat restoration or enhancement projects, including mitigation measures such as tree plantings previously required by the Commission or other regulatory agency. This map shall be updated after the approval of any NOID affecting OS-designated lands as described below.

7. Where existing habitat management plans or approved mitigation measures or implementation of special conditions imposed by the Commission have required or resulted in particular habitat establishment or conservation measures within OS-designated lands, these shall be reflected in the LRDP Open Space Management Plan and appended to the Plan for reference.

8. The Plan shall include the location and layout of essential bike paths and pedestrian trails.

9. The Plan shall include measures to restore and enhance disturbed areas used for unauthorized trails, roads and paths or other development within OS-designated lands that have not received past approval by the Commission.

10. The Plan shall include monitoring and adaptive management provisions sufficient to ensure that the restoration goals and success criteria are ultimately achieved. Individual restoration projects shall be monitored for a minimum of five consecutive years and until the restoration has been demonstrated to be a success.

11. To the extent feasible within the resources of the University, the development of the Plan shall be advised by university and invited scientists with expertise in the range of habitats and sensitive plant and wildlife species that occur within the campus Open Space lands, and the staff of the UCSB Cheadle Center for Biodiversity & Ecological Restoration (CCBER).

B. Open Space Monitoring, Reports, and Adaptive Management

1. The University shall track the Open Space Plan implementation, and status of each restoration project, to ensure that the restoration goals and success criteria are achieved.

2. The University shall submit an annual Open Space Tracking Report to the Executive Director of the Coastal Commission or its successor agency reporting on the status and success of the cumulative restoration of the Open Space. Where restoration goals are not being met, the University shall suggest additional measures to meet those goals.

3. At a minimum, the Campus Habitat Restoration Map shall be updated subsequent to the approval of a new NOID that includes habitat restoration or other NOID that affects OS-designated lands. The Campus Habitat Restoration Map shall additionally be included as part of the annual Open Space Tracking Report.

4. The panel of expert advisors and CCBER staff will be convened periodically, as funding allows, to review and oversee the restoration and enhancement activities undertaken pursuant to the approved Plan and will report their findings in writing to the Executive Director in alternate years commencing two years after Commission approval of the Plan. The panel will provide recommendations to update the Open Space Plan as necessary to address problems in implementation or otherwise adapt to new knowledge of habitat or open space planning.

Policy OS-10: Habitat of the western snowy plover, including resting, foraging, and nesting habitat, shall be preserved and protected from disturbance. Access to trails near plover habitat may be managed to protect plover populations during nesting season.

LRDP POLICIES

The following list of policies broadly protects significant habitat and resources on all four campuses. These policies protect the Storke and Devereux slough wetlands from adjacent development projects as these areas are built. The Coal Oil Point Reserve is protected by fences, signs, a prohibition against vehicles and mowing, and limitations on buildings in the Reserve. Trees that provide habitat for sensitive birds and butterflies are also protected.

Wetlands are additionally protected by policies prohibiting filling, swimming, and vehicles. Policies require housing setbacks from the Devereux Slough. Pedestrians, equestrian, and bicyclists are restricted to designated trails. Unleashed dogs are prohibited on wetlands, beaches, and the Coal Oil Point Reserve. Buildings that are not marine laboratories must be at least 100 feet from the Campus Lagoon. Pesticides for use in mosquito abatement are limited to environmentally sensitive pesticides such as VectoBac®. Vegetation management for fire control is practiced in a manner compatible with the protection of sensitive habitat areas. Rodent control using products that may adversely affect the wildlife food chain are not used anywhere on campus.

To protect these environmentally sensitive habitats, a number of development standards appear as policies in the LRDP. These standards include noise limits, lighting limits and other requirements, and re-placement ratios for the removal of grasslands and trees. Figure F.5* depicts the buffers that protect sensitive areas from development.

Policies also require the removal and restoration of the Ellwood Marine Terminal by 2016 and restoration of the South Parcel as a nature park.

LAND RESOURCES

General

Policy ESH-01 – Except for public access improvements and habitat restoration, south-facing ocean bluffs on campus lands shall remain in, or be restored to, natural conditions.

Policy ESH-02 – Pedestrians and bicyclists shall be encouraged to remain within designated trails, corridors and bike lanes. Signs shall be located and maintained as necessary to encourage appropriate use of pedestrian and bicycle routes. Barriers shall additionally be installed if necessary to protect sensitive resources from trespass as authorized pursuant to a Notice of Impending Development.

Policy ESH-03 – Trails shall be sited, designed, constructed, signed and maintained in a manner that limits disturbance of ESHA and open space to the maximum extent feasible. Where necessary and no alternative exists, limited use of ESHA buffer areas may be authorized for such trails provided the trail is aligned along the outermost area of the pertinent buffer and the intrusion of the trail route is minimized through design and landscaping features. Lighting shall be subject to Policy OS-07.

Policy ESH-04 – Transportation corridors for bicyclists shall be sited, designed,constructed,signed and maintained in a manner that encourages safe, multi-modal campus transportation and reduces motorized vehicle miles traveled while avoiding disturbance of open-space, ESHA, and ESHA buffers. Where a critical component of a proposed bicycle corridor would unavoidably encroach into an ESHA Buffer or Open Space, the extent of such encroachment shall be minimized to the maximum extent feasible and unavoidable residual impacts shall be fully mitigated.

Policy ESH-05 – Nature trails, intended for the passive enjoyment of the open space/ESHA resource, shall be restricted to pedestrian use and sited to afford the user an experience of the resource, provided that such trails are designed to protect the resource.

Policy ESH-06 – Operational noise levels shall not exceed state standards. The following operational noise sources are not subject to the maximum sound levels:

(a) Noise of safety signals, warning devices and emergency pressure relief valves; and

(b) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc.

For all special events where the proposed event or activity is expected to generate significant noise in close proximity to sensitive receptor locations, the campus shall impose limitations on the hours of the event or activity.

Policy ESH-07 – Construction noise levels shall not exceed state standards of 65dB(A) at property lines except at Coal Oil Point Reserve where the maximum allowable construction sound levels shall be more restrictive and shall not exceed 60 decibels on the A-weighted scale.

Policy ESH-08 – Orchards, vegetable, and other gardens should be incorporated into housing projects wherever practical, and existing legally-established gardens encouraged to continue. Where orchards and gardening plots are proposed, these features shall be incorporated into the campus housing project landscape plans.

Policy ESH-09 – Fencing and other types of barriers installed on campus shall be wildlife-safe and wildlife-permeable. Development in or adjacent to environmentally sensitive habitat areas or open space shall be designed and constructed to ensure the safe movement by wildlife (such as through the clustering structures and the installation of bridged crossings of wetlands to replace culverts, etc.).

Policy ESH-10 – The University shall use mosquito control methods with the least effect upon non-target organisms and shall use environmentally sensitive pesticides (such as VectoBac®). Wetlands shall not be drained for this purpose, nor shall native wetland vegetation be removed, nor shall non-native larval predators be introduced.

Policy ESH-11 – The use of any noxious and/or invasive plant species listed as problematic, a 'noxious weed' and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California or the U.S. Federal Government shall be prohibited in all campus landscaping.

Policy ESH-12 – Vegetation management may occur within Open Space and/or ESHA buffer areas, including mowing of native and non-native grasslands, when necessary to eradicate and control the spread of non-native species pursuant to a Commission-approved Habitat Restoration Plan. Surveys shall be conducted to identify ESHA as well as isolated patches of native grassland and any other individual sensitive plant species that may be present in the managed area. The vegetation management program shall ensure that measures are taken to avoid intrusion into ESHA, isolated patches of native grassland, and any other individual sensitive plant species that may be present. Vegetation management activities shall be the least intrusive and minimum necessary for restoration. The management of trees for any purpose, including restoration purposes, shall be subject to Policies ESH-28A through -28D and Appendix 3, Tree Trimming and Removal Program.

Policy ESH-13 – New development shall be sited to ensure that vegetation management (including clearing, landscaping/irrigating, and thinning) associated with fire reduction/fuel modification activities (including mowing of grasslands) required by the Fire Department for long-term fire safety does not intrude within environmentally sensitive habitat areas (ESHA) or wetlands. Fire reduction/ fuel modification activities may occur within ESHA buffer or wetland buffer areas, provided that: (1) the fire reduction/fuel modification activities are the minimum necessary to meet fire department requirements, and (2) the fire reduction/fuel modification activities are implemented pursuant to a Commission-approved fire reduction/ fuel modification plan that ensures the long-term protection of habitat values. Where fuel modification intrudes into the ESHA buffer, the impact shall be mitigated pursuant to Policy ESH -23.

Policy ESH-14 – Topsoil that is excavated, stored, or moved as part of an approved development shall be managed to preserve the viability of the mycorrhizae by being stockpiled no higher than 3 feet to protect the viability of the mycorrhizae. To the extent feasible, topsoil should be reused on site or for restoration.

Policy ESH-15 – The University shall replace and/or retrofit all outdoor lighting within ten (10) years following the date of effective certification of the 2010 LRDP to minimize the campus lighting footprint/ envelope consistent with the following:

A. The University shall prepare a campus-wide Baseline Outdoor Lighting Assessment that:

1. Provides an inventory, map, and detailed description of existing outdoor lighting;

2. Identifies stand-alone (pole-mounted, bollards, etc.) Light fixtures that do not comply with the design and efficiency standards set forth in Subparagraph C below; and

3. Describes the lighting specifications used to measure compliance with the design and efficiency standards set forth in Subparagraph C below.

B. The University shall prepare and submit an Outdoor Lighting Replacement and Retrofit Program as an LRDP Amendment for Commission approval within 18 months after the updated LRDP is certified. The Program shall:

1. Include the Baseline Assessment developed pursuant to Subparagraph A above;

2. Provide a replacement/retrofit map that identifies the location of all non-compliant outdoor lights and describes whether each light shall be replaced or retrofitted;

3. Identify a suite of target technologies and lighting specifications to meet the requirements of Subparagraph C. below.

4. Prioritize the replacement and/or retrofit of the identified lights with the highest priority assigned to the non-compliant outdoor sports and recreation facility lighting and the second highest priority assigned to non-compliant outdoor lights of any kind in closest in proximity to ESHA, wetlands, or open space; when replacement/retrofit is implemented in conjunction with a NOID for a new development, the highest priority may, alternately, be assigned to the nearest non-compliant lighting proximate to the proposed development;

5. Identify a proposed schedule to incrementally implement the replacement/retrofit in the order prioritized as part of each campus construction project to ensure full replacement/retrofit within ten years of the certification of the 2010 LRDP; this shall include measurable goals to be implemented with each NOID; and

6. Be implemented as part of each campus development that includes an outdoor lighting component; additionally, the Program may be implemented through a series of separate projects as necessary to achieve full Program implementation in the given time-frame.

C. All outdoor lighting shall be designed to avoid, or minimize to the maximum extent feasible, all forms of light pollution, including light trespass, glare, and sky glow, and shall at a minimum incorporate the following:

1. Best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only;

2. The minimum standard (pole) height and height of the light mounting necessary to achieve the identified lighting design objective;

3. The best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat; and

4. Measures to minimize light trespass onto ESHA and open space areas.

D. As part of the routine maintenance and replacement of outdoor light fixtures and bulbs, including repair and maintenance of fixtures attached to buildings, the University shall use new materials that meet or exceed the standards set forth in Subparagraph C.

E. New or retrofitted lighting of outdoor sports facilities shall be limited to the Recreation-designated lands at Harder Stadium, the two approved tennis courts on Storke Campus, and within the Main Campus recreational complex as it exists as of the date of certification of the 2010 LRDP within the area delineated on the “Limits of Outdoor Sports Lighting Map” in Appendix 4. New outdoor lighting for sports purposes outside of the limits shown on the “Limits of Outdoor Sports Lighting Map” shall be prohibited. Existing night lighting of sports facilities elsewhere on campus shall be considered a non-conforming use/structure. New or retrofitted sports lighting shall require a Commission-approved Notice of Impending Development, which shall not be processed until the Commission certifies

the Outdoor Lighting Replacement and Retrofit Program required pursuant to Subparagraph B above, and shall meet the standards set forth in Subparagraph C above and the following additional requirements:

1. Shall not exceed the minimum level of power and brightness necessary for the proposed level of collegiate or intramural use; and

2. Shall mitigate the impact of new lighting by retrofitting or removing existing sports lighting and other outdoor lighting sources consistent with the identified priorities in Subparagraph B above.

F. Development with an outdoor lighting component shall comply with the standards set forth in Subparagraph C of this policy. In addition, the NOID for each development with an outdoor lighting component shall implement a portion of the Outdoor Lighting Replacement and Retrofit Program consistent with the provisions of Subparagraph B above. Prior to the approval of the Outdoor Lighting Replacement and Retrofit Program, each NOID with an outdoor lighting component shall include outdoor lighting retrofits/replacements in the nearest feasible location(s) to the proposed development. The NOID shall include a lighting plan and lighting specifications that identify the location of lights, the light fixture type, the light spectrum/bulb, the direction of light, and any special measures or treatments to control light spill for all on-site and off-site replaced/retrofitted outdoor lighting. The replacement schedule/map shall be updated and submitted in support of each NOID to track the progress of the Program implementation.

G. The University shall submit to the Executive Director of the Commission an annual report tracking the incremental progress of the Outdoor Lighting Replacement and Retrofit Program. The report shall indicate the location, type, and specifications for outdoor lighting replacements and retrofits that occurred in the previous year and priority areas for the subsequent year.

Policy ESH-16 – Night lighting shall be prohibited in environmentally sensitive habitat areas (ESHA) buffer and wetland buffer areas, except as required for public safety where an approved Notice of Impending Development specifically authorizes development within buffer areas pursuant to Policy ESH-21. In such cases the lighting shall be the minimum necessary to ensure public safety and shall be designed and implemented consistent with the lighting requirements of Policy ESH-15 . Where lighting in a buffer area is proposed pursuant to this policy, the University shall submit a plan to screen nearby sensitive habitat from the effects of light pollution through landscaping with appropriate native plants or other measures.

Wetlands, ESHAs and Trees

Policy ESH-17 – Environmentally sensitive habitat areas (ESHA) on campus shall be protected and, where feasible, enhanced and restored. Only uses dependent on such resources shall be allowed within such areas. Where ESHA has been degraded through habitat fragmentation, colonization by invasive species, or other damage, such areas shall be restored.

Policy ESH-18 – Natural Open Space Areas and Environmentally Sensitive Habitat areas on campus shall be restored with native plant species, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community.

Policy ESH-19 – Development adjacent to an ESHA shall be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. A native vegetation buffer shall be required between the development and the ESHA to serve as transitional habitat and provide distance and physical barriers to human intrusion. The buffer shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA. The minimum buffer (setback) from an Environmentally Sensitive Habitat Area or freshwater wetland shall be 100 feet from the outermost edge of the ESHA or wetland, except as specifically authorized by the Commission in Policy ESH-33 and Policy ESH-31. The minimum buffer from brackish marsh shall be 200 feet from the upland edge of the brackish marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from coastal salt-marsh shall be 300 feet from the upland edge of the salt-marsh, except as specifically authorized in Policy ESH-31 . The minimum buffer from eucalyptus raptor tree ESHA shall be 300 feet from the outer edge of the canopy, except as specifically authorized in Policy ESH-31 (Figure F.5).

The required buffer areas shall be measured from the following points, and shall include historic locations of the subject habitat/species that are pertinent to the habitat under consideration:

- The upland edge of a wetland.
- The outer edge of the canopy of riparian vegetation, including additional area necessary to protect the root zones of trees.
- The outer edge of the plants that comprise a rare plant community ESHA. For annual species and perennial species that periodically lie dormant, the rare plant community ESHA shall be determined as the maximum convex polygon that connects the known current and historical locations of that species in order to capture the maximum habitat area, including dormant seed banks, bulbs, or rhizomes of rare plant species.
- The outer edge of any habitat used by mobile or difficult to survey sensitive species (such as ground nesting habitat or rare insects, seasonal upland refuges of certain amphibians, etc.) within or adjacent to the lands under consideration based on the best available data.
- The top of bank for streams where riparian habitat is not present.
- The outer drip line of trees designated ESHA.

Policy ESH-20 – New development sited adjacent to ESHA buffers shall include provisions for the enhancement of the buffer with appropriate native vegetation pursuant to Policy ESH-32. Except for development that is otherwise consistent with the LRDP and approved pursuant to a NOID, existing development that is located within an ESHA buffer shall be removed and restored to an enhanced natural area at the time of redevelopment. A buffer enhancement plan shall be submitted as part of the NOID that authorizes the adjacent development. Where restoration of a non-ESHA area within a required buffer area is restored pursuant to an approved NOID, additional development setbacks shall not be required from the area of restoration.

Policy ESH-21 – Biological resources surveys shall be performed for all new development that is proposed where there are sensitive species, ESHA, or wetlands present; within or adjacent to ESHA (where the proposed development is within 200 feet of ESHA); within or adjacent (within 200 feet) to wetlands; within or adjacent (within 200 feet) to designated Open Space or other natural open space areas; or within 500 feet of trees suitable for nesting or roosting or significant foraging habitat is present. The results shall be presented in a biological report that shall include an analysis of the potential impacts of the proposed development on any identified habitat or species and recommendations for siting and design of the development to ensure protection of sensitive biological resources and habitat values. Where established public agency “protocols” exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and credentialed by the pertinent agency to undertake

the subject protocol survey when such training and credentialing is available.

Policy ESH-22 – Buffer areas from environmentally sensitive habitat areas (ESHA) and wetlands shall be maintained in a natural condition, except for the following potential uses:

A. Habitat restoration;

B. Bio-swales or other bioengineered water quality features;

C. Discharge of clean water;

D. Erosion control measures (e.g., energy dissipaters before water is dispersed);

E. Public access trails;

F. Repair and maintenance of existing roads, trails, and utilities;

G. Minimal fire hazard reduction necessary to meet the Fire Code Defensible Space requirements for existing development; or

H. Flood control or sediment management activities.

The potential uses listed above shall only be undertaken within buffer areas where the University has demonstrated, as part of the Notice of Impending Development submittal, that:

1. No other less environmentally damaging alternative exists that would avoid the need to undertake the proposed development within a buffer area;

2. The intrusion of the development into the buffer is the minimum necessary; and

3. A qualified biologist has determined that:

- The development will not adversely impact habitat values and that the remaining buffer will be sufficient to protect the adjacent coastal resources; and

- The specific measures to be undertaken by the University to mitigate the impacts of the development are sufficient to enhance the protective features of the remaining buffer area (such as, but not limited to, removal of non-native species, plantings of locally native species, removal or replacement of nearby outdoor lighting contributing to light pollution).

Policy ESH-23 – Where there are unavoidable impacts to ESHA, a restoration plan shall be required to mitigate ESHA at 4:1 ratio (area restored to area impacted) for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. Mitigation shall occur on site to the maximum extent feasible. Should restoration of impacted wetlands be feasible on the project site, restoration and enhancement of these habitats in place may be used to account for a proportional amount of the required habitat mitigation. Where on site mitigation is not feasible, mitigation shall be provided at nearby off-site locations.

Policy ESH-24 – All wetland, riparian, ESHA, and buffer areas shall be maintained by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining the campus areas, a successor entity responsible for such functions.
UCSB shall maintain records of all biological surveys and studies for use by other biologists and the public. UCSB shall also oversee appropriate conservation of dormant seed and bulb banks or later use

elsewhere on campus when undeveloped sites with potential seed banks are being developed.

Policy ESH-25 – The biological productivity and the quality of Campus wetlands, including Storke Wetlands and Devereux Slough, shall be maintained and, where feasible, restored.

Policy ESH-26 – Motor vehicles (except for service and emergency vehicles) and unleashed dogs shall be prohibited in wetlands, on campus beaches, in open space areas, and environmentally sensitive areas. In addition, swimming shall be prohibited in the Campus Lagoon and Devereux Slough. Signs restricting such access and activities shall be posted.

Policy ESH-27 – Raptor habitat, including nesting trees, roosting trees, perching locations, and foraging habitat, shall be protected and preserved.

Policy ESH-28 –

A. The routine trimming and/or removal of trees on campus necessary to maintain campus landscaping or to address potential public safety concerns shall be exempt from the requirement to obtain a Notice of Impending Development (NOID), unless otherwise required pursuant to ESH-28B, and provided that the trimming and/or removal activities are carried out consistent with all provisions and protocols of the certified Campus Tree Trimming and Removal Program in Appendix 2, except that the following shall require a NOID:

1. Trimming and/or removal of trees located within ESHA or on lands designated Open Space as covered in Policy ESH-28D,

2. The removal of any tree associated with new development, re-development, or renovation shall be evaluated separately through the NOID process as detailed in Policy ESH-28C,

3. The removal of tree windrows, and

4. Trimming and/or removal of egret, heron, or cormorant roosting trees proximate to the Lagoon.

B. All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that:

1. Immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit,

2. Trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, or

3. Is part of a development or redevelopment approved pursuant to a Notice of Impending Development.

C. To preserve roosting habitat for bird species and monarch butterflies, tree(s) associated with new development, re-development, or renovation that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Where native, or otherwise biologically significant, trees are retained, new development

shall be sited a minimum of five feet from the outer edge of that tree's canopy drip-line. The removal of such trees shall be evaluated pursuant to the Notice of Impending Development for the new development. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the tree(s) provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. The Commission may condition the subject Notice of Impending Development to secure the seasonal timing restrictions and mitigation requirements otherwise set forth in the Campus Tree Trimming and Removal Program in Appendix 2.

Policy ESH-29 – Trees located within ESHA or designated Open Space shall not be trimmed or removed unless determined by a certified arborist to pose a substantial hazard to life or property and authorized pursuant to an emergency permit, or where the proposed removal is part of a Commission-approved habitat restoration plan, and shall require a Commission-approved Notice of Impending Development. All tree trimming and removal activities shall be consistent with the seasonal timing restrictions and mitigation requirements set forth in the Campus Tree Trimming and Removal Program in Appendix 2. The following Open Space areas shall be subject to the requirements for routine campus tree trimming and removal practices and shall not be considered as "Open Space" for the purposes of this policy: Commencement Green, UCEN lawn, and Pearl Chase Garden.

Policy ESH-30 – New development shall avoid all special-status plant species, including Southern tarplant, to the greatest extent feasible. Special-status species that are ESHA shall be afforded full protection under the ESHA provisions of the LRDP. Where the individual(s) do not meet the definition of ESHA and cannot be feasibly avoided, then it may be relocated provided that the impact to individual species shall be fully mitigated.

Policy ESH-31 –

A. In light of the significant benefits: of clustering LRDP development in specific locations on Main Campus, Storke Campus, and West Campus; of enhancing and restoring ESHA, ESHA buffers, and compensatory off-site ESHA/Wetland habitat restoration to provide valuable habitat connections in accordance with Policy OS-04; of minimizing vehicle miles traveled by locating housing, services, and campus facilities in areas easily accessible via walking, biking, or bus service; of providing a permanent open space connection from Goleta Slough, Storke Wetlands, and Devereux Slough to ensure long-term protection of habitat values; of restoring the habitats on the approximately 64-acre North Campus Open Space – Ocean Meadows site while providing coastal access pursuant to Policies OS-04 and LU-19; and of providing adequate housing stock to accommodate all future student, faculty, and staff, the University may construct development with an ESHA buffer or Wetland buffer width less than required in Policy ESH-19 consistent with the following:

1. In lieu of the 100-foot buffer from freshwater marsh and oak woodland ESHA, the Facilities Management project (see Policy LU-10) on Main Campus may be constructed with a minimum 50-foot buffer from the adjacent freshwater wetland and ESHA oak woodland habitat, as approximately delineated on Figure F.5.

2. In lieu of the 200-foot buffer from brackish marsh, the Central Stores project (see Policy LU-26) on Storke Campus may be constructed with a minimum 100-foot buffer from the adjacent brackish marsh, as approximately delineated on Figure F.5.

3. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, the existing recreation footprint for Harder Stadium, Parking Lot 38 and Storke Field may be maintained on Storke Campus, as approximately delineated on Figure F.5. The minimum 200-foot buffer from Storke Wetlands brackish marsh shall not be reduced in these locations.

4. In lieu of the 300-foot buffer from coastal salt-marsh (Devereux Slough), the coastal salt-marsh buffer may be integrated to coincide with the 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux North Knoll project (see Policy LU-31) on West Campus, as approximately delineated on Figure F.5.

5. In lieu of the 300-foot buffer from the Devereux Slough South Finger coastal salt-marsh, the coastal salt-marsh buffer may be integrated to coincide with the 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux South Knoll (see Policy LU-30) on West Campus, as approximately delineated on Figure F-5. The 300-foot buffer from the edge of Devereux Slough, to the west of the South Knoll site, shall not be reduced, as reflected in Figure F.5.

6. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, new development on West Campus may be constructed with a minimum 100-foot buffer from the from eucalyptus raptor tree ESHA, as approximately delineated on LRDP Figure F.5, provided that vehicular use of Slough Road is restricted as required in Policy TRANS-12.

7. Where no other feasible siting and design alternatives exist, West Campus roadway improvements and a new road alignment may intrude within ESHA buffers provided that the road is designed to be the minimum necessary to accommodate a two-lane road that meets Fire Department standards.

B. Buffers that are less than the required widths place sensitive resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all ESHA and wetlands consistent with Policy ESH-22.

Policy ESH-32 – ESHA buffers and wetland buffers shall be planted with locally native species that are appropriate to protect and enhance the adjacent ESHA or wetland.

Policy ESH-33 – Buffers to existing wetland, riparian, and environmentally sensitive habitat areas on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel/Ocean Walk Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel/Ocean Walk development as follows: Buildings shall be required to be set as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel/Ocean Walk Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas on site that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands on site shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel may be removed and reestablished on the South parcel at a mitigation ratio 3:1. No other portions of native grassland on the North Parcel/Ocean Walk shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North parcel may be removed and reestablished at alternate locations on the North Parcel/Ocean Walk at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel/Ocean Walk site shall be removed.

Policy ESH-34 – The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. 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 CCBER or, in the event CCBER no longer is responsible for maintaining campus wetland areas, a successor entity.

Policy ESH-35 – Mowing of native Campus grassland habitat is prohibited, except for the minimum required by the Santa Barbara County Fire Department for fire protection and vegetation management necessary to eradicate and control non-native species pursuant to a Commission-approved Habitat Restoration plan. Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration.

Main Campus

Policy ESH-36 – In order to protect the Campus Lagoon and Island, any new development adjacent to the lagoon shall:

(a) Landscape the perimeter of the development predominately with native shrubs and trees;

(b) Orient lighting to minimize light and glare to the Lagoon and tree-covered bluffs as outlined in Policy ESH-15 ; and

(c) Provide a minimum setback of 150 feet from the ocean bluff top.

Policy ESH-37 – Bicycle access to the Lagoon Island shall be prohibited. Signs prohibiting bicycles and signs directing pedestrian access to designated trails shall be posted pursuant to Policy ESH-02.

Policy ESH-38 – Except for public access improvements along the bluff top and habitat restoration, the Goleta Slough bluffs on campus lands and bluff tops that are designated as ESHA north of Mesa Road shall remain in, or be restored to, natural conditions. Should bluff failure occur adjacent to Mesa Road. The construction of retaining walls or other forms of remediation on the bluff face shall not be allowed. The native and non-native trees along the Goleta Slough Bluffs on campus shall be preserved and protected to the maximum extent feasible to retain habitat value for nesting birds.

Policy ESH-39 – In order to mitigate the loss of grassland habitat and open space associated with the construction of the Multipurpose Activity Center (MAC [Rec Cen Expansion]), 4.68 acres of land on the eastern side of East Storke Wetland north of Harder Stadium (Figure F.2) is permanently dedicated as ESHA. The 4.68 acre ESHA shall be permanently maintained and managed to ensure that it functions continuously as a restored ESHA. The mitigation site shall preserve the existing mature trees, provide for additional plantings of locally native trees to enhance the long term viability of raptor habitat, and provide for native grassland restoration, wetland protection and restoration and enhancement where feasible .

Mitigation for construction of the MAC shall permanently ensure that dwarf lupine propagules are successfully established and shall be maintained north of the Recreation Center (Figure F.3).

Policy ESH-40 – Landscaping associated with the Multipurpose Activity Center (MAC) shall continue to be limited to locally native plants, with the exception of interior courtyards. The six mature oak trees located south and north of the MAC shall be replaced in kind if the trees die off or are otherwise removed as a result of disease.

Policy ESH-41 – Where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Main Campus, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. Where previous Notices of Impending Development have required native landscaping, native landscaping shall continue to be required. Campus landscaping shall allow for turf areas to provide passive recreation and outdoor spaces, including but not limited to Commencement Commons, the UCEN lawn, and Pearl Chase Gardens. Campus landscaping shall also allow a diverse assemblage of plant species as part of the outdoor botanical classroom. Where Main Campus adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.

Storke Campus

Policy ESH-42 – New development shall be set back a minimum of 100 feet from the limits of the Storke Wetlands as shown in Figure F.5. 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.

Policy ESH-43 – Landscaping on Storke and West Campuses shall consist primarily of drought resistant plant species. In addition, where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Storke and West Campuses, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. All new or replacement landscaping located in the 50 foot native landscaping transition zone planted around the approved development shall be limited to native plants. Where landscaping adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.

Policy ESH-44 – The University shall encourage and work with the Goleta West Sanitary District or other appropriate agencies to relocate the sewer line out of the Storke Wetland and restore the disturbed areas.

North and West Campus

Policy ESH-45 – Pets may be allowed in campus housing developments where the housing is designed and managed to minimize conflicts and keep pets out of the natural open spaces areas. Pedestrians and their pets shall use designated trails, consistent with Policy ESH-02. Dogs shall be leashed as required in Policy ESH-26. Pets that require outside movement, such as dogs and cats, shall only be allowed in units with a fenced yard. Only indoor cats are allowed.

Policy ESH-46 – The wetland, riparian, and environmentally sensitive habitat areas on the North Parcel and the Storke-Whittier property shall be permanently retained and restored or enhanced pursuant to the approved restoration plan. The restoration and/or enhancement shall be implemented concurrently with the construction of the Sierra Madre and North Parcel Housing projects (NOID 1-06). Subsequent to successful completion of the restoration plan, these areas shall be maintained to ensure biological and hydrological functions and habitat value.

Policy ESH-47 – 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.

Policy ESH-48 – The South Parcel shall remain open space available for habitat conservation and public access in perpetuity. The Habitat Restoration Plan (HRP) for South Parcel has been approved for the site to restore native riparian, wetland, and ESHA habitats and construct drainage improvements to enhance biological resources on site and reduce sediment loading to Devereux Creek and Slough. The HRP for South Parcel is being implemented by the University concurrent with the North Parcel Faculty Housing Project. The University shall be responsible for the enhancement, maintenance, and restoration of the South Parcel.

Policy ESH-49 – South Parcel shall be restored in accordance with the approved Habitat Restoration Plan (NOID1-06) and in association with mitigation for the construction of the North Parcel Faculty Housing (Ocean Walk). The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of North Parcel Faculty Housing. Restoration includes, and is not limited to, the completion of a project on the South Parcel to control existing erosion and sediment transfer in to the Devereux Slough and the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, and trail improvements. Any remaining restoration and improvements shall be implemented as funding becomes available.

Policy ESH-50 – The Ellwood Marine Terminal (EMT) Facilities shall be removed and the site shall be restored to maximize habitat values. The EMT site shall be evaluated for soil and groundwater contamination, and a remediation plan shall be prepared and submitted to campus Environmental Health and Safety that complies with all federal and state regulations to clean and/or remove the contaminated soil or groundwater. A Notice of Impending Development shall be required for all development on the EMT site, including any necessary soil or groundwater remediation and habitat restoration activities. The white-tailed kite habitat, including white-tailed kite nesting trees, shall be preserved and enhanced. A portion of the southern extent of the eucalyptus trees east of the tanks may be removed where a phased restoration is implemented, pursuant to a Restoration Plan, to ensure that there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence. Locally native tree species, such as coast live oak, or tree species that are native to other coastal California areas, such as Monterey Cypress, that offer suitable nesting habitat upon maturation shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Biological surveys shall demonstrate that the replacement trees have been successfully used for nesting by raptors prior to removing the currently existing southern portion of eucalyptus trees at the EMT site.

Devereux and Coal Oil Point

Policy ESH-51 – The water quality of the Devereux Slough shall continue to be monitored by the Coal Oil Point Reserve, including salinity, nutrient loading and identification of upstream sources of sedimentation. Botanical, invertebrate, and vertebrate monitoring and data analysis shall be conducted periodically.

Policy ESH-52 – The Devereux Creek Bridge that replaced a previously existing Arizona crossing shall have a minimum five-foot clearance above the stream channel bed and shall maintain natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where bank stabilization measures are needed and comply with Policy MAR-04.

Policy ESH-53 – In order to protect the character and quality of the Coal Oil Point Reserve, new development on the West Campus Mesa shall be set back at least 300 feet from the east edge of Devereux Slough. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road 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 West Campus development and in consultation with the Reserve Director.

Policy ESH-54 –

A. The legal non-conforming horse facilities on West Campus, including the horse-related development located east of West Campus Point Lane and the riding rings located west of West Campus Point Lane, may remain in place for up to 10 years from the date of certification of the 2010 LRDP Update, except as required in subparagraph C below. The University shall submit a complete Notice of Impending Development for the removal and restoration of the horse facilities not less than 120 days prior to the expiration of this term.

B. In the interim, the horse facilities east of West Campus Point Lane may remain in the current as-built configuration, and these structures may be maintained (but not expanded) as necessary to ensure the safety of the existing structures. New horse facilities, substantial repairs (resulting in the cumulative demolition and reconstruction of 50% or more of any structure), additions, or improvements to the existing horse facilities shall be prohibited.

C. The riding rings on West Campus Mesa, west of the horse boarding facilities, may remain for up to ten years from the date of certification of the 2010 LRDP Update or until the first major (over 10,000 GSF) development occurs at West Campus Mesa, whichever occurs earlier.

D. A manure and waste management plan, as well as a comprehensive drainage and polluted runoff control plan, shall be required for the existing horse facilities within six months of the certification of the 2010 LRDP Update.

Policy ESH-55 – The University shall continue to implement the Commission-approved Beach Access and Snowy Plover Management Plan for the term authorized in the applicable Coastal Development Permit. An updated Plan shall be prepared by a qualified biologist or environmental resource specialist to renew authorization of the program through the coastal development permit process.

Any changes to the Plan shall require Coastal Commission review and approval. The plan shall allow for continued public access at Sands, Ellwood, and West Campus Beaches while providing protection of snowy plovers and other sensitive bird species from human-associated disturbances.

(a).Any developments or changes to the Beach Access and Snowy Plover Management Plan, including in use of parking, trails, accessways, or facilities in the vicinity of Coal Oil Point, and Sands, Ellwood, and West Campus beaches, shall consider and mitigate impacts on populations of snowy plover and other sensitive bird species in the area.

(b). Horses shall not be allowed on beach and trail areas with active nesting or over wintering populations of Snowy Plover, including but not limited to Sands and Ellwood beaches, as well as spur trails leading from Coal Oil Point and the Coastal Trail to these beaches. Dogs shall be leashed in these areas. Future use of these areas by horses may be allowed pursuant to approval of the Beach Access and Sensitive Species Management Plan or other plan that ensures that such activities will not have an adverse impact on snowy plover or other sensitive species.

(c).The University shall coordinate with Coal Oil Point Reserve Staff, docents, and campus police to continue to implement the Enforcement Program to ensure that the above-mentioned habitat protection measures and plan are enforced.

SCENIC AND VISUAL RESOURCES

UC Santa Barbara's scenic and visual resources include both its formal, developed form as a campus and the characteristics of its natural areas and setting. Figure F.4* shows a number of view corridors on the Main and Storke campuses that would visually connect the natural areas on the outside of the campus with interior view corridors defined by pedestrian walkways between building sites. Important scenic routes run along the edges of the campuses and frequently form boundaries between natural and developed areas. Significant view points typically overlook important open areas including the lagoon, sloughs, the ocean, and the Greenbelt.

COASTAL ACT

Under Section 30251 of the Coastal Act, development must be sited and designed to protect views to and along the coast, minimize alteration of natural land forms, and be visually compatible with the surrounding area.

§30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

LRDP POLICIES

Coastal policies are proposed to ensure that development is consistent with the Coastal Act. These policies establish bluff-top setbacks for buildings and landscaping so that they are not visually obtrusive from public viewing areas such as nearby beaches, parks, and public roadways. These policies ensure that development is generally similar to the surrounding buildings and no higher than specified limits. Removed trees must be replaced, ranging from one to ten trees for every tree that is removed. Other polices require the preservation of scenic features and minimize artificial landform changes. Temporary buildings blocking view corridors can be removed.

General

Policy SCEN-01 - 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.

Policy SCEN-02 - New development proposed for bluff top locations shall be designed and set back from the bluff edge sufficiently to protect public coastal views. A visual analysis shall be submitted in support of the Notice of Impending Development for all bluff-top development proposals.

Policy SCEN-03 - The University shall seek to enhance primary view corridors to the ocean and scenic coastal areas shown in Figure F.4 by removing temporary buildings.

Policy SCEN-04 - Development shall not exceed the height limits established in Figure D.4. Height shall be measured as the vertical distance at any one point from the existing grade to the highest point of the top of the roof of the structure. The highest point shall be the coping of a flat roof, or peak of the ridge for a pitch or hip roof. Mechanical and electrical equipment and solar energy systems on the roof shall not be included in the height measurement. However, mechanical equipment shall be setback as far as feasible from public roads and other viewing areas and screened by architectural features.

Policy SCEN-05 - Natural building materials and colors that are compatible with the surrounding landscape will be used where practical.

Policy SCEN-06 - All new development shall include landscaping which mitigates the development's visual impacts. A landscape plan representing these landscape elements shall be submitted in support of the Notice of Impending Development.

Policy SCEN-07 - For trees with significant scenic value, the first priority shall be to avoid tree removal where feasible. If tree removal cannot be avoided, the second priority shall be relocation of the tree. If the scenic tree cannot feasibly be retained in place, the tree removal shall be conducted and mitigated consistent with the Tree Trimming and Removal Program in Appendix 2. Where a scenic tree is located within ESHA or Open Space the tree trimming and removal shall be subject to Policy ESH-28A.

Main Campus

Policy SCEN-08 - Other than buildings in the Marine Sciences Laboratory complex, campus development shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road.

North and West Campuses

Policy SCEN-09 - Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever feasible.

Policy SCEN-10 - Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain.

Policy SCEN-11 - Native plantings, including California native tree species of particular value to raptors, will be used to visually integrate natural areas with development on North and West Campuses, while also buffering natural areas from the disturbance imposed by nearby development, including outdoor lighting or interior lighting that may be visible from natural areas.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

Coastal Act Section 30244 requires mitigation when development adversely impacts archaeological or paleontological resources.

Archaeological resources are known to exist at various locations on campus, and the following polices ensure that development will avoid these resources whenever possible, or minimize impacts to the greatest degree feasible if full avoidance cannot be guaranteed.

§30244
Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

LRDP POLICIES

Policy ARC-01 - New development that requires ground disturbance shall be evaluated for its potential to impact archaeological resources. Site research, records reviews and archaeological surveys shall be undertaken by a Registered Professional. This documentation shall be submitted with the Notice of Impending Development.

Policy ARC-02 - The Department of Anthropology and Native American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when development may adversely impact archeological resources.

Policy ARC-03 - A mitigation plan shall be prepared by a Registered Professional Archaeologist when development may adversely impact archaeological resources. The mitigation plan shall be prepared in consultation with Native American tribal groups approved by the Native American Heritage Commission for the area, and the State Historic Preservation Officer, as applicable. Mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission and shall, as the first priority, preserve the resources in place. Where in-situ preservation is not feasible, partial or total recovery of archaeological resources shall be undertaken.

Policy ARC-04 - Archaeological monitors shall be on-site during all earth moving activities and/or other ground disturbances that have the potential to uncover or otherwise disturb archaeological resources. A Registered Professional Archaeological consultant and a Native American representative shall both be present.

Policy ARC-05 - If archaeological or paleontological resources are discovered in the course of construction, all activity which could damage or destroy these resources shall be immediately halted. A Registered Professional Archaeologist, or paleontologist as applicable, shall examine the site and provide an evaluation of the nature and significance of the resources. Mitigation measures shall be developed and implemented to address the impacts of the development on the resources. The Office of Campus Planning and Design shall determine whether the development or mitigation measures require a new Notice of Impending Development and shall notify Coastal Commission staff that archaeological or paleontological resources were discovered during construction. Activities that may adversely impact these resources shall not resume without written authorization from the University Office of Planning & Design that construction may proceed.

Policy ARC-06 - Vehicle use, unauthorized collecting of artifacts, or other activities that have the potential to destroy or disturb archaeological resources shall be prohibited.

Policy ARC-07 - Work shall be halted immediately when suspected human bone is discovered, regardless of context, until the coroner and a qualified archaeologist can examine the remains. University staff shall notify Coastal Commission staff of the nature of the discovery and that all work has been halted on the site. Activities shall not resume without written authorization from the Office of Campus Planning and Design that construction may proceed. Where Native American remains are discovered, further activities may require a Notice of Impending Development.

Policy ARC-08 - New development shall be sited and designed to avoid adverse impacts to archaeological and paleontological resources to the maximum extent feasible. If there is no feasible alternative that eliminates all impacts to these resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological or paleontological resources that cannot be avoided through siting and design alternatives shall be fully mitigated.

MARINE RESOURCES

Coastal Act Section 30230 provides for the protection and enhancement of marine resources. Other sections of the Coastal Act protect marine resources as well, notably sections 30240 and 30232, but Section 30230 provides the approach necessary to protect these resources. In addition Sections 30231

and 30236 collectively ensure protection of the biological productivity and water quality of marine resources as well as other coastal waters bodies, including streams and wetlands.Section 30236 limits substantial alteration to rivers or streams, defines when alteration may take place, and ensures incorporation of mitigation measures.

§3023044
Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

§30236
Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (l) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

LRDP Policies

For the UCSB campus, marine resources consist of wetlands, creek areas, ocean, and beaches. No new uses are planned within these marine resource areas. Through the policies below, UC Santa Barbara has and will continue to maintain, enhance and, where feasible, restore the biological productivity of these marine.

General

Policy MAR-01 - 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 developed and operated in a manner that will sustain the biological productivity of campus marine resources.

Policy MAR-02 - The University shall work with the City of Santa Barbara and other interested parties to evaluate the benefits and feasibility of reestablishing tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates. Where feasible and beneficial, restore the tidal connection.

Policy MAR-03 – Lagoon Berm Road may be maintained in the approved road prism consistent with typical repair and maintenance practices such as replenshing the fill and recompacting the fill slopes. Lagoon Berm Road shall not utilize rock revetments or seawalls to maintain the road prism. The road may be removed to adapt to rising sea level. Placement of sandbags or other temporary stability measures shall require a NOID or Emergency Permit.

Policy MAR-04 - Channelizations or other substantial alterations of streams shall be prohibited except for:

A. Necessary water supply projects where no feasible alternative exists;

B. Flood protection for existing development where there is no other feasible alternative; or

C. The improvement of fish and wildlife habitat.

Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over “hard” solutions such as concrete or riprap channels.

North and West Campuses

Policy MAR-05 - Wetland and riparian vegetation enhancement shall be conducted, to the maximum extent feasible, along Devereux Creek and Devereux Slough, including the areas known as the North and South “Fingers” of the slough.

Policy MAR-06 - The Phelps Creek bridge, and a paved roadway comprised of permeable paving materials, may continue to be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/bicycle and flood control and emergency access, provided that the bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units.

Policy MAR-07 - 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 to ensure proper flood conveyance capacity. Necessary permits will be obtained by County Flood Control with oversight by UCSB.

The University shall not install a concrete channel in the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in Policy MAR-08.

Policy MAR-08 - The Santa Barbara County Flood Control District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of Phelps Creek when the District conducts maintenance of the portion of the creek on University property. Sediment in Phelps Creek shall be removed from several different areas within the portion owned by the University. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the creek at a time. Sediment may be stockpiled on the adjacent open field/access road until it has dewatered sufficiently to be hauled to a suitable upland disposal site. Sediment shall not be stockpiled on any site containing wetland, riparian, or environmentally sensitive habitat areas and shall be placed so as to maintain public access to the creek and riparian area. Flood control activities will be performed outside of the breeding season of any known sensitive species that have been observed in the Creek. Necessary permits will be obtained by County Flood Control with oversight by the University.

Policy MAR-09 - The Phelps Creek Riparian Area may be reconstructed in accordance with all applicable LRDP policies. Any plans for reconstruction of the Phelps Creek restoration area 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 CCBER or, in the event CCBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions.

Policy MAR-10 - 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.

COASTAL WATERS

Sections 30231 and 30236 collectively ensure protection of the biological productivity and water quality of coastal waters bodies, including streams, wetlands, and marine environments. Coastal Act Section 30231 requires the protection of coastal waters like wetlands and estuaries by controlling run-off and preventing depletion of groundwater. Waste water reclamation is encouraged to protect riparian habitats. The Coastal Act also requires the protection of natural streams by minimizing stream alteration and maintaining natural vegetation buffer areas.

§30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

§303236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (l) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

LRDP Policies

The University has extensive and detailed policies describing what to do when an action could potentially impact water resources, including both construction and post-development requirements.These policies set standards for grading, erosion, and sedimentation to ensure that riparian habitats and coastal waters are protected. Policies also specify drainage system design to further protect wetlands, sloughs, and lagoons.

The water quality policies below capture the University's overarching approach to protecting coastal water quality. These policies are further implemented by the provisions of the Water Quality Protection Program in Appendix 3 of this LRDP. The provisions in the Water Quality Protection Program provide a more specific framework for construction and post-development designs depending on the type of development.

Water Quality (Erosion and Sedimentation)

Policy WQ-01 - New development shall be sited, designed, and managed to prevent adverse impacts from stormwater or dry weather runoff to coastal waters and environmentally sensitive habitat areas. Sources of inflow to coastal wetlands shall be maintained so that the quality, volume and duration of flows do not diminish wetland hydrology.

Policy WQ-02 –

A. Proposed campus development shall be sited, designed, constructed, operated and managed in accordance with the water quality protection requirements set forth in this LRDP, including Appendix 3 , Water Quality Protection, which is hereby incorporated in full, by reference as part of this policy. Appendix 3 requires new development, which entails construction or other activities or land uses that

have the potential to release pollutants into coastal waters, to submit a water quality protection plan (see Appendix 3 for Construction Pollution Prevention Plan, Post Develoment Runoff Plan, Water Quality and Hydrology Plan, as applicable) with the NOID. Appendix 3 provides implementation-level requirements to develop each type of water quality protection plan that may be necessary depending on the size and nature of the proposed development. Unless the Executive Director determines that future proposed changes to the contents of Appendix 3 are de minimis, such changes shall require an LRDP amendment. All revisions of Appendix 3 shall be timely published, including the date of the specific revision.

B. Development shall be sited and designed consistent with the following runoff control priorities, and implemented through the water quality protection plans in compliance with Appendix 3 (Water Quality Protection Program):

C.

1. First, where drainage from campus lands may directly or indirectly flow into coastal waters, the first priority for the plans and designs of proposed campus development shall be the prevention of an increase in post-construction stormwater runoff volume or velocity compared with existing site conditions.

2. Second, where despite the inclusion of all feasible measures to achieve the first priority an increase in site runoff cannot be fully avoided, the project plans and designs shall include all feasible additional drainage management measures necessary to slow, capture, treat, infiltrate, and detain stormwater runoff on site to the maximum extent feasible, and in the manner that best protects coastal resources, including wetlands, environmentally sensitive habitat areas, and coastal waters.

3. Third, where despite the inclusion of all feasible measures to avoid offsite discharge of stormwater and dry weather runoff, the interconnected nature of existing and future campus development locations or site-specific physical conditions (such as the presence of relatively impervious clay soils) limit the effectiveness of on-site retention options, the University may allow runoff to be discharge, including as necessary piping of runoff under roadways or sidewalks, to a permitted offsite drainage management facility where the runoff is treated to remove pollutants and is retained and/or discharged in a non-erosive manner.

C. To maximize the protection of water quality, the University shall prioritize the use of earthen-based, bioengineered runoff treatment facilities such as bioswales or vegetated filter strips. Bioengineered runoff treatment facilities may incorporate energy dissipaters, sand filters, retention basins and engineered soils and substrates if warranted by site conditions. Drainage features may include vegetation as an intentional component of the design (such as swales planted with grass species) or in some cases a non-vegetated structure may support volunteer vegetation. In either case, regular management of the vegetation associated with the subject drainage feature, and/or of the feature itself (such as sediment removal), is necessary (1) to ensure the optimal performance of the structure, and (2) to limit the establishment or overgrowth of vegetation. Therefore, the University shall submit a detailed monitoring and low impact, non-chemical maintenance plan (relying on mowing, hand weeding, or confined short-term grazing) designed to prevent the overgrowth of vegetation in drainage management structures, and for periodic maintenance activities in addition to vegetation management, such as sediment removal and disposal. This maintenance plan shall include a schedule for proposed maintenance and a monitoring program to ensure that the required maintenance achieves the prescribed standard of vegetation control.

D. Where the University demonstrates that a permitted drainage facility that was created from dry land

has been diligently managed and monitored in accordance with the requirements of the pertinent permit, the facility will not be considered a “wetland” for the purpose of interpreting the LRDP when future maintenance, modification, or removal of the structure is proposed. As such, the Commission will not require compensatory mitigation for acreage affected by the proposed activity. However, measures will be required to limit or avoid impacts to coastal resources when such activities are proposed (such as setbacks from nearby habitat, seasonal restrictions on timing of work, relocation of sensitive species, etc.).

E. Site plans and designs for new development shall include source control measures which can be structural features or operational actions, to control pollutant sources, minimize runoff, and keep pollutants segregated from stormwater. Site plans and designs for new development shall concurrently emphasize runoff management, integrating existing site characteristics that affect runoff (such as topography, drainage, vegetation, soil conditions, and infiltration properties) with strategies that minimize post-project runoff, control pollutant sources, and where necessary remove pollutants. Site plans and designs shall be in compliance with the water quality protection plans required in Appendix 3, Water Quality Protection Program. The plans and designs for all drainage facilities proposed by the University on lands that may directly or indirectly drain to coastal waters shall be designed by a California-licensed professional in consultation with a qualified biologist, and shall include detailed information that supports the finding that the proposed development is sited, designed, constructed, operated, and maintained in the manner most protective of coastal resources including wetlands, environmentally sensitive habitat, and coastal waters. Sufficient evidence to demonstrate compliance of the proposed project with the requirements of Policy WQ-02 shall be submitted in support of the Notice of Impending Development and the NOID may be conditioned by the Commission to ensure that these requirements are met.

Policy WQ-03 - Stormwater and dry weather runoff management shall be addressed early in site design planning and alternatives analyses, taking into account existing site characteristics that affect runoff, (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in designing strategies that minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants.

Policy WQ-04 - Campus site development is to be accomplished, whenever feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground. The University shall site, design, construct and manage development to maintain or enhance where appropriate, on-site infiltration. Where inadequate infiltration would increase site runoff, development shall be scaled to ensure that on-site detention capacity (such as storage ponds or vaults) is increased sufficiently to avoid increased offsite discharge volume or velocity to the maximum extent feasible. Increased surface runoff shall not be conveyed over bluffs, including through sheet flow, open channels, or outfalls.

Policy WQ-05 - The University shall site, design, construct and manage development to preserve or enhance vegetation that provides water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control. Native vegetation shall be prioritized for use in water-quality treatment facilites such as bioswales and vegetated filter strips. Removal of existing vegetation on campus shall be minimized and limited to a pre-approved area required for construction operations. The construction area shall be fenced to define project boundaries. When vegetation must be removed, the method shall be one that will minimize the erosive effects from the removal. Temporary mulching or other suitable interim stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities.

Policy WQ-06 - The University shall design, construct and manage campus development to minimize the introduction of pollutants, including trash and sediment, into coastal watersming, and duration. Pollutants

shall not be allowed to enter coastal waters through drainage systems. Low Impact Development (LID) strategies shall be used to emphasize an integrated system of decentralized, small-scale control measures that minimize alteration of the site's natural hydrologic conditions through infiltration, evapotranspiration, filtration, detention, and retention of runoff close to its source. Traps and filters for roadway contaminants shall be provided as part of all drainage structures.

Policy WQ-07 -New development shall be designed to minimize the extent of new impervious surface area, especially directly-connected impervious surfaces, and where feasible to increase the area of pervious surfaces, to reduce runoff.

Policy WQ-08 - If implementing site design, source control, and LID strategies are not sufficient to minimize:

A. Pollutants in runoff from development and in turn protect coastal waters, use treatment control BMPs sized for the appropriate design storm to remove pollutants; and

B. Adverse post-development changes in runoff volume, flow rate, timing, and duration, use runoff controls sized for the appropriate design storm, to protect coastal waters, habitat, and property.

Policy WQ-09 - Minimize water quality impacts from construction by implementing best management practices, in compliance with Appendix 3, Water Quality Protection Program, including:

A. Construction shall be planned and managed to minimize impacts by such measures as limiting the project footprint, phasing grading activities to avoid rainy-season soil disturbance, implementing soil stabilization and pollution prevention measures, and preventing soil compaction unless required for structural support;

B. Whenever practical, land on the North and West Campus where there is a risk of erosion that may affect ESHAs, plan the project in increments of workable size which can be completed during a single construction season;

C. Erosion and sediment control measures are to be coordinated with the sequence of grading. Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and

D. Fill areas shall have suitable protection against erosion and shall not encroach on Devereux Slough, Storke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on campus.

Policy WQ-10 - Grading operations that have the potential to deliver sediment to wetlands, environmentally sensitive habitat areas, or coastal waters shall be scheduled during the dry months of the year (May through October). The construction timeline may be extended into the rainy season for a specific, limited length of time, based on an inspection of the site, and a determination that conditions at the project site are suitable for. Continuation of work may be allowed if appropriate erosion and sedimentation control measures are in place and will be maintained during the activity. 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 in compliance with Appendix 3, Water Quality Protection Program.

Policy WQ-11 - Excavated materials shall not be deposited or stored where the material can be washed away by storm water runoff. Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the site, where the stockpile area(s) will not impact natural vegetation, and protected from erosion while grading operations are underway, provided that the topsoil is also managed consistent with Policy ESH-14. Appropriate measures shall be taken to protect the preserved topsoil from erosion and runoff through such measures as tarping, jute netting, silt fencing, and sandbagging soil. 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. These requirements shall be incorporated into applicable water quality protection plans (Construction Pollution Prevention Plan, Post-Development Runoff Plan, and/or Water Quality and Hydrology Plan as applicable) for processing during the NOID process as described in Appendix 3, Water Quality Protection Program.

Policy WQ-12 - Drainage facilities, BMPs, or other water quality design features required for new development shall be inspected, maintained, operated and managed in a manner that ensures that the intended water quality protection performance requirements are met for the life of the development. This shall be reflected in the applicable water quality protection plan in compliance with Appendix 3, Water Quality Protection Program.

Policy WQ-13 - Stormwater outfalls shall be sited, designed and managed to minimize the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff into coastal waters, intertidal areas, beaches, bluffs, or stream banks.

Policy WQ-14 - Runoff from parking areas and from Mesa Road on the Main Campus shall be directed to drainage structures such as traps, filters and earth drainage swales with high pollutant-uptake native vegetation. The drainage structures shall be designed to reduce the introduction of roadway and parking lot contaminants into ESHAs and wetlands.

Policy WQ-15 - At Coal Oil Point, if percolation is determined through tests to be inadequate to prevent bluff top erosion, alternative methods to direct stormwater to eliminate the erosion hazard, shall be evaluated based on the water quality protection priorities outlined in the LRDP policies and Appendix 3, Water Quality Protection Program. The revisions to drainage shall require a Commission-approved water quality protection plan.

Policy WQ-16 - Siltation of the Campus Lagoon shall be minimized. Chemical wastes, sewage effluent or wastewaters shall be prohibited from entering the Lagoon. The quality of water entering the Lagoon shall be monitored and measures taken to remediate the source(s) contributing to the water quality threshold that was exceeded.

Policy WQ-17 - 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 Control Board.

COASTAL WATERS

Coastal Act Section 30231 requires the protection of coastal waters like wetlands and estuaries by controlling run-off and preventing depletion of ground water. Wastewater reclamation is encouraged to protect riparian habitats. The Coastal Act also requires the protection of natural streams by minimizing stream alteration and maintaining natural vegetation buffer areas.

§30230

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

LRDP Policies

The University has extensive and detailed policies describing what to do when an action could potentially impact water resources. These policies set standards for grading, erosion, and sedimentation to ensure that riparian habitats and coastal waters are protected. Policies also specify drainage system design to further protect wetlands, sloughs, and lagoons.

In order to protect identified campus wetlands and coastal waters from sediment transfer or contamination from urban run-off during construction, the following grading and erosion control practices must be followed:

DIKING AND FILLING

Coastal Act section 30233 protects waterways by limiting coastal waterway alternations to a few, publicly beneficial uses such as placement of public utility lines, restoration activities, and nature study.

§30233

(**a**) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(**1**) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(**2**) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(**3**) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(**4**) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(**5**) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(**6**) Restoration purposes.

(**7**) Nature study, aquaculture, or similar resource-dependent activities.

(**b**) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.

(**c**) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, “Acquisition Priorities for the Coastal Wetlands of California”, shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

For the purposes of this section, “commercial fishing facilities in Bodega Bay” means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

(**d**) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To

facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

LRDP Policies

The Goleta and Devereux sloughs, the Campus Lagoon, and various wetlands are the primary coastal waterways on campus. The LRDP proposes no changes to rivers and streams. Very little activity either exists or is proposed in or near other coastal water bodies; the primary focus of LRDP policies is to ensure that no fill material from campus development is allowed to encroach upon sloughs or wetlands.

Fill Policies

Policy FIL-1 - The diking, filling, or dredging of open coastal waters, wetlands, or estuaries may be allowed only where there is no feasible less environmentally damaging alternative and limited to only the following types of development: incidental public services; mineral extraction except in ESHA; restoration purposes; nature study, aquaculture, and similar resource dependent activities. Impacts associated with such development shall be fully mitigated.

Policy FIL-2 – Where restoration of Devereux Slough includes dredging, then sediment removal and spoils disposal activities shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation.

Policy FIL-3 – If no other alternative exists, fill may be used to address potential 100-year flooding impacts consistent with federal law.

CLIMATE CHANGE AND SHORELINE PROTECTION

Coastal Act Sections 30006.5, 30235 , and 30253, among others, provide the underpinnings for the campus' policies related to climate change.The campus is situated adjacent to three significant coastal water bodies that may be impacted by rising sea levels: Goleta Slough, Devereux Slough, and the Pacific Ocean. Section 30253 of the Coastal Act requires that new development minimize risks to life and property that may be subject to flood hazard and assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. In addition Coastal Act Section 30235 states that shoreline protection devices such as seawalls, retaining walls, or groins are permitted only to protect existing structures, and then only when they do not negatively affect the local sand supply.

§30006.5

The Legislature further finds and declares that sound and timely scientific recommendations are necessary for many coastal planning, conservation, and development decisions and that the commission should, in addition to developing its own expertise in significant applicable fields of science, interact with members of the scientific and academic communities in the social, physical, and natural sciences so that the commission may receive technical advice and recommendations with regard to its decisionmaking, especially with regard to issues such as coastal erosion and geology, marine biodiversity, wetland restoration, the question of sea level rise, desalination plants, and the cumulative impact of coastal zone developments.

§30235

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such

construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

§30253

New development shall do all of the following:

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.

(d) Minimize energy consumption and vehicle miles traveled.

(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

LRDP Policies

Given the evolving nature of climate change science as well as the site-specific considerations, the policies below rely heavily on research, best available science, vulnerability studies, coastal hazards assessments, and the incorporation of feedback loops and adaptation measures. The campus currently has three areas where shoreline devices protect existing facilities. Large rocks or revetment at the base of the bluff protect the east bluffs from erosion and extend to the south to protect the seawater pump station, the Marine Sciences Laboratory, and the Campus Lagoon. Berms have been constructed on the east and west ends of the Lagoon to prevent the lagoon from draining into the ocean. While some maintenance is necessary to protect the berm between the lagoon and the beach, no other protective devices are anticipated in the LRDP.

Policy SH-01 - Within five years of certification of the 2010 LRDP, the University shall prepare a Comprehensive Sea Level Rise Hazards Assessment for submittal to the Coastal Commission as a Notice of Impending Development that addresses the anticipated impacts of sea level rise on the Campus along the Goleta Slough and Pacific Ocean shoreline. The Plan shall be available prior to submitting a NOID for development or redevelopment that is located along the north boundary on Main or Storke Campuses. The Plan shall:

A. Identify the most vulnerable areas, structures, facilities, and resources; specifically areas with priority uses such as beaches, public access and recreation resources, ESHA and wetlands, wetland restoration areas, open space areas where future wetland or habitat migration would be possible, and existing and planned sites for critical infrastructure.

B. Include a detailed sea level rise vulnerability and risk assessment, either as an independent effort, or in conjunction with other assessments, such as the Goleta Slough multi-jurisdictional planning effort, that includes a specific analysis of the vulnerable areas and coastal resources in subsection “a” above. The vulnerability and risk assessment shall use best available science and multiple scenarios including best available scientific projections of expected sea level rise, such as by the Ocean Protection Council [e.g. 2013 OPC Guidance on Sea Level Rise], National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance.

C. Based on the vulnerability analysis, identify campus areas that are potentially subject to the effects of sea level rise for the purpose of determining whether a detailed site-specific coastal hazards

analysis will be required consistent with Policy SH-02 and Policy SH-04.

D. Recommend adaptation management strategies that would minimize risks to coastal resources and development to due to hazards associated with sea level rise. Adaptation management strategies may include:

- Relocating existing development to safer locations
- Siting new development to avoid areas vulnerable to flooding, inundation, and erosion;
- Modifying land use designations and individual campus uses, and developing siting and design standards for new development, to avoid and minimize risks;
- Establishing conservation areas to allow wetland and habitat migration;
- Creating an adaptive public access plan that maximizes access to and along the shore as the effects of sea level rise are realized.

E. Analyze sea-level rise impacts at both the site-specific and regional scales. The Plan must evaluate how sea-level rise impacts from the littoral cell or watershed (such as expected changes in sediment supply, increases or reductions in stream flows, post-fire sediment pulses, etc.) could affect the campus. Additionally, the Plan must evaluate how options to adapt to sea-level rise could result in cumulative impacts to other areas in the littoral cell or watershed, and should recommend actions to minimize any impacts.

F. The Assessment shall identify the recommendations that will require processing through an LRDP Amendment to be effectuated.

Policy SH-02 - New development shall be sited to avoid potential flooding, inundation, and erosion hazards created or exacerbated by long-range SLR. New development that is potentially subject to the effects of sea level rise shall require a current (prepared within the past 2 years) coastal hazards assessment as described in Policy SH-04. Based on the coastal hazards assessment, new development and redevelopment shall be sited: to avoid any hazards anticipated during the life of the structure and to avoid the need for bluff retaining or shoreline protection devices. Hazard avoidance efforts shall not result in impacts to coastal resources or encroachment into coastal habitats and shall not undermine broader ecosystem sustainability, for example, siting and design of new development must not only avoid sea-level rise hazards, but also ensure that the development does not have unintended adverse consequences that impact sensitive habitats or species in the area. The assessment must also consider the potential need for larger setbacks near ESHA and natural open spaces to allow for habitat sustainability and migration.

Policy SH-03 - After completing the Comprehensive Sea Level Rise Hazards Assessment required pursuant to Policy SH-01, the University shall continue to research and respond to the impacts of sea level rise on the Campus along the Goleta Slough and Pacific Ocean shoreline. On-going efforts to respond to SLR-related hazards may include:

A. Continue to gather information on the effects of sea level rise on the shoreline, particularly the most vulnerable areas identified in the Comprehensive Sea Level Rise Hazards Analysis. Participate, as possible, in regional assessments of sea level rise vulnerability, risk and adaption planning efforts to ensure compatible treatment for sea level rise across jurisdictional boundaries;

B. Updating the Best Available Science, consistent with regional policy efforts, as new, peer-reviewed studies on sea level rise become available and as agencies such as the OPC or the CCC issue updates to their guidance reports; and

C. Amending the LRDP to add policies and provisions that address the impacts of sea level rise based on information gathered over time. Modifications to address SLR may include: relocating proposed

development envelopes, changes to land use designations, relocating utilities, updates to the public access plan to ensure long-term protection of the function and connectivity of existing public access and recreation resources.

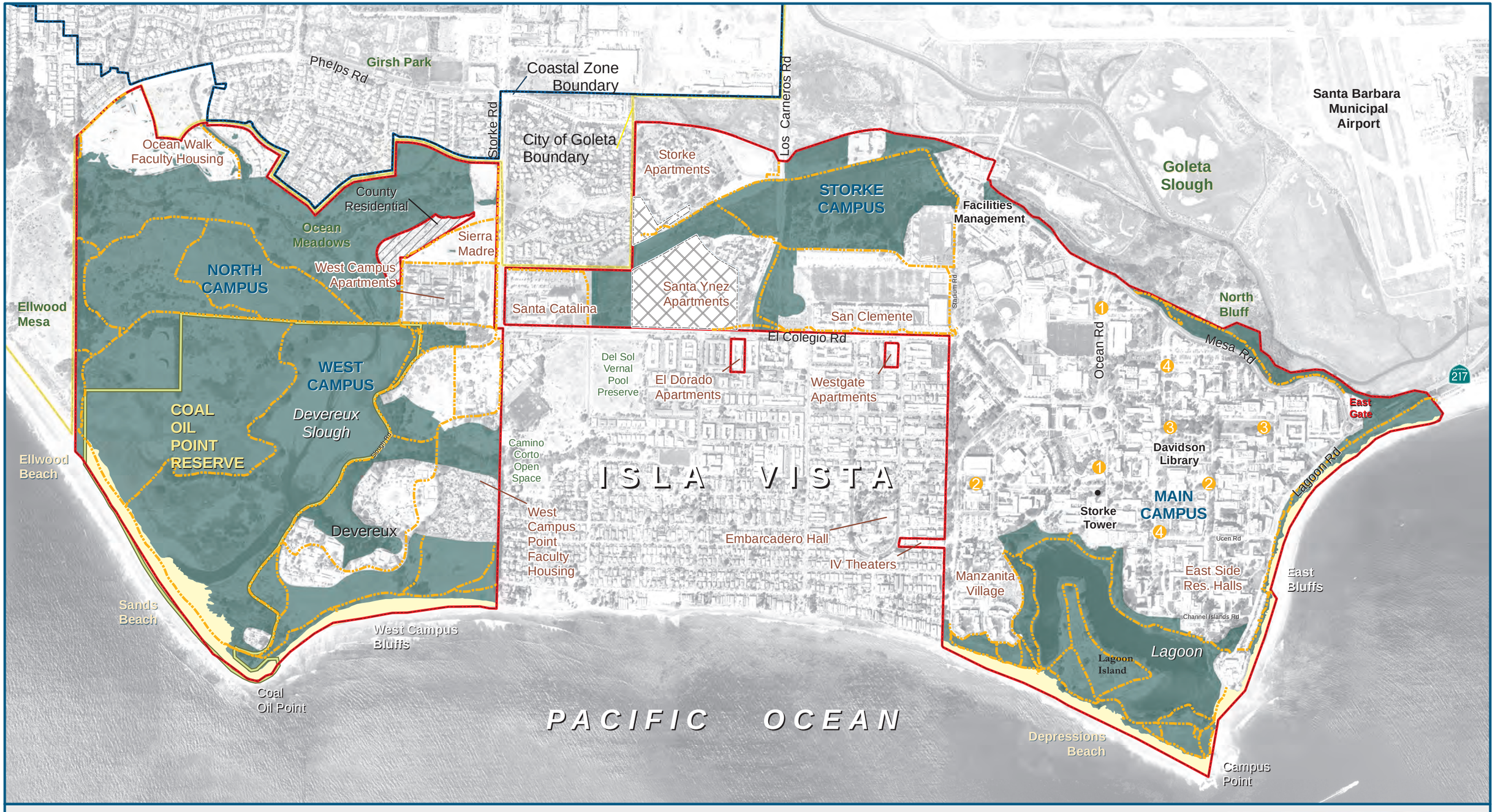
Policy SH-04 - A site-specific coastal hazards study shall be prepared by technical experts (e.g., geologic, geo-technical, hydrologic, and engineering professionals, as appropriate) in combination with planning professionals to address the potential hazards from erosion, flooding, wave attack, scour and other conditions created or exacerbated by SLR. The study shall use the best available science and consider multiple SLR scenarios including best available scientific projections of SLR such as by the Ocean Protection Council, National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance. All input parameters for hazard analysis shall be clearly described in the analysis and, if judgment was used to choose between a range of values, the basis for the selection should be provided. The study shall identify the anticipated economic life of the structure(s), assess the ease of removal or adaptation, and recommend applicable adaptation management strategies, including siting and design measures, that eliminate or reduce hazards and that are consistent with all policies and provisions of the certified LRDP.

Policy SH-05 - The University will coordinate vulnerability assessments and adaptation planning with other regional jurisdictions that face common threats from sea-level rise, including the Goleta Slough management planning efforts, and will participate in regional studies of sea level rise vulnerability, and adaptation, and in shoreline monitoring to identify sea level rise concerns.

Policy SH-06 - Shoreline structures, including revetments, seawalls, cliff retaining walls, or other such construction that alters natural shoreline processes shall be prohibited except where there is no less environmentally-damaging alternative for the protection of existing development or to serve coastal-dependent uses, or to protect public beaches in danger from erosion. Any such structures shall be sited to avoid sensitive resources and designed to minimize, to the maximum extent feasible, the alteration of natural land forms, and eliminate or mitigate adverse impacts on public access and on local shoreline sand supply. Visual impacts shall be minimized through siting the structures as far inland as possible, using a narrow profile or small footprint structure if possible, inclusion of living shoreline or bioengineering techniques, and the use of appropriate colors and materials. Structures shall be removed at such time as the structure is no longer needed for its permitted purpose.

Policy SH-07 - No new permanent above-ground development shall be permitted on the dry sandy beach except for temporary recreational structures such as volleyball poles and nets.

END OF SECTION



0 500 1,000 Feet

Open Space

Trails

Beach

Coal Oil Point Reserve

Civic Spaces

1. Tower Mall
2. Pardall Mall
3. Campus Green & Quad
4. Library Mall

Vision 2025 UC Santa Barbara Long Range Development Plan

Office of Campus Planning & Design

OPEN SPACE AREAS (ILLUSTRATIVE ONLY)

2014

Figure F.1

Office of Campus Planning & Design

HISTORIC AND CURRENT BIOLOGICAL RESOURCES

2014

Figure F.2

Office of Campus Planning & Design

PROJECT RESTORATION AREAS (ILLUSTRATIVE ONLY)

2014

Figure F.3

Office of Campus Planning & Design

SCENIC & VISUAL RESOURCES

2014

Figure F.4

Office of Campus Planning & Design

ESHA BUFFERS

2014

Figure F5

G. PUBLIC SERVICES & INFRASTRUCTURE

Implementation of the University's academic plan and LRDP requires new public services and infrastructure as well as new and expanded academic buildings, housing, roads, and parking. University- owned public works infrastructure includes utility lines and related facilities like sanitary sewer lift stations, electric transmission facilities, storm drains, roadways, and parking lots. Installation of new and the replacement of old natural gas, potable water, sewer, storm drains, and utility lines are necessary to improve on-campus distribution and reliability. Most of the potable water, sewer, and storm-drain pipeline improvements will replace deteriorated or inadequate trunk lines, which are the major distribution and collection lines in the campus-wide infrastructure network. Some improvements and expansion will be necessary to serve both the growing campus population and the additional development described in the LRDP.

Utility lines are generally located in existing roadways, parking lots, pedestrian corridors, or landscape areas on the Main Campus. In some cases, existing lines will be relocated to a common corridor or replaced because they would be under buildings. In addition to replacing and installing utility lines, it will be necessary to replace some of the lateral lines that connect existing buildings to the trunk system. Service to the other campuses will be provided through connections to local systems provided either by service districts or, if necessary, the University.

WATER

The design of the potable water distribution system generally serves the campus well, although improvements will be made to service loops by dividing larger loops into smaller ones to increase flow, pressure, and system redundancy. Some iron pipes will be replaced due to deterioration and age. The reclaimed water system currently serves the vast majority of the campus turf, and this system will be extended to areas of the campus based on its cost and benefit.

SANITARY SEWER

Over time, some sanitary sewer pipelines will be replaced and sewer manholes reconstructed. It will also be necessary to replace portions of the lateral pipelines that connect existing buildings with sanitary sewer trunk lines. Generally, new service laterals will be installed to connect buildings with either relocated trunk lines or the trunk line that is closest to a building. Service lateral lines damaged by roots or made of cast iron will be replaced. Deteriorated manholes will also be replaced.

On the Storke, West, and North campuses, sanitary sewer services would be provided through connections with the Goleta West Sanitary District (GWSD) system. Where connection to GWSD sewer lines is not possible, the University may either use its own existing lines or add new ones. Sewer lines in low-lying wetland areas, such as the GWSD lines in the Storke Campus wetlands, should be relocated into roadways or other areas where maintenance work and truck access does not disturb plant and animal life.

STORM DRAINS

Upgrades will be made to drainage systems, primarily components that are located in the central and western portions of the Main Campus. Parts of the system will be repaired, and in a few locations lines will be either replaced or added. In general, the drainage system is sized and designed to accommodate runoff from a 25-year storm. In some locations new service laterals will be either constructed or repaired to connect buildings to a nearby trunk line. Existing service lines that have been damaged by roots may also be replaced.

Instead of building an exclusive system of underground pipes and culverts, proposed development projects will incorporate, wherever feasible, design elements such as bio-swales, filtration devices, vegetated channels, and other open systems that detain, collect, percolate, and treat runoff before it is discharged into natural watercourses. These elements of the storm water drainage system that are constructed from dry land pursuant to a NOID will not be considered wetlands by the Coastal Commission; instead, such features will be defined as storm water management structures to encourage the expanded use of these sustainable development techniques. Vegetated retention areas help to ensure that storm water can be more naturally conveyed, filtered, and percolated back into the ground. This will reduce overall site runoff and improve water quality Wetlands constructed in the past and not pursuant to a NOID, even if designed to capture stormwater runoff, may continue to be treated as wetlands, particularly where substantial habitat features have developed over time or where such features adjoin other wetland habitat, depending on Coastal Commission regulatory requirements.

The storm drainage system collects drainage from several developed areas, combines it in a single pipe and directs it into the Campus Lagoon, the Pacific Ocean, and other low-lying natural areas such as sloughs and wetlands. While not all projects can incorporate every technical device available for water filtration, proposed projects will include site-specific measures to improve storm water quality and increase infiltration to the maximum feasible extent consistent with best management practices based on evolving standards, techniques, and technology. The LRDP's proposed development will only slightly increase storm water runoff since the majority of this new development will be on existing building and parking sites. Where possible, natural storm-water systems will filter and percolate storm runoff through the campus, using surface swales that direct that runoff to low-lying areas. This will reduce the amount of storm water runoff that enters public systems.

Prior to adding runoff from new development proposed in the LRDP, where such drainage would reach the Campus Lagoon, new storm water treatment systems such as continuous deflective separation units or other water pollution control devices will be installed and operating. Campus Lagoon restoration efforts have been coordinated with drainage improvements so that grading disturbed slopes, removing non-native plants, planting native vegetation, and constructing vegetated pools and swales have enhanced bio-filtration of runoff water. If feasible, the lagoon discharge drainage pipe will contain a "splitter," which would divert dry season flows to a bio-filtration system.

NATURAL GAS

Proposed improvements to the natural gas distribution system include the pipelines and service lines that make up the looped distribution systems on the Main Campus. Gas main shutoff valves will be replaced and seismic shutoff valves installed so that those valves will close automatically during an earthquake. Steel pipes will be protected to prevent pipe erosion and located in roadways and buried underground in parking lots. Gas lines that are replaced will be either removed or abandoned in place by capping the ends of existing pipes.

HAZARDOUS SPILLS

UC Santa Barbara is a leader in hazardous waste management and provides staff, expertise, facilities, and a hazardous materials drop-off site for the community. Coastal policies, in addition to a number of other laws and regulations, require the campus to generally reduce use of hazardous materials and to stop work if hazardous materials are encountered during construction.

COASTAL ACT

Section 30232 of the Coastal Act requires protection against spilling hazardous substances and effective containment if a spill does occur.

§30232.

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Hazardous Materials Policies

Policy HAZ-1 -The University shall comply with hazardous material and hazardous waste laws and regulations, including storage, handling, transport, disposal, and spills.

Policy HAZ-2 -The University shall maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release.

Policy HAZ-3 - The Environmental Health & Safety EH&S Office will appropriately dispose of hazardous materials.

Policy HAZ-4 The University shall maintain and strengthen its hazardous waste minimization program. Waste minimization efforts by the EH&S Office will give particular consideration to monitoring of hazardous materials storage and handling procedures; recycling (onsite and offsite); source reduction goals; implementation procedures; and informational and educational programs.

Policy HAZ-5 - If contaminated soil and/or contaminated groundwater are encountered during excavation and/or grading activities, except where such activities are implementing a Commission-approved remediation plan, the following steps shall be taken:

(a) The construction contractor(s) shall stop work and immediately inform Environmental Health and Safety (EH&S);

(b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers;

(c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to 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/or disposal, and/or treatment without excavation;

(e) Remediation alternatives for 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 obstruct remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.

The Ellwood Marine Terminal Facility has a known contamination risk and shall be subject to Policy ESH-50

Policy HAZ - 6 - UC Santa Barbara shall continue to develop and implement campus programs that minimize use of pesticides, which may include the use of Integrated Pest Management strategies.

Policy HAZ-7 - Integrated pest management practices shall be used in all private landscape areas (not including buffers) and community open space areas on the Storke, North, and West Campuses. Rodenticides containing any anticoagulant compounds (including but not limited to Warfarin, Brodifacoum, Bromadiolone, or Dipancinone) shall be prohibited.

GEOLOGIC HAZARDS

CALIFORNIA COASTAL ACT

According to section 30253 of the Coastal Act, new development must minimize risks to life and property, including geologic stability, without either substantially contributing to the alteration of the site or increasing erosion. Adherence to state and local air quality standards is required, as well as minimizing vehicle use. Special protection is to be given to areas that are popular with coastal visitors.

§30253.

New development shall do all of the following:

(**a**) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(**b**) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

(**c**) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.

(**d**) Minimize energy consumption and vehicle miles traveled.

(**e**) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

LRDP POLICIES

The following polices describe how campus development must adhere to strict construction standards, not only to protect structures but to protect the coastal bluffs that abut many portions of the campus. Buildings must be set back from earthquake faults, and geotechnical and soil studies are required. Additional setbacks are required for buildings close to bluffs, which must also be protected from erosion.

Geologic Hazards

Policy GEO-01 - New development proposals shall be supported by geotechnical and soil studies conducted by a California-licensed geologist or geotechnical engineer, as appropriate, to determine technical requirements for adequate building foundation and infrastructure designs; such studies shall include an appropriate evaluation of seismic or liquefaction hazards that may affect the subject site. The results of such studies, and the recommendations of the preparing professional, shall be submitted in support of the pertinent Notice of Impending Development.

Policy GEO-02 - Building setbacks from an active fault trace shall be a minimum of fifty (50) feet, or a greater distance if required by the California Building Code and California Geologic Survey standards in effect at the time of University design approval.

Bluff Faces and Shoreline Structures

Policy GEO-03 - New development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of a shoreline protective device. The 100-year bluff-top setback shall be determined based on a report by a California-registered engineering geologist or other qualified professional, with substantial experience evaluating shoreline erosion, evaluating the effects of sea level rise and consequent bluff or shoreline changes expected to affect the site within a minimum of 100 years following the completion of the proposed project. The report shall consider multiple sea level rise scenarios consistent with the additional requirements in Policy SH-04. The report shall include a recommendation for the minimum setback necessary to ensure the safety of the proposed development, including the safety of the public utilizing the nearby bluffs and/or shoreline area, for a minimum of 100 years, without construction of a bluff stabilization or shoreline armoring device. The NOID submittal shall include written evidence of the University's commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.

Policy GEO-04 -

A. The geologic bluff-top setback in Policy GEO-03 shall not apply to the development of public access stairways, pathways, fences, or parks. Utility infrastructure or the replacement or expansion of existing structures shall be subject to the geologic bluff-top setback unless the Commission determines that:

1) An appropriate, California-licensed geologist or geotechnical engineer has favorably reviewed **the subject plans as described below;**

2) That no feasible alternative exists;

3) That the subject structure has been designed to facilitate removal or relocation in the future as bluff erosion advances;

4) That the University acknowledges as a condition of Commission approval of such development that no future bluff stabilization measures shall be installed to protect such development in lieu of removal or relocation; and

5) The University accepts as a condition of Commission approval a legal "assumption of risk" condition acceptable to the Executive Director.

B. If the University proposes development that does not comply with the geologic bluff-top setback requirements, the Notice of Impending Development for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the development will assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding, for the expected life of the development.

Policy GEO-05 - New development located less than 50 feet from the bluff edge shall be constructed to insure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability. The Notice of Impending Development submittal for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the project's surface and subsurface drainage shall not contribute to bluff erosion or instability. The NOID submittal shall include written evidence of the University's commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.

Policy GEO-06 – Whenever development, including grading, is proposed within 100 feet of a bluff edge, existing non-native vegetation shall be replaced with drought tolerant, locally native plants, and undisturbed established native plants shall be maintained to minimize erosion due to long-term application of landscape irrigation water to the bluff face.

Policy GEO-07 - No development shall be permitted on the bluff face, except for staircases or access ways to provide public beach access.

Policy GEO-08 - Pedestrian use of unimproved paths up and down the bluff face shall be discouraged. Where needed for pedestrian safety or to discourage volunteer trails on the bluff face, a Commission- approved fence or other barrier may be constructed at hazardous locations on the coastal bluff edge.
Fencing or other barriers installed along the bluff-top shall be designed to be visually permeable, compatible with the character of the surrounding area, and of the minimum height necessary to ensure safety (e.g., low- profile post and rail designs or post, rail, and mesh designs). New chain-link fencing is prohibited; existing chain-link fencing shall be removed and/or replaced by the University at the earliest feasible opportunity.

Policy GEO-09 - Drainage devices shall be sited and designed to prevent bluff erosion. New drainage devices shall not extend over or through coastal bluffs. Stormwater and dry weather flows that are conveyed through existing storm drains or other outfalls that discharge to the bluffs shall be re-routed to the maximum extent feasible, and the drainage device removed as feasible.

Policy GEO-10 - The east-facing bluffs will be protected from future erosion only if campus development becomes immediately threatened, consistent with Policy SH-06.

Flooding and Tsunamis
Policy GEO-11 - New development shall comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone provided that the development fully complies with all other provisions of the certified LRDP.

Policy GEO-12 - Maintain Tsunami-Ready compliance, or equivalent procedures to provide and document communication, readiness, and evacuation procedures for all campus-based populations, including summer programs.

Public Works

COASTAL ACT
Coastal Act Section 30254 requires that new or expanded public works facilities be limited to development that is consistent with the Coastal Act and may not be oversized to induce new development that is inconsistent with the Coastal Act. Coastal Act Section 30114 defines public works to include utilities, except energy facilities, and public transportation facilities such as roads. Coastal Act Section 30231 encourages use of reclaimed water. Section 30250 requires that new development be located in areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

§30114

"Public works" means the following:

(**a**) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

(**b**) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.

(**c**) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.

(**d**) All community college facilities.

§30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

§30250

(**a**) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(**b**) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(**c**) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

§30254.

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and
provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

LRDP POLICIES

Utilities can only be expanded to serve approved campus development. Coastal policy requires that there be no new development until there are sufficient utilities and public works facilities to serve that development. The policies below limit University development to that which has sufficient water and sewer resources, and require that campus infrastructure be sized to meet campus needs.

Water Supply and Demand

Policy PS-01: In recognition of the need to conserve and manage its water resources to achieve the LRDP land use planning objectives, the University shall implement a water conservation program as follows:

A. Water consumption in existing and new development shall be minimized by using the best available water-conserving plumbing fixtures.

B. Landscaping practices shall minimize potable water use by: planting locally native plant species and/or non-invasive, drought tolerant species; using reclaimed water for landscaping to the maximum extent feasible; designing efficient irrigation systems that use the minimum amount of water necessary for the applicable landscaping; and maintaining and managing irrigation systems to ensure continued water efficiency.

C. The University shall maintain a public awareness campaign on campus and in campus residential facilities for saving water. All dormitory residents shall be required to receive annual training on water conservation.

Policy PS-02: Future development provided for in the LRDP land use plan will only be permitted after the University demonstrates at the time of NOID submittal that adequate water supplies, water mains, reclaimed water distribution systems, water treatment facilities, sewer services, utility lines, parking lots and structures, roadways and bicycle/pedestrian corridors, fire suppression facilities, and other essential infrastructure services will be available to supply the existing and proposed development.

Policy PS-03: For development that requires a connection to the water supply, the University shall include in the proposed project description, sufficient water conservation, efficiency, and supply strategies to factually support a projection of adequate permanent future supplies for the life of the entire development. Water supply strategies shall be prioritized and implemented according to the following hierarchy to the maximum extent practicable:

A. Maximum feasible incorporation into the proposed project plans of water conservation and efficiency measures, and reclaimed water use measures.

B. Increased campus water conservation and efficiency measures, and increased campus reclaimed water use to reduce campus potable consumption, such as for irrigation, use in toilets, and in industrial applications.

C. Encourage or develop enhanced reclaimed water systems to utilize reclaimed water for industrial applications such as cooling towers to reduce potable consumption.

D. Continue to pursue the use of reclaimed water for non-traditional uses such as showers as technology and systems become available.

E. Increased GWD potable water supply.

PS-04: A project-specific water availability analysis shall be provided for each proposed development that requires water input and shall be submitted with the Notice of Impending Development. At the time a new campus building is proposed, and before environmental review is complete, the University shall meet with GWD and ascertain that permanent potable water supplies of the quantity needed to serve the proposed development are available from the District. The water availability analysis shall include but not be limited to the following information:

(1) a description of cumulative campus development (existing and approved);

(2) cumulative water use (for existing and approved development), including use by University-owned facilities occupied or operated by third parties (such as food service or other vendors, affiliated or independent research programs and institutes, summer programs and camps using University-owned facilities, etc.) and outdoor recreational facilities, landscaping, habitat restoration sites (such as Ocean Meadows), open space and habitat management, and the Coal Oil Point Reserve;

(3) the remaining quantity of water available to the University by campus area, as applicable,

(4) the estimated quantity of water necessary to serve the proposed development;

(5) a description of any new water supplies made available since the adoption of the LRDP and contractually dedicated to permanent use for UCSB campus development; and

(6) an analysis of year-to-year compliance with campus conservation goals articulated in the 2013 Campus Water Action Plan as updated from time to time;

UCSB shall install additional water meters at existing development where feasible and necessary to generate sufficient data to prepare the annual report and to document compliance with conservation goals. All new development shall include water meters and sub-meters where practicable.

Policy PS-05: The University prepared a Water Action Plan in consultation with the Goleta Water District in 2013. The Action Plan includes a suite of measures that the University will implement to achieve goals for potable water conservation that may be necessary to respond to water supply shortages within the Goleta Water District boundaries and/or other affected campus water service areas. The Plan relies on the four-stage water shortage response system (Stages I-IV) in existence as of June 2014.
The updated Water Action Plan was designed in consultation with Goleta Water District to direct water conservation and efficiency efforts, with the overall purpose of assisting the University in meeting Goleta Water District's emergency water conservation goals. The Water Action Plan is a shelf-ready plan that can be implemented immediately if the GWD Board declares that any of the Stage I-IV water shortage conditions exist. Once implemented, the pertinent short-term water use reductions shall be maintained until the GWD reduces or lifts the pertinent water shortage declaration.

A. For each formally declared water shortage Stage, the campus will meet with the GWD and discuss conservation targets; based on that conversation, the campus will further reduce potable water consumption to the maximum extent feasible.

B. Each NOID submittal shall include evidence that the ordinary potable water use of the proposed development could be temporarily curtailed in accordance with the GWD Stage I-IV water shortage response system if necessary. NOID submittals shall include project plans showing the potable water metering system proposed for the subject development. The subject metering system shall be designed to provide tamper-proof daily recordation of water use of the development, and digital store and/or transmittal of water use data for the purpose of ensuring compliance with required reductions set forth in the Water Action Plan.

C. The University shall be responsible for implementing and enforcing the water use reduction requirements set forth in the Water Action Plan.

Policy PS-06: If sufficient permanent new water supplies cannot be acquired and delivered from GWD, the State Water Project or other authorized entity for the development envisioned under the 2010 LRDP, the University shall halt further water-consuming development under the LRDP in the affected campus water service area unless and until sufficient additional permanent, long-term water supplies can be acquired.
The University shall work to identify and/or acquire additional water supplies beyond those currently available to GWD as necessary to serve the University's potable water demand. The University may achieve this goal by underwriting measures to conserve existing potable water supplies within the customer base of GWD, or by underwriting new infrastructure construction to deliver reclaimed water to GWD customers presently irrigating with potable water.

For example, the University may, in cooperation with GWD, elect to meet a portion of, or all of, a proposed new building's additional water requirements by:

1) underwriting the installation of additional reclaimed water infrastructure (such as treatment systems, pipelines and metering systems) to deliver reclaimed water to existing agricultural water users served by Goleta Water District, or
2) through the retrofitting of existing development within the Isla Vista/Goleta Water District service area by such measures as replacing appliances with certified low water and energy use appliances, and installing low flow showerheads and toilet fixtures.

At the time of NOID submittal, if the University has selected such an option to ensure adequate potable water supplies for the subject development, the University shall provide to the satisfaction of the Executive Director: a) evidence of the certification by GWD of the equivalent potable water conservation and b) evidence of a binding contract between the University and GWD to permanently secure and redirect the equivalent potable water supply for the University's benefit.

Sustainability and Recycling

Policy SUST-01 -The University shall reduce transportation emissions associated with fleet vehicles by implementing the following measures: replacing vehicles with low or zero emission vehicles; right-sizing fleets (determining the appropriate fleet size, revising business practices to reduce need for travel); reducing fleet fuel consumption; reducing fleet vehicle miles traveled; and increasing use of fuels with lower GHG emissions. The University shall purchase the most efficient fleet vehicles with the goal of 95% of the campus light-duty fleet purchases using alternative fueled vehicles (AFV's) (Biodiesel, Electricity, Ethanol, Hydrogen and Natural Gas as per DOE& CEC's supported fuels) by 2016.

Policy SUST-02 - Where feasible, the University shall minimize energy use and reduce pollution through methods including solar power, natural lighting, passive solar heating and cooling, and light colored buildings and roofing materials.

Policy SUST-03: The University shall promote the use of vehicles with alternative fuel sources on campus by such means as: locating infrastructure to support alternative vehicles (e.g., electrical vehicle charging stations), or providing incentives such as first-floor parking spaces and discounts on long-term parking passes. Electrical vehicle charging stations shall be provided in the necessary numbers and conveniently located in campus housing developments as well as in the parking facilities on each campus to encourage the use of such vehicles.

Policy SUST-04: The campus shall continue to reduce greenhouse gas emissions in accordance with the campus Climate Action Plan and shall continue to inventory and publicly report all greenhouse gas emissions annually in accordance with the protocol set forth by The Climate Registry.

Policy SUST-05: The University shall reduce consumption of non-renewable energy by using a portfolio approach that includes a combination of energy efficiency projects, the incorporation of local renewable power measures for existing and new facilities, green power purchases from the electrical grid, and other energy measures with equivalent demonstrable effect on the environment and reduction in fossil fuel usage.

Policy SUST-06: The University shall minimize energy use and reduce pollution through such methods as the use of solar power and other renewable energy systems, natural lighting, passive solar heating and cooling and other techniques to produce energy efficient development, building management techniques such as smart metering and lighting/appliance management systems that limit waste, and use of light colored buildings and roofing materials.

Policy SUST-07: The campus shall continue to monitor energy usage and make available for public review an Annual Energy Report detailing purchased electricity and natural gas consumption, as well as onsite and offsite renewable energy generation.

END OF SECTION

H. IMPLEMENTATION

The LRDP serves as the basis for determining whether development is consistent with the Coastal Act. This chapter establishes the review and compliance procedures that shall be undertaken prior to authorization of any campus development. Implementation of individual LRDP developments shall occur as part of the University of California, Santa Barbara's capital improvement process and in accordance with procedures established in the California Coastal Act of 1976.

This chapter identifies the areas of campus within the Coastal Zone and the Coastal Act policies that are relevant to the campus. The chapter concludes with a set of development procedures for reviewing and authorizing development.

1.1 CHANGES FROM THE 1990 LRDP

1.1.1 Land Use

While the 2010 LRDP is based upon the 1990 LRDP, there are a number of changes to land use designations:

* Two land use categories have been consolidated: one Academic & Support category has been created from the former Administrative & Student Support and Academic Uses land use categories, and one Housing category has been created from the former Student Housing and Faculty Housing categories.
* An approximately 9-acre site is proposed for Housing where the existing Facilities Management offices and yard and the Public Safety facilities are located.
* One additional site is proposed for Recreation land uses - an approximately five-acre undeveloped site on West Campus.
* The land use of an existing surface parking lot (Parking Lot 30) on the Main Campus is proposed to change from Recreation to Academic& Support.
* The land use of an existing surface parking lot (Parking Lot 6) on the Main Campus is proposed to change from Housing to Academic& Support.
* The existing site of an Academic& Support land use is proposed to expand at the existing Environmental Health and Safety building on the Main Campus south of Mesa Road.
* The Administrative land use adjacent to the Cliff House bluffs (at the location of the Cliff House structure) will change to Open Space on West Campus, and the Reserve station moved within the "Reserve" boundary.
* Santa Catalina (Francisco Torres), Isla Vista Theatre, El Dorado, Westgate, Ocean Meadows Golf Course and Devereux School have been added to the LRDP with land use designations for Housing, Academic & Support, and Open Space uses.

1.1.2 AMENDMENTS

There have been 23 amendments to the 1990 LRDP (Table B.9) ranging from amendments for new buildings to amendments that adjust building limit lines or shift permitted development capacity from one location to another.

1.2 EFFECT OF LRDP

The LRDP provides the parameters for future campus development. Compliance with the policies and provisions of the LRDP will assure that development is consistent with the California Coastal Act. The LRDP policies and provisions shall be implemented by the University through the processing and procedures described this chapter.

Some policies of the California Coastal Act are not applicable to UC Santa Barbara because the activities they govern do not take place on campus. These inapplicable sections of the Coastal Act are shown in Table H.1 .

1.2.1 Consistency

For the purposes of formally determining the consistency of individual development projects with the LRDP, the policies and provisions (including all certified figures and maps) of the LRDP shall be the standard of review to assure that all new development is consistent with the Coastal Act. A key element of the consistency review is ensuring that development is consistent with the uses specified in Chapter D, locations shown on the Land Use Map (LRDP Figure D.1 Land Use) and the potential development envelopes shown on the Development Overview Map (LRDP Figure D.3).

Table H.1: INAPPLICABLE SECTIONS OF THE COASTAL ACT

Article 3, Sec. 30222, Recreation	Private lands, priority of development purposes
Article 3, Sec. 30222.5, Recreation	Oceanfront land; protection for aquaculture use and development
Article 3, Sec. 30224, Recreation	Recreational boating use; encouragement; facilities
Article 4, Sec. 30234, Marine Environment	Commercial fishing and recreational facilities
Article 5, Sec. 30241, Land Resources	Prime agricultural land, maintenance in agricultural production
Article 5, Sec. 30241.5,Land Resources	Agricultural lands, viability of
Article 5, Sec. 30242, Land Resources	Lands suitable for agricultural use; conversion
Article 5, Sec. 30243, Land Resources	Productivity of soils and timber lands; conversions
Article 6, Sec. 30254.5, Development	Sewage treatment plants and conditions
Article 7, Industrial Development	All sections

1.2.2 Coastal Zone Boundary

The California Coastal Act defines the boundaries of the Coastal Zone, which includes the majority of the UC Santa Barbara campus except, according to Public Resources Code Section 30162(b), "In the Devereux Lagoon and Goleta Slough areas, approximately 170 acres are excluded and 245 acres are added as specifically shown on maps 17 and 18; provided, however, that the land areas on which the University of California has proposed a 200 unit housing project are not included." This excluded area covers most of the Santa Ynez housing site and a portion of the Storke housing site (see LRDP Figure D.1-Land Uses). These portions of Storke Campus are not within the Coastal Zone and therefore not subject to the Notice of Impending Development process.

1.2.3 Development within the Coastal Commission's Retained Permit Jurisdiction

Coastal Commission retains permit jurisdiction over development on tidelands, submerged lands, and public trust lands, whether filled or unfilled, on and adjacent to the campus. Under the Federal Coastal Zone Management Act, the Commission also retains federal consistency review authority over federal activities and federal permitted activities on or adjacent to the campus. The LRDP provides guidance for such permit and federal consistency review by the Commission.

Portions of the UCSB Campus contain areas that are located within with the Commissions retained permit jurisdiction, including: the Campus Lagoon, all of Phelps Creek on the North Parcel (Ocean Walk), Devereux Creek and its tributaries, Devereux Slough, portions of North Campus Open Space (formerly the Ocean Meadows Golf Course), and some beach areas such as the beach/dune habitat along the southern edge of Coal Oil Point Reserve.

1.3 DEVELOPMENT PROCEDURES

This section provides procedures for reviewing and authorizing development on the UC Santa Barbara campus pursuant to the Notice of Impending Development process.

1.3.1 REVIEW OF PROPOSED DEVELOPMENT PROJECTS

Prior to the University submittal of a Notice of Impending Development or LRDP Amendment to the Coastal Commission, the Director of Campus Planning and Design shall review all proposed development projects for the Campus and advise the University representatives on the appropriate development approval process. New development projects shall be consistent with the certified policies and provisions of the LRDP and advance the objectives of the LRDP; where not fully consistent, the Director shall advise the University representative on the feasibility of pursuing an LRDP amendment from the Coastal Commission.

At a minimum, project information shall include:

• A project description sufficient to understand the size, location, nature, and intensity of the proposed development (including but not limited to site plans and elevations showing the proposed development as appropriate); and a detailed discussion regarding the consistency of the proposed development with the provisions of the certified LRDP and, if applicable, with prior LRDP authorizations and/or approvals by the Coastal Commission pursuant to the Coastal Act.

• Environmental documentation for the proposed development prepared pursuant to the California Environmental Quality Act,

• All technical reports associated with the proposed development (such as biological reports, geotechnical reports, traffic analyses, etc.) and any necessary implementing mechanisms, including, but not limited to: CEQA mitigation measures, easements, deed restrictions, conditions, covenants,

restrictions, or lease agreements. These mechanisms will ensure that all site work, habitat restoration, and water quality protection measures are properly implemented.

• A statement of intention to assign a person to be responsible for ensuring that the proposed project is constructed to authorized specifications, that all implementing mechanisms are properly implemented, and that any budget shortfalls that can affect these commitments are identified and brought to the attention of decision-makers. This person shall be referred to as the Project Manager.

No development project shall be undertaken prior to authorization from the Commission.

Early Coordination with the Coastal Commission
The University shall consult with the Executive Director of the Coastal Commission as early as possible in the planning of a development project with the objective of identifying issues of possible concern to the Commission. The University shall provide the Executive Director with all public notices and documentation circulated to the public pursuant to the Regents' required development review process, including the process for that portion of the public who explicitly request to be noticed.

1.3.2 NOTICE OF IMPENDING DEVELOPMENT
Section 13549 of the Coastal Act Regulations require that at least 30 days prior to construction for any development not exempted from further review in accordance with Section 13511 (g) of the Coastal Act Regulations, the governing authority must comply with the Notice of Impending Development procedures set forth in Section 13549 et seq. of the Coastal Act Regulations. The University shall submit a Notice of Impending Development pursuant to Section 13549 and 13559 of the Coastal Act Regulations for all development that is not exempt as detailed later in this chapter. This notice shall include findings by the University that the proposed development is consistent with the LRDP, including specific findings relating to traffic and access, public services, and intensity of use adjacent to environmentally sensitive habitat areas. Such notice shall be in additional to any other notices or procedures required for projects by the California Environmental Quality Act or the Mitigation Monitoring Program for the LRDP.

A. Contents of a Notice of Impending Development
The NOID shall be clearly titled as such and shall, at a minimum, include the following information regarding the development project authorization:

• A project description sufficient to understand the size, location, nature, and intensity of the proposed development and scaled project plans(including but not limited to site plans, grading plans, drainage plans, cross-sections, floor plans, and elevations showing the proposed development as appropriate);

• A detailed discussion regarding the consistency of the proposed development with the provisions of the certified LRDP and, if applicable, with prior LRDP authorizations and/or approvals by the Coastal Commission pursuant to the Coastal Act;

• Environmental documentation for the proposed development prepared pursuant to the California Environmental Quality Act, if any;

• All technical reports associated with the proposed development and or necessary to analyze the development's consistency with the policies and provisions of the LRDP (including, but not limited to, biological reports, wetland delineations, geotechnical reports, traffic analyses, etc.) and any necessary implementing mechanisms, including, but not limited to: CEQA mitigation measures, easements, deed restrictions, conditions, covenants, restrictions, or lease agreements. These mechanisms will ensure that all site work, habitat restoration, and water quality protection measures are properly implemented;

• Identification of the Project Manager and contact information;

• The expected date of commencement of construction; and

• A list of recipients of the Notice of Impending Development and an interested parties' contact list.

B. Public Notice and Posting Requirements for Notice of Impending Development

1. Pursuant to Section 13549 of the Coastal Act Regulations, at least 30 days prior to the beginning of construction, the University shall provide written notice of its intent to file the Notice of Impending Development, including a description of the nature and location of the impending development,to the following parties: the Commission, contiguous local governments, owners of each parcel of record within 100 feet of the proposed development, persons residing within 100 feet of the proposed development, and all other interested persons and agencies who have requested such notice. Notice to the Commission, and interested persons and agencies who have so requested shall be accompanied by sufficient supporting information to allow determination of whether such development is consistent with the certified LRDP.

2. The University shall post the Notice of Impending Development in conspicuous locations at the proposed development project site no later than the date that the Notice of Impending Development is sent to the Commission, and at least 30 working days prior to the beginning of construction. Notices shall be posted at locations on the perimeter (and/or within the perimeter as appropriate) of the proposed project site. Additionally, notices shall be clearly visible and printed with black text/graphics on a brightly hued background (e.g., yellow) using card-stock weight (at the least) paper or functional equivalent (e.g., wood, cardboard, corrugated plastic, etc.). Notices shall be laminated or otherwise weatherproofed so as to be legible at all times, and shall be at least 8 inches by 11 inches in size, and no greater than 4 feet by 8 feet in size.

C. Coastal Commission Review of a Notice of Impending Development

The Coastal Commission shall review development projects contained in the LRDP that have been authorized by the University for consistency with the policies and provisions (including all certified figures and maps) of the LRDP in accordance with the procedures of this section.

D. Filing the Notice of Impending Development

Within ten (10) days of receipt of a Notice of Impending Development and all applicable supporting information (as described above) for a proposed development project, the Executive Director shall review the notice. If there is insufficient supporting information to determine whether the proposed development is consistent with the certified LRDP, the Executive Director shall inform the University of what further information is needed to make such determination, and shall request such information from the Director of Campus Planning and Design. The Notice of Impending Development shall be deemed filed when all necessary supporting information has been received by the Executive Director.

E. Standard of Review

The standard of review for a Notice of Impending Development, pursuant to Section 13550 of the Coastal Act Regulations, is consistency with the policies and provisions of the certified Long Range Development Plan.

F. Coastal Commission Hearing

Within thirty (30) days of the filing of the notice and at a public hearing the Commission shall, by a majority of its membership present, determine whether the proposed development is consistent with the certified LRDP and whether conditions are required, unless extended as described herein. The Hearing

Deadline may be extended if, on or before the Hearing Deadline, the Director of Campus Planning and Design waives the University's right to a hearing within 30 days, and agrees to an extension of time, to allow for Commission review of the proposed development project. No construction shall commence until after the Commission votes to impose any condition necessary to render the proposed development consistent with the certified LRDP.

If the Executive Director of the Commission determines that the proposed development is *de minimis* and finds that there would be no individual or cumulative impacts on coastal resources and the project is consistent with the policies and provisions of the certified LRDP, the NOID may be scheduled for Commission review at one public hearing during which all such items may be taken up as a single matter on the Commission's Consent Calendar.

For all proposed development projects, the Executive Director's report to the Commission shall include a description sufficient to allow the Commission to understand the location, nature, and extent of the proposed development, and a discussion and recommendation regarding the consistency of the proposed development project with the certified LRDP. The Commission, by a majority of its membership present, may take one of the following actions on the proposed development project: (1) determine that the proposed development project is consistent with the certified LRDP; or (2) determine that conditions are required to render the proposed development project consistent with the certified LRDP and vote to impose any condition necessary to render the proposed development project consistent with the certified LRDP.

Following Commission action, the Executive Director shall inform the Director of Campus Planning and Design of the Commission's action and shall forward any conditions associated with it. If the Commission has voted to impose any condition necessary to render the project consistent with the LRDP, development shall not be undertaken until the conditions have been incorporated into the project and/or until the "prior to commencement of construction" conditions have been satisfied.

Coastal Commission review of a proposed development project shall be deemed approved on the date of a Commission action determining that the proposed development project is consistent with the policies and provisions of the certified LRDP (with or without conditions to render it consistent).

G. Authorization to Proceed

If the Commission requires one or more "prior to commencement" special conditions on a Notice of Impending Development; these conditions must be submitted and reviewed for compliance by the Executive Director of the Commission. The Executive Director will provide an "Authorization to Proceed" once the "prior to commencement" special conditions are met.

1.4 MONITORING OF DEVELOPMENT PROJECTS

The University shall be responsible for ensuring that all terms, and conditions, and mitigation measures associated with authorized development projects, including but not limited to mitigation measures and CEQA/NEPA requirements, are fulfilled. Project managers and other UC personnel assigned responsibility to implement and/or monitor authorized development projects shall contact the Director of Campus Planning and Design annually by the end of each calendar year to provide information regarding compliance with the terms and conditions of each LRDP authorization that year and continuing obligations from authorizations in previous years. The Director of Campus Planning and Design shall verify that all terms and conditions have been timely fulfilled and shall update each project's list of conditions and mitigation measures with compliance information on at least a yearly basis. The Director of Campus Planning and Design shall maintain the updated copies of the required approval documents, verified as-built plans, and assure they shall be available for public review.

The Director of Campus Planning and Design shall include within development monitoring programs of the University an annual written LRDP monitoring report that includes a cumulative and calendar year summary of: LRDP-authorized development project compliance; development excluded from NOID requirements; emergency authorizations; enforcement undertaken; LRDP-required annual monitoring reports; status of LRDP-required improvements, other University commitments; and any written comments received on LRDP implementation. The Director of Campus Planning and Design shall maintain a record of these annual summary reports and they shall be available for public review. The Director shall submit a copy of each annual report to the Executive Director within ten days of its completion.

1.5 AMENDMENT TO THE LONG RANGE DEVELOPMENT PLAN

All changes to the certified Long Range Development Plan (LRDP), including policies, text, maps, figures, and appendices shall require an amendment to this LRDP. All amendments to the certified LRDP approved by the University must be reviewed and approved by the Coastal Commission.

1.5.1 Contents of LRDP Amendment

The LRDP amendment submittal shall include the following as required in Section 13552, and by reference Sections 13511-13515 as applicable, of the Coastal Act Regulations:

- A Board of Regents resolution that states that the amendment is intended to be carried out in accordance with the Coastal Act and the certified LRDP. The resolution must state that the amendment will either, 1) take effect automatically upon Coastal Commission approval, or 2) require formal University adoption after Coastal Commission approval. The resolution shall be accompanied by an exact copy of the adopted amendment.

- A summary of the measures taken to provide the public and affected agencies and districts maximum opportunity to participate in the LRDP amendment process, a listing of members of the public, organizations, and agencies appearing at any hearing or contacted for comment on the LRDP amendment; and copies or summaries of significant comments received and of the University's response to the comments. Additionally, the submittal should include an up-to-date list of interested parties.

- All policies, plans, standards, objectives, diagrams, drawings, maps, photographs, and supplementary data, related to the amendment in sufficient detail to allow review for conformity with the requirements of the Coastal Act. Written documents should be readily reproducible. An amendment to a LRDP shall include, where applicable, a readily identifiable public access component as set forth in Section 13512 of the Coastal Act Regulations. The submittal should include a "mark-up" version of the LRDP indicating all proposed changes to the policies, text, and appendices of the certified LRDP and the identification of any changes to maps or other figures of the certified LRDP proposed by the Amendment.

- A discussion of the amendment's relationship to and effect on the other sections of the certified LRDP.

- A Section 13511 analysis. Section 13511 outlines the evaluations that must be undertaken with regard to the Amendment's potential to adversely impact coastal resources and its consistency relative to the Coastal Act, particularly Chapter 3 of the Coastal Act. Section 13511 requires that Amendments contain sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the plan to determine conformity

with the policies of Chapter 3 of the Coastal Act. Such information shall include, but is not limited to the following: (1) the specific type of development activity or activities proposed to be undertaken; (2) the maximum and minimum intensity of such activity or activities (e.g., number of residents, capacity and service area of public works facility, etc.); (3) the proposed and alternative locations considered by any development activities to be undertaken pursuant to the LRDP; (4) a capital improvement program or other scheduling or implementing devices that govern the implementation of the LRDP; and (5) other information deemed necessary by the executive director of the Commission.

- Any environmental review documents, pursuant to CEQA, required for all or any portion of the amendment to the LRDP.

1.5.2 Public Participation

Pursuant to Section 30503 of the Coastal Act, during the preparation, approval, and certification of a Long Range Development Plan Amendment, the public, as well as any affected governmental agency, shall be provided maximum opportunities to participate. Prior to submission of an LRDP amendment, the University shall hold public hearings and receive written comments. Sections 13551 and 13552 of the Coastal Act Regulations require that notice of availability of the draft LRDP amendment be made available six (6) weeks prior to the Regents approval of the LRDP amendment and notice of the subject amendment has been distributed to all known interested parties.

1.5.3 Filing Review for LRDP Amendment

An amendment to the certified LRDP together with all necessary attachments and exhibits shall be deemed "submitted" after having been received and found by the Executive Director of the Commission to be in proper order and legally adequate to comply with Public Resource Code Section 30510(b). Said review shall be completed within a reasonable time, but unless there are unusual circumstances, no later than ten (10) working days after the date it is received in the Commission office during normal working hours. If the Executive Director determines that the materials received are not sufficient to satisfy the requirements of Public Resource Code Section 30510(b), the Executive Director shall transmit to the University written comments regarding the inadequacy of the submission no later than the aforementioned ten (10) working days. When the amendment to the LRDP is found to be properly submitted, the Executive Director shall immediately notify the University.

1.5.4 Standard of Review

The standard of review for proposed amendments to the certified LRDP, pursuant to Sections 30605, 30512(c), and 30514(b) of the Coastal Act, is consistency with the Chapter 3 policies of the Coastal Act.

1.5.5 Coastal Commission Action

After the Coastal Commission, in accordance with its own regulations, reviews and takes action on an LRDP amendment request submitted by the University, the Commission will transmit its decision to the University. In order to move forward with the certification process, the Board of Regents must acknowledge receipt of the Coastal Commission's resolution, including any terms and conditions; accept and agree to any such terms and conditions; and take whatever formal action is required to satisfy those terms and conditions within six months of the Commission's action.

If suggested modifications to the LRDP Amendment are required by the Coastal Commission, the University shall demonstrate the conformance with those suggested modifications by republishing a hardcopy of the LRDP to reflect the Commission's modifications and ensuring that any version published online reflects the suggested modifications. At least two revised hard copies and an electronic copy of the LRDP shall be submitted along with the Regents formal acknowledgement (where necessary) to initiate the Executive Director's certification review.

1.5.6 Effective Date of Certification

The LRDP amendment shall not be deemed final and effective until the Executive Director determines in writing that the action of the Board of Regents where appropriate, and the notification procedures of the LRDP for development projects required pursuant to Section 13511(e) are legally adequate to satisfy any specific requirements set forth in the Commission's final certification. The Executive Director reports the determination to the Commission at its next regularly scheduled public meeting and the Commission does not object to the Executive Director's determination. If a majority of the commissioners present object to the executive director's determination and finds that the governing authority's action does not conform to the provisions of the Commission's action to certify the LRDP, the Commission shall review the governing authority's action and notification procedures pursuant to Articles 9-12 of the Coastal Act Regulations as if it were a resubmittal.

1.6 DEVELOPMENT EXEMPT FROM THE REQUIREMENT TO OBTAIN A NOID

This section provides the procedures for processing and reviewing Exemption Determination Requests and identifies the types of development that are exempt from obtaining a Notice of Impending Development. Exemption Determinations certify that a proposed development project meets all the requirements of this Section, and, if applicable, the terms and conditions of any applicable Notice of Impending Development. Issuance of an Exemption Determination Request is determined by the Executive Director.

1.6.1 Prior to Exemption Determination Request

Prior to submitting an Exemption Determination Request to the Executive Director of the Coastal Commission for review, the Director of Campus Planning and Design shall confirm the proposed development is consistent with the provisions and policies of the LRDP and the terms and conditions of any applicable NOID.

1.6.2 Exemption Determination Request Submittal and Contents

The Director of Campus Planning and Design shall submit an Exemption Determination Request to the Executive Director of the Coastal Commission for review. Exemption Determination Requests shall include a project description sufficient to understand the size, location, nature, and intensity of the proposed development; scaled project plans(including but not limited to site plans, grading plans, floor plans, drainage plans, cross sections, and elevations showing the proposed development as appropriate) and the basis for its exemption. The Exemption Request submittal shall include a summary of any previous development authorizations applicable to the site, including previous NOIDs and/or Coastal Development Permits.

1.6.3 Exemption Determination Request Standard of Review

Exemption Requests shall be reviewed by the Executive Director in accordance with the following standard(s) of review:

A. Exempt development shall be consistent with the provisions and policies of the LRDP and shall not conflict with, or lessen the intent of, the terms and conditions of any applicable NOID(s) or permit.

B. In accordance with Coastal Act Section 30610, and Sections 13250, 13252, and 13253 of the Commission's Administrative Regulations, the following types of development and activities shall be exempt from the requirement to obtain a Notice of Impending Development:

1. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any approved or exempt development; provided, however, that the commission may, where necessary, require reasonable conditions to mitigate any

adverse impacts on coastal resources, including scenic resources.

2. Improvements to any existing structure, including all fixtures and other structures directly attached to the structure; and landscaping, except the following types of improvements listed below because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to the policies of the LRDP:

a. Improvement to any structure if the structure or the improvement is located: on a beach; in a wetland, stream, or lake; seaward of the mean high tide line; in an area designated as highly scenic in the certified LRDP; or within 50 feet of the edge of a coastal bluff;

b. Any significant alteration of landforms including removal or placement of vegetation, on a beach or sand dune; in a wetland or stream; within 100 feet of the edge of a coastal bluff, in a highly scenic area, or in an environmentally sensitive habitat area;

c. The expansion or construction of water wells or septic systems;

d. On property not included in subsection (B)(1) above that is located between the sea and the first public road paralleling the sea or between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, whichever is the greater distance, or in significant scenic resource areas as designated by the commission an improvement that would result in (1) cumulative (when combined with other such improvements that occurred previously pursuant to Public Resources Code Section 30610(b)) increase of 10 percent or more of internal floor area of an existing structure or (2) a cumulative increase in height by more than 10 percent of an existing structure;

e. Any improvement to a structure which changes the intensity of use of the structure or that fails to comply with any other provisions or restrictions of the LRDP (including, but not limited to, height, size, or buffer provisions);

3. In accordance with Section 13252 of the Coastal Act Regulations, repair or maintenance activities that do not result in an addition to, or enlargement or expansion of the object of the repair or maintenance activity, including those specifically described in the document entitled “Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements,” adopted by the California Coastal Commission on September 5, 1978, provided the activity does not include:

a. Any method of repair or maintenance of a seawall revetment, bluff retaining wall, breakwater groin, culvert, outfall, or similar shoreline work that involves:

- Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface structures; or
- The placement, whether temporary or permanent, or rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in a coastal waters, streams, wetlands, estuaries and lakes or on shoreline protective work except for agricultural dikes within enclosed bays or estuaries;
- The replacement of 20 percent or more of the materials of an existing structure with materials of a different kind; or
- The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.

b. Any repair or maintenance to facilities or structures or work located in an environmentally

sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams that include:

- The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials;
- The presence, whether temporary or permanent, of mechanized equipment or construction materials.

c. Activities described in the "Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements" reference in this subsection, above, any activity that will have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands, or public views to the ocean.

4. The replacement of any structure, other than a public works facility, destroyed by a disaster, provided the following requirements are met. "Disaster" means any situation in which the force or forces that destroyed the structure to be replaced were beyond the control of its owner.

a. The replacement structure conforms to all applicable provisions of the LRDP;
b. The use of the replacement structure is the same as the destroyed structure;
c. The replacement structure does not exceed either floor area, height, or bulk of the destroyed structure by more than 10 percent; and
d. The replacement structure is sited in the same location on the affected property as the destroyed structure.

C. In accordance with Coastal Act Section 30610 and Section 13511(g) of the Commission's Administrative Regulations, the following types of development and activities shall be exempt from the requirement to obtain a Notice of Impending Development:

1. Campus signs shall be exempt where there is no potential for adverse effects, either individually or cumulatively, on coastal resources or on public access or recreation to or along the coast. Signs that may directly or indirectly have an adverse impact on coastal resources shall not be exempt, including but not limited to:

1. Signs that limit or restrict beach access, coastal parking, or coastal trails;
2. Signs that discourage public use of the beach;
3. Illuminated signs adjacent to ESHA or designated Open Space areas;
4. Signs that exceed 24 square feet in area.

2. Exempt maintenance activities shall include tree trimming and removal and general landscaping maintenance in accordance with the certified LRDP Campus Tree Trimming and Removal Plan located in Appendix 2, and provided that such landscaping maintenance is consistent with all applicable provisions and policies in the LRDP and any applicable NOIDs.

1.7 ENFORCEMENT

In addition to all other available remedies, the policies and provisions of the LRDP and the Coastal Act shall be enforceable pursuant to California Public Resources Code, Division 20, Chapter 9. Any person who performs or undertakes development on the campus that is (a) in violation of the LRDP, (b) inconsistent with any pre-LRDP Coastal Commission authorization (including coastal development permit approval), and/or (c) inconsistent with any LRDP development project authorization may, in addition to any other penalties or remedies, be civilly liable in accordance with the provisions of Public Resources Code Sections 30820, 30821.6 and 30822.

The Regents shall ensure that development on the campus is consistent with the LRDP and is consistent with the terms and conditions of development authorizations pursuant to the LRDP. The Director of Campus Planning and Design shall investigate, within a reasonable time, allegations regarding development being undertaken that is inconsistent with the provisions of the LRDP or LRDP development authorizations, and shall attempt to resolve any inconsistencies discovered. The Executive Director and/or Coastal Commission may also enforce the terms of the LRDP and the Coastal Act.

1.8 EMERGENCY AUTHORIZATIONS

Where immediate action by the University is required to protect life and property of the University from imminent danger, or to restore, repair, or maintain University property, utilities, or services destroyed, damaged, or interrupted by natural disaster, serious accident, or in other cases of emergency, the Director of Campus Panning and Design shall apply for an Emergency Coastal Development Permit ("emergency permit") to the Executive Director of the Coastal Commission for review and approval.

For the purpose of this Section the term "emergency" means: a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

A submittal for an emergency permit shall be filed with the Coastal Commission in writing if time allows, or in person or by telephone if time does not allow. The submittal will include:

1. The nature and location of the emergency;
2. The cause of the emergency, insofar as this can be established;
3. The remedial, protective, or preventative work required to deal with the emergency;and
4. The circumstances associated with the emergency that appeared to justify the course(s) of action taken, including the probable consequences of failing to take action.

The Executive Director of the Commission shall verify the facts, including the existence and nature of the emergency, insofar as time allows.

The Executive Director may grant an emergency permit upon reasonable terms and conditions, including an expiration date and the necessity for a regular coastal development permit or Notice of Impending Development application later, if the Executive Director finds that:

1. An emergency exists and requires action more quickly than permitted by the procedures for coastal development permits or NOIDs and the development can and will be completed within 30 days unless otherwise specified by the terms of the emergency permit;
2. Public comment on the proposed emergency action has been reviewed, if time allows, and;
3. The work proposed would be consistent with the requirements of the certified LRDP.

Where immediate action by the University is required to protect life and public property from imminent danger or to restore, repair, or maintain public works, utilities, or services damaged or interrupted by natural disaster or other emergency, the requirement for obtaining an emergency permit may be waived, in accordance with Section 30611 of the Coastal Act; provided that the University shall comply with the requirements of Section 30611. The University shall notify the Executive Director of the type and location of the emergency work within three days of the disaster or discovery of the danger, whichever comes first. This subsection does not authorize erection of any permanent structure valued at more than $25,000. Within seven days of taking action, the University shall notify the Executive Director in writing of the reasons why the action was taken and provide verification of compliance with the expenditure limits. The University's submittal to the Executive Director shall be reported to the Commission and

otherwise processed in accordance with 14 Cal. Code of Regulations Section 13144.

1.9 NON-CONFORMING STRUCTURES

A. “Non-conforming structure” and “non-conforming use” means an existing structure or use that: (1) was lawfully authorized by all other regulations applicable at the time of its original development; and (2) does not conform to the policies and implementation measures of this LRDP or any amendments thereto.

B. No existing structure devoted to a nonconforming use shall be enlarged, extended, moved, reconstructed, or structurally altered unless the use is changed to a use allowed in the zone in which it is located.

C. Normal repair and maintenance of a non-conforming structure may occur provided no structural enlargements are made. Enlargement of a structure shall not be considered repair and maintenance. Demolition and/or reconstruction that results in a cumulative replacement of more than 50 percent of a non-conforming structure shall not be permitted unless such structures are brought into conformance with the LRDP.

D. Additions and/or improvements to non-conforming structures may be authorized, provided that the additions and/or improvements themselves comply with the LRDP.

E. If a non-conforming use or structure is damaged or destroyed by disaster, replacement shall be subject to Section 1.8 of this chapter.

F. If any non-conforming use and/or structure is abandoned for a continuous period of at least twelve months, any subsequent use of such land and/or structure in and/or on which the use was located shall be in conformity with the LRDP.

1.10 DESIGN GUIDELINES

The purpose of this section is to provide design guidance for development on Campus that implements the design principles and policies and provisions of the LRDP. This section contains 3 subsections that address specific areas of design. These include: 1) bird-safe building design; 2) fencing/barrier design and; 3) signage design.

1.10.1 Bird-Safe Buildings

Bird-Safe Building Design Standards. All new buildings, and major renovations of existing buildings, adjacent to Open Space areas , shall be required to provide bird-safe building treatments for the façade, landscaping, and lighting consistent with the guidelines provided below:

Glazing Treatments:

- Fritting, permanent stencils, frosted, non-reflective or angled glass, exterior screens, decorative latticework or grills, physical grids placed on the exterior of glazing, or UV patterns visible to birds shall be used to reduce the amount of untreated glass or glazing to less than thirty-five percent (35 %) of the building façade.
- Where applicable vertical elements within the treatment pattern should be at least one-quarter inch (1/4”) wide at a maximum of spacing of four inches (4”) and horizontal elements should be at least one-eighth inch (1/8”) wide at a maximum spacing of two inches (2”).
- No glazing shall have a “Reflectivity Out” coefficient exceeding thirty percent (30%). That is, the fraction of radiant energy that is reflected from glass or glazed surfaces shall not exceed thirty percent (30%).
- Equivalent treatments recommended by a qualified biologist may be used if approved by the Coastal Commission.

Lighting Design:

- Outdoor nighttime lighting shall be minimized to the extent feasible consistent with the continued provision of public safety.
- Buildings shall be designed to minimize light spillage and maximize light shielding to the maximum feasible extent.
- Building lighting shall be shielded and directed downward. Use of “event” searchlights or spotlights shall be prohibited.
- Landscaping lighting shall be limited to low-intensity and low-wattage lights.
- Red lights shall be limited to only that necessary for security and safety warning purposes.

Landscaping:

- Trees and other vegetation shall be sited so that the plants are not reflected on buildings surfaces.
- In order to obscure reflections, trees and other vegetation planted adjacent to a reflective wall or window shall be planted close to (no further than three feet from) the reflective surface.
- For exterior courtyards and recessed areas, building edges shall be clearly defined by using opaque materials or non-reflective glass.
- Walkways constructed of clear glass shall be avoided.

Buildings Interiors:

- Light pollution from interior lighting shall be minimized through the utilization of automated on/off systems and motion detectors.

Lights Out for Birds:

- The University shall encourage students, faculty and staff to participate in “Lights Out for Birds” programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

1.11.2. Fencing/Barrier Design

Fencing and barriers are to be used only where necessary and must be designed and installed in a manner that interferes as little as possible with ESHA, scenic views, and designated open space areas on campus. Fencing/barriers may be deemed necessary on the Campus to protect natural resource areas and buffers from damage caused by human activity and intrusion, to assure public safety in the vicinity of coastal bluffs where steep cliffs and heavy surf pose a hazard, to protect laboratories and research areas from unauthorized access, to screen service areas, to protect areas adjacent to streets from unauthorized access by motor vehicles, and fencing for private yards in designated housing areas. Where fencing and/or barriers would be visible from public viewing areas or would impact blue water or scenic coastal views, these should be as unobtrusive as possible and should utilize visually permeable designs to the maximum extent feasible.

1.11.3 Signage Design

The intent of signage on Campus is to control traffic, provide directions for visitors, identify buildings, denote pedestrian pathways, inform regarding restricted areas, and to educate campus users and visitors about the natural history and character of the site and surrounding area and the research and related activities occurring at the Campus. In addition, it is intended that signage be the minimum amount necessary to convey information to site users in order to minimize the visual impact of signage and avoid clutter on the site.

END OF SECTION

Appendix 1

LRDP Implementation Definitions

"California Coastal Commission," "Coastal Commission" and "Commission" - means the California Coastal Commission.

Best Management Practices (BMPs) - Activities, practices, facilities, and/or procedures that when implemented to their maximum efficiency will prevent or reduce pollutants in discharges and any program, technology, process, siting criteria, operational methods or measures, or engineered systems, which when implemented prevent, control, remove, or reduce pollution

"California Coastal Act" or "Coastal Act" - is the California Coastal Act of 1976, Division 20 of the Public Resources Code, as amended.

Class I Bikeway (Bike Path) - Class I bike paths are facilities for the exclusive use of bicycles. The paved width of travel for a two-way bike path is 10-13 feet, with cross flows by vehicles and pedestrian minimized.

Class II Bikeways (Bike Lanes) - Bicycle lanes designated by a white longitudinal pavement marking to designate a portion of the roadway for preferential use by bicyclists, along with signage and or symbols that alerts all road users that a portion of the roadway is for the exclusive use by bicyclists.

Class III Bikeways (Bike Routes) - Class III Bikeways are roadways shared with motor vehicles within the minimum standards for streets and bike route signs along roadways.

Class IV Bikeways (Bike Routes) - Class IV Bikeways are unpaved multipurpose facilities suitable for recreational use by bicyclists, pedestrians, and equestrians. Trails as defined here do not meet Class I bikeways standards and are not signed as bicycle paths.

Coal Oil Point Field Station - The COPR field station, located within the footprint of the Reserve on Coal Oil Point, has facilities and the associated utilities that are required to support the research, education, restoration and conservation programs of the Reserve. The facilities include staff offices, storage sheds for supplies and equipment, a workshop that is used use by staff and researchers, and a shade hut and greenhouse for the cultivation of native plants for restoration on the Reserve. The field station also includes the family residence of the COPR Reserve Director and the family's yard, including a green house, and garden. The residence is situated on the section of the Reserve that is on Coal Oil Point to allow the Director a view of much of the Reserve property from the residence.

Coastal Bluff - A high bank or bold headland, 10 feet or more in vertical extent, with a broad, precipitous, sometimes rounded cliff face overlook a body of water.

Coastal Resources - Includes, but are not limited to, public access opportunities including coastal access parking, visitor and recreational facilities, water-oriented activities, marine resources, biological resources, environmentally sensitive habitat areas, agriculture lands, and archaeological or paleontological resources.

Coastal Zone - The land and water area boundaries established by the State Legislature as defined in Coastal Act Section 30103 that are regulated under the Coastal Act.

Commuter Parking - The parking spaces that serve all vehicles arriving to campus except for residential parking spaces.

Cultural Resources - All sites, features, burial grounds, example of rock art structures, ruins, artifacts, remains, chemical traces, and other data pertaining to or derived from the activities and presence of a pre-existing extinct population at a locality, whether above, on, or below the surface of land or water.

Cumulatively or Cumulative Effect – The incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effect of other current projects, and the effects of probable future projects.

Demolition - The deliberate removal or destruction of the frame or foundation of any portion of a building or structure for the purpose of preparing the site for new construction or other use.

Development shall mean, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Development Project A project that includes development; for the purposes of this LRDP, "development project" and "development" are often used interchangeably.

Director of Campus Planning and Design, the "Planning Director" and the "Director"- The Director of Campus Planning and Design for the University of California, Santa Barbara (UC Santa Barbara), or his/her designee.

Disaster – Any situation in which the natural forces(s) (i.e. earthquakes, floods, fires, etc.), which destroyed or damaged a structure that was beyond the control of the University.

Dripline - A vertical line extending from outmost portion of a tree canopy to the ground.

Emergency - A sudden unexpected occurrence demanding, immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

Endangered, Threatened and Rare Species - Endangered species are identified by the State and federal governments as any species that is in danger of extinction due to one or more causes. Threatened species are those that are likely to become endangered in the foreseeable future. A rare species is defined as any species that, although not presently threatened with extinction, is in such small number that it may be endangered if its environment worsens.

Environmental Impact Report (EIR) - Required by the California Environmental Quality Act (CEQA) for certain projects, an EIR is a detailed review of a proposed project, its potential adverse impacts upon the environment, measures that may avoid or reduce those impacts, and alternatives to the project.

Environmentally Sensitive Habitat Area – Shall mean any area in which plant or animal life or their habitats are either rare or especially valuable because of their special native or role in an ecosystem and which could be easily disturbed or degraded by human activities or developments.

"Executive Director of the California Coastal Commission" and the "Executive Director"– Shall mean the Executive Director of the California Coastal Commission or his/her designee. All required coordination/ consultation with the Executive Director shall be initiated through and facilitated by planning staff of the Coastal Commission's South Central Coast District office. Note that all materials required to be sent to the Executive Director shall be sent to the Coastal Commission's South Central Coast District office.

Feasible - Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fill - Any earth or material or substance, including pilings, placed in a submerged or upland area.

Flood Hazard Area - The relatively level land area on either side of the banks of a drainage course regularly subject to flooding. The Federal Insurance Administration designates that part of the flood plain subject to a one percent chance of flooding in any given year as an "area of special flood hazard".

Geotechnical Hazard - Soils or geologic conditions that could adversely affect the safety of the building site in accordance with the current Building Code.

Grading - Any excavation, fill, movement of soil, or any alteration of natural landforms through a combination thereof.

Greenbelt – Interconnected natural area that runs through an urban area.

Height - The vertical distance between the top of the structure and natural grade.

Long Range Development Plan (LRDP)–The planning document that regulates the physical development of the campus consistent with the Coastal Act. The LRDP details the kinds, location and intensity of land uses, the applicable resource protection and development policies and provisions.

Mitigation - Actions or project design features that reduce environmental impacts by avoiding adverse effects, minimizing, rectifying, or reducing adverse effects, or compensating for adverse effects.

New Development - For the purpose of this LRDP the term "new development" is defined to mean land disturbing activities; structural development, including construction or installation of a building or structure; creation of impervious surfaces; and redevelopment on an already developed site.

Nonconforming Structure - A structure or portion thereof which was lawfully erected or altered and maintained, but which, solely because of revisions in policies and provisions of this LRDP, no longer conforms to the requirements of the LRDP.

Nonconforming Use - A use which was lawfully established and maintain but which, because of revisions in policies and provisions of this LRDP, is no longer permitted in the land use category in which it is located.

Notice of Impending Development A notice of the University's intention to undertake a development project which is provided by the Director of Campus Planning and Design to the Coastal Commission and to certain other persons, and also conspicuously posted at the campus and the site of the impending development.

Public Works- (a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the California Public Utilities Commission, except for energy facilities; (b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, mass transit facilities and stations, bridges, trolley wires, and other related facilities, and (c) all publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.

Redevelopment - For the purpose of this LRDP, the term "redevelopment" refers to "new development" on an already developed site.

"The Regents," "Board of Regents," "UC Regents," and "University" - Shall mean the Board of Regents of the University of California or its authorized representatives.

Remodel – Shall mean the upgrade of the interior or exterior faces of a building or structure without altering the existing foundation, footprint or building envelope.

Revetment - A sloped retaining wall; a facing of stone, concrete, blocks, rip-rap, etc. built to protect an embankment, bluff, or development against erosion by wave action and currents.

Runoff - The portion of rainfall or irrigation water that flows across ground surface and eventually returned to streams or coastal waters. Runoff can pick up pollutants and debris from the air or the land and carry them to the receiving waters.

Scenic Areas - Places on, along, within, or visible from scenic public roads, trails, beaches, and parklands that offer scenic vistas of the beach and ocean, coastline, mountains, canyons and other unique natural features or areas.

Sea Level Rise – An increase in sea levels due to climate change.

Trail – A path used for travel or recreation by walkers and/or bicyclists.

Wetland - Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. Land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as

a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to vegetated wetlands or deep-water habitats. An area with one or more of the following three attributes shall be delineated as a wetland for the purposes of this LRDP : (1) at least periodically the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.

Wetland Upland Boundary – The upland limit of a wetland shall be defined as: (a) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; (b) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or (c) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

Wildlife-permeable Fencing - Fencing that can be easily bypassed by all species of wildlife, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles, and birds.

Appendix 2

Campus Tree Trimming and Removal Program

2.1 Applicability

This Appendix contains provisions and protocols for University personnel, contractors, and anyone else potentially involved in the trimming and/or removing of trees measuring 6 inches in diameter at breast height (dbh) located on Campus, and oak trees of any size. The provisions in this Appendix shall be implemented in conjunction with all other policies and provisions of the certified LRDP, specifically including Policies ESH-28(A-D)(as shown below).Furthermore, tree trimming and/or tree removal shall be undertaken in compliance with all applicable codes or regulations of the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the U.S. Migratory Bird Treaty Act.

2.2 Certified LRDP Tree Trimming and Tree Removal Policies ESH-4(A-D)

Policy ESH-28A - The routine trimming and/or removal of trees on campus necessary to maintain campus landscaping or to address potential public safety concerns shall be exempt from the requirement to obtain a Notice of Impending Development (NOID), unless otherwise required pursuant to ESH-4B, and provided that the trimming and/or removal activities are carried out consistent with all provisions and protocols of the certified Campus Tree Trimming and Removal Program in Appendix 2, except that the following shall require a NOID: (1) trimming and/or removal of trees located within ESHA or on lands designated Open Space as covered in Policy ESH-4D, (2) the removal of any tree associated with new development, re-development, or renovation shall be evaluated separately through the NOID process as detailed in Policy ESH-4C, (3) the removal of tree windrows, and (4) trimming and/or removal of egret, heron, or cormorant roosting trees proximate to the Lagoon.

Policy ESH-28B - All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that:1) immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit, 2) trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, and 3) is part of a development or redevelopment approved pursuant to a Notice of Impending Development.

Policy ESH-28C - To preserve roosting habitat for bird species and monarch butterflies, tree(s) associated with new development, re-development, or renovation that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Where native, or otherwise biologically significant, trees are retained, new development shall be sited a minimum of five feet from the outer edge of that tree's canopy dripline. The removal of such trees shall be evaluated pursuant to the Notice of Impending Development for the new development. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the tree(s) provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for

monarch butterflies, or habitat for other sensitive biological resources. The Commission may condition the subject Notice of Impending Development to secure the seasonal timing restrictions and mitigation requirements otherwise set forth in the Campus Tree Trimming and Removal Program in Appendix 2.

Policy ESH-28D - Trees located within ESHA or designated Open Space shall not be trimmed or removed unless determined by a certified arborist to pose a substantial hazard to life or property and authorized pursuant to an emergency permit, or where the proposed removal is part of a Commission-approved habitat restoration plan, and shall require a Commission-approved Notice of Impending Development. All tree trimming and removal activities shall be consistent with the seasonal timing restrictions and mitigation requirements set forth in the Campus Tree Trimming and Removal Program in Appendix 2. The following Open Space areas shall be subject to the requirements for routine campus tree trimming and removal practices and shall not be considered as "Open Space" for the purposes of this policy: Commencement Commons, UCEN lawn, and Pearl Chase Garden.

2.3 Tree Trimming and Tree Removal Protocols

The following provisions and protocols shall be used in conjunction with the certified LRDP Polices listed in Section 2.2(Certified LRDP Tree Trimming and Tree Removal Policies ESH-28(A-D)) above.

2.3.1 Tree Trimming or Removal During Breeding and Nesting Season (February 15 to September 1) Tree trimming and tree removal shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that: 1) immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit and the University shall document each emergency action in the annual tree replacement program plan and shall follow the protocols below, 2) trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1,provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed and shall follow the protocols below, and 3) is part of a development or redevelopment approved pursuant to a Notice of Impending Development and shall follow the protocols in Section 2.3.3.

The following protocols shall be implemented for allowed tree-trimming or tree removal activities during the breeding and nesting season:

a. Fourteen (14) calendar days prior to tree trimming and/or removal,unless the tree trimming and/or removal action is required to protect life and property of the University from imminent danger and time does not allow, a qualified biologist or ornithologist (hereinafter, "environmental resources specialist") shall survey the tree(s) proposed for trimming or removal to: (1) detect any bird breeding or nesting behavior in or within 500 feet for raptors and 300 feet for all other bird species from the tree trimming and/or removal area and (2) identify trees with inactive nests. Where the University has already surveyed the specific tree proposed for removal at the beginning of the season as part of its comprehensive tree survey (Section 2.3.3(b) below),the University may choose to conduct a targeted follow-up tree and perimeter (300-ft/500-ft) survey approximately 3 calendar days prior to tree trimming and/or removal in lieu of the 14 calendar day survey.

b. If an active nest (eggs or fledgling in nest) is found within the subject tree during the trimming or removal of trees for imminent danger, alternative measures shall be implemented to the maximum extent feasible to remediate the danger, until the nest is vacated. Work must be performed using non-mechanized hand tools to the maximum extent feasible. If an active nest is found within 300 ft. (500 ft.

for raptors) of the proposed tree trimming and tree removal maintenance activities, no trimming and/or removal can occur until nest is vacated.

c. Any trimming of trees with inactive nests shall be avoided to the extent feasible. Where tree trimming must occur, the method and design of trimming shall ensure that adequate nest support and foliage coverage is maintained in the tree, to the maximum extent feasible in order to preserve the nesting habitat. Trimming of any trees with inactive nests shall occur in such a way that the support structure of existing nests will not be trimmed and existing nests will be preserved. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

d. An annual tree trimming and/or removal plan shall be prepared by an environmental resources specialist and submitted to the Executive Director. The tree trimming and/or removal plan shall be submitted annually and maintained on file with the California Coastal Commission. The plan shall incorporate the criteria as listed in Section 2.4.1(a).

2.3.2 Tree Trimming or Removal During Non-Breeding and Non-Nesting Season (September 1- February 15). The following protocols shall be implemented for tree-trimming or tree removal activities during the non-breeding and non-nesting season:

a. Tree trimming and/or removal shall not proceed if an active nest is found or evidence of breeding or nesting behavior is observed on site, even if it is occurring during the non-breeding and non-nesting season. Tree trimming or removal shall not occur any closer than 300 feet from these trees (500 feet in the case of raptor species). In the event that any birds exhibiting breeding and nesting behavior continue to occupy the trees during the non-breeding and non-nesting season, trimming or removal shall not take place until environmental resources specialist has re-assessed the site, determined that breeding and nesting has ceased and given approval to proceed within 300 feet (500 feet for raptors) of any occupied tree. If during project construction, an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found, the environmental resource specialist shall require the University to cease work, and shall notify the appropriate State and Federal Agencies and the California Coastal Commission within 24 hours by e-mail. Work shall resume only when nest is vacated. The nest shall not be removed or disturbed.

b. Any trimming of trees with inactive nests shall be avoided to the extent feasible. Where tree trimming must occur, the method and design of trimming shall ensure that adequate nest support and foliage coverage is maintained in the tree, to the maximum extent feasible in order to preserve the nesting habitat. Trimming of any trees with inactive nests shall occur in such a way that the support structure of existing nests will not be trimmed and existing nests will be preserved. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

2.3.3 Tree Trimming or Removal for New Development, Re-Development, and Renovation. The University shall conduct all tree trimming and tree removal activities associated with new development, re-development, or renovation, during the non-breeding and non-nesting season (September 1 to February 15) to the maximum extent feasible and shall follow all the protocols and provisions in Section 2.3.2(Tree Trimming or Removal During Non-Breeding and Non-Nesting Season) above. For any construction activities, including tree trimming and removal associated with new development re-development, or renovation that cannot feasibly avoid the breeding and nesting season (February 15th and September 1st), the University shall follow the following protocols and provisions below:

a. The University shall retain the services of a qualified biologist or ornithologist (hereinafter,

"environmental resources specialist") to conduct raptor and other sensitive bird species surveys. In addition to any necessary biological surveys to assess the status of on-site trees to serve as bird habitat as part of the NOID process, the University shall assess the status of breeding and nesting activities prior to implementing any approved tree trimming and/or tree removal activities. At least 14 calendar days prior to commencement of any project operations, the University shall submit the name and qualifications of the environmental resource specialist, for the review and approval of the Executive Director.

b. The University shall ensure that a qualified environmental resource specialist with experience in conducting bird surveys shall conduct bird surveys 14 calendar days prior to the construction activities, including any tree removal, to detect any active bird nests in all trees within 300 feet from these trees (500 feet in the case of an active raptor) of the project site (including, but not limited to, eucalyptus trees). Alternatively, the University may conduct a comprehensive tree survey of the project site at the beginning of the season when work is proposed to occur, instead of fourteen (14) calendar days prior to construction activities. The comprehensive tree survey shall survey the tree(s) for the same criteria listed above. Regardless of when the initial survey is completed, a follow-up survey must be conducted 3 calendar days prior to the initiation of clearance/construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first. A tree trimming and/or removal plan shall be prepared by an environmental resources specialist. The survey report and tree trimming and/or removal plan shall be submitted and maintained on file with the California Coastal Commission. The plan at a minimum shall incorporate the following criteria:

ι. Include a description of the trimming/removal method(s) (where breeding and nesting behavior is found within 500 feet for raptors and 300 feet for all other bird species from the tree trimming and/or removal area, work must be performed using non-mechanized hand tools to the maximum extent feasible), timing, and delineate work area. No herbicides shall be used.

ιι. Require that the limits of tree trimming and/or removal shall be established in the field with flagging and stakes or construction fencing.

ιιι. Identify the steps to be taken to ensure that tree trimming or removal will be the minimum necessary to address the health and safety danger while avoiding or minimizing impacts to breeding and nesting birds and their habitat.

ιϖ. The plan shall include photographs of the health and safety issue site conditions before and after the remedy(s). The photographs should document the impacts to any nesting tree (i.e. number of nests, eggs, and/or chicks lost). The University shall maintain the plans on file as public information and to be used for future tree trimming and removal decisions.

c. If an active nest (eggs or fledgling in nest) is found on any tree proposed for trimming and/or removal, no trimming or removal can occur until nest is vacated. Any trimming of trees with inactive nests shall be avoided to the extent feasible. Where tree trimming must occur, the method and design of trimming shall ensure that adequate nest support and foliage coverage is maintained in the tree, to the maximum extent feasible in order to preserve the nesting habitat. Trimming of any trees with inactive nests shall occur in such a way that the support structure of existing nests will not be trimmed and existing nests will be preserved. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

d. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found within 300 feet (500 feet in the case of an active raptor) of the construction work area,the environmental resource specialist shall require the University to cease work, and shall notify the appropriate State and Federal Agencies and the California Coastal Commission within 24 hours by e-mail. Work shall resume only when nest is vacated. The nest shall not be removed or disturbed.

e. The environmental resource specialist shall be present during all tree trimming and/or removal activities and shall be present during all subsequent construction activities during the bird nesting/ breeding season if an active nest is identified, until the birds have fledged.

f. The environmental resource specialist shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director of the California Coastal Commission if activities outside of the scope of the subject Notice of Impending Development occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as a new Notice of Impending Development.

2.3.4 Discovery of an Active Nest. In the event the tree trimming or removal contractor discovers an active nest (eggs, nest construction, other evidence of breeding) not previously identified by the qualified biologist or ornithologist, the contractor shall immediately cease all trimming/removing activities in the area of operation, and shall immediately notify the University. Thereafter, the qualified biologist or ornithologist must perform a re-inspection of the tree containing an active nest following the procedures described in this policy to continue the tree trimming or removal activities.

2.3.5 Public Safety. Measures shall be undertaken to ensure public safety during trimming and/or removal operations, particularly when the operation is adjacent to bike paths, parking stalls, or sidewalks.

2.4 Tree Replacement Program and Mitigation

2.4.1 Tree Removal Replacement Planting Program and Mitigation. The removal of any tree under Sections 2.3.1-2.3.3 shall require mitigation in the form of replacement planting at the ratios shown below in Section 2.4.1(c), and shall require a tree replacement planting plan to be prepared and submitted annually to the Executive Director that includes the following requirements:

a. Tree Replacement Planting Plan for Removal of Trees Exempt from Obtaining a Notice of Impending Development. A tree replacement planting plan, prepared by a qualified biologist, arborist, or other resource specialist, shall be submitted to the Executive Director on an annually basis and shall include the following: (1) replacement tree locations, (2) tree or seedling size planting specifications;(3) a five-year monitoring program with specific performance standards to ensure that the replacement planting program is successful; (4) include all fourteen (14) calendar day surveys or comprehensive tree surveys; and (5) notification of any trees removed pursuant to an immediate danger or authorized pursuant to an emergency permit and if feasible, the plan shall include photographs of the imminent danger site conditions before and after the remedy should document the impacts to any nesting tree (i.e. number of nests, eggs, and/or chicks lost).An annual monitoring

report for tree replacement shall be kept on file. If monitoring indicates the replacement trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program, a revised or supplemental planting plan shall be developed that includes measures to remediate those portions of the original plan that have failed or are not in conformance with the original plan. Any diseased replacement tree shall be replaced at a ratio of 1:1.

b. Tree Replacement Planting Plan for Removal of Trees Associated with New Development, Re-development, or Renovation. A tree replacement planting plan shall be prepared by a qualified biologist, arborist, or other resource specialist, must be submit for the review and approval by the Executive Director at the time of submittal for a NOID for the associated development, and shall include the following: (1) replacement tree locations, (2) tree or seedling size planting specifications; and (3) a five-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. Furthermore, the University shall commence implementation of the approved tree replacement planting program concurrently with the commencement of construction on the project site. An annual monitoring report on the replacement trees shall be submitted for the review and approval of the Executive Director for each of the 5 years. If monitoring indicates the replacement trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program approved pursuant to this notice of impending development, the University shall submit a revised or supplemental planting plan for the review and approval of the Executive Director. The revised planting plan shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

c. The removal of any tree shall require mitigation in the form of replacement planting according to the mitigation ratio shown below:

i. The removal of any native tree or breeding/nesting tree requires 3:1 replacement with native tree.

ii. The removal of any ornamental tree requires 1:1 replacement with native or ornamental tree.

iii. The removal of any oak tree requires at least 10 replacement oak seedlings, less than one year old, grown from acorns collected in the area, and shall be planted on-site, or if not feasible due to site constraints, shall be planted in ESHA or Open Spaces areas. Oak tree plantings shall be supplemented with a mycorrhizal inoculant, preferably oak leaf mulch or from clippings of locally-indigenous species lawfully removed from the site or from sites within the vicinity of the planting site, at the time of planting to help establish plants.

Appendix 3

Water Quality Protection Program

3.1 Applicability.

The planning, development, and maintenance of the UCSB campus lands shall be undertaken in a manner designed to protect, and where feasible restore the quality of coastal waters to implement Coastal Act policies (in particular Sections 30230 and 30231).The provisions in this Appendix shall be implemented in conjunction with all other policies and provisions of the certified LRDP, specifically including Policies WQ-01 through WQ-17. This Appendix sets forth plans and implementation measures related to hydrology and water quality on the UCSB campus and, as applicable, offsite. All Notices of Impending Development submitted by the University for Coastal Commission consideration shall demonstrate at a minimum compliance with the policies and implementation provisions set forth in this Appendix and all other certified provisions of the LRDP.

3.2 Overview of Water Quality Protection Plans.

Development that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters will in most cases require both a construction-phase plan and a post-development plan for water quality protection. For the purposes of this chapter, "construction" includes clearing, grading, or other activities that involve ground disturbance; building, reconstructing or demolishing a structure; and creation or replacement of impervious surfaces.

The required water quality protection plans are listed below, and detailed requirements for each plan are set forth below:

- Construction-Phase Plan
    - o Construction Pollution Prevention Plan (see Section 3.7, below)
- Post-Development Plans
    - o Post-Development Runoff Plan (see Section 3.8, below)
    - o Water Quality and Hydrology Plan (see Section 3.9, below)

3.3. Construction-Phase Plan.

3.3.1. Construction Pollution Prevention Plan. A Construction Pollution Prevention Plan (CPPP; see Section 3.7, below) is required for all development that requires a Notice of Impending Development (or waiver of NOID requirements) and entails construction (as defined above) that has the potential for adverse water quality or hydrology impacts to coastal waters. The CPPP describes temporary Best Management Practices (BMPs) the project will implement to minimize erosion and sedimentation during construction, and to minimize pollution of runoff by construction chemicals and materials.

To comply with the California State Water Resources Control Board (SWRCB) stormwater permit requirements, an applicant proposing certain size or types of development, including industrial or quasi-industrial facilities (such as certain types of research and development facilities, including facilities designed to be leased by the University to third parties) may be required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) for construction activities. When submitting a SWPPP to meet SWRCB requirements, the University must also submit a separate CPPP to meet the University's

Long Range Development Plan requirements for review of a Notice of Impending Development. Applicable information provided in the SWPPP may also be included as part of the CPPP.

3.4 Post-Development Plans.

Development may require one of two post-development water quality protection plans.

3.4.1. Post-Development Runoff Plan. Development that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters shall either (1) require a Post-Development Runoff Plan (PDRP; see Section 3.8, below) if the development entails construction (as defined above); or (2) require a preliminary PDRP if the development entails activities or changes in land use other than construction, including subdivision or re-division of land. The PDRP describes the Site Design and runoff Source Control measures the project will implement to protect coastal waters after development is completed.

3.4.2. Water Quality and Hydrology Plan. A Water Quality and Hydrology Plan (WQHP; see Implementation Plan Provision 3.9,below), prepared by a qualified licensed professional, is required if the project is categorized as a "Development of Water Quality Concern" due to its size, the type of land use, or proximity to coastal waters. The WQHP includes all the requirements of the PDRP, and in addition requires a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of a Low Impact Development approach to retain runoff on-site, and documentation of the expected effectiveness of proposed BMPs. Additional BMPs needed to address potential post-development water quality and runoff impacts must be detailed in the WQHP.

3.5 BMP Guidance Manuals.

The selection of Best Management Practices (BMPs) for construction-phase and post-development water quality protection plans shall be guided by the current edition of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbooks, or by the current edition of a BMP manual that has been designed to address local or regional runoff conditions and has been approved by the applicable Regional Water Quality Control Board.

3.6 Project Site Information Required in Application.

In addition to the required content for each water quality protection plan specified in Sections 3.7, 3.8, and 3.9 below, the following information about the existing project site conditions shall be included, if applicable to the project, with the Notice of Impending Development submittal to enable evaluation of the project's potential water quality and hydrologic impacts:

3.6.1 Location map. A location map, drawn to scale, showing the location of the development, and the distance from the development to the nearest coastal waters and other natural hydrologic features.

3.6.2 Existing project site conditions. A site plan that includes the following:

a. Topography and hydrologic features. General site topography including natural hydrologic features that may provide stormwater infiltration, treatment, storage, or conveyance, such as groundwater recharge areas, stream corridors, floodplains, and wetlands.

b. Drainage patterns. Drainage patterns, methods of stormwater conveyance (e.g., surface runoff or storm drain), stormwater BMPs (e.g., bioswale or bio-retention system), and methods of discharge off site (e.g., outfall to coastal waters or discharge to storm drain nearby).

c. Nearby coastal waters and ESHA. Identify the location of coastal waters and Environmentally Sensitive Habitat Areas (ESHA) within 200 feet of the project site, and indicate whether site runoff drains to these areas.

d. Discharges to impaired waters or ASBS. Identify whether runoff discharges to receiving waters listed for water quality impairment on the most recent 303(de) list, or to an Area of Special Biological Significance.

e. Structures and pavement. Identify existing structures, impervious surface areas, permeable pavements, utilities, and vegetated areas.

f. Potential contamination. Identify any previous land use on the site with a potential for historic sources of contamination, and any known soil or water contamination.

3.7 Construction Pollution Prevention Plan.

A Construction Pollution Prevention Plan (CPPP) shall describe the temporary BMPs the development will implement to minimize erosion and sedimentation during construction, and to minimize pollution of runoff by construction chemicals and materials. The level of detail provided to address the plan's requirements should be commensurate with the type and scale of the development,and the potential for adverse water quality and hydrology impacts to coastal waters.

3.7.1 Applicability of Construction Pollution Prevention Plan. A Construction Pollution Prevention Plan (CPPP) is required for all development that requires a NOID or other permit approval (e.g., Coastal Development Permit) and entails construction (as defined above) that has the potential for adverse water quality or hydrology impacts to coastal waters.

3.7.2 Submittal of Construction Pollution Prevention Plan. Applicants shall submit a complete CPPP with the Notice of Impending Development. The information required for the plan may be submitted as a stand-alone document, or incorporated into the materials supporting the NOID submittal. Any changes to the final CPPP after the NOID is authorized by the Coastal Commission shall be subject to approval by the Coastal Commission's Executive Director.

3.7.3 Construction Pollution Prevention Plan requirements.

a. Minimize runoff and pollutant discharge. During construction, development shall minimize site runoff and erosion through the use of temporary BMPs, and shall minimize the discharge of sediment and other potential pollutants resulting from construction activities (e.g., chemicals, vehicle fluids, petroleum products, cement, debris, and trash).

b. Minimize land disturbance and soil compaction. Development shall minimize land disturbance during construction (e.g., clearing, grading, and cut-and-fill) and shall phase grading activities, to avoid increased erosion and sedimentation. Development shall minimize soil compaction due to construction activities, to retain the natural stormwater infiltration capacity of the soil.

c. Minimize damage or removal of vegetation. Development shall minimize the damage or removal of non-invasive vegetation (including trees, native vegetation, and root structures)

during construction, to achieve water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control.

d. Stabilize soil promptly. Development shall implement soil stabilization BMPs (such as mulching, soil binders, erosion control blankets, or temporary re-seeding) on graded or disturbed areas as soon as feasible during construction, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters.

e. Avoid plastic netting in temporary erosion and sediment control products. Development shall avoid the use of temporary rolled erosion and sediment control products (such as fiber rolls, erosion control blankets, mulch control netting, and silt fences) that incorporate plastic netting (such as polypropylene, nylon, polyethylene, polyester, or other synthetic fibers), in order to minimize wildlife entanglement and plastic debris pollution.

f. Use additional BMPs for construction near coastal waters. Development shall implement additional BMPs for construction taking place over, in, or adjacent to coastal waters, if there is a potential for construction chemicals or materials to enter coastal waters. BMPs shall include, where applicable:

(1) Tarps to capture debris and spills. Use tarps or other devices to capture debris, dust, oil, grease, rust, dirt, fine particles, and spills, to protect the quality of coastal waters.

(2) BMPs for preservative-treated wood. If preservative-treated wood is used, implement appropriate BMPs that meet standards for treatment, storage, and construction practices for preservative-treated wood; at a minimum, those standards identified by the American Wood Protection Association.

(3) Non-petroleum hydraulic fluids. Use non-petroleum hydraulic fluids in principal heavy equipment operated for one week or longer over or in coastal waters or intertidal areas, if leaks or spills of hydraulic fluid from this equipment cannot be contained and could potentially enter coastal waters or intertidal areas.

(4) Designated fueling and maintenance area. Conduct fueling and maintenance of construction equipment and vehicles off site if feasible. Any fueling and maintenance of mobile equipment conducted on site shall take place at a designated fueling area located at least 50 feet from coastal waters, drainage courses, and storm drain inlets, if feasible (unless these inlets are blocked to protect against fuel spills). The fueling and maintenance area shall be designed to fully contain any spills of fuel, oil, or other contaminants. Equipment that cannot be feasibly relocated to a designated fueling and maintenance area (such as cranes) may be fueled and maintained in other areas of the site, provided that procedures are implemented to fully contain any potential spills.

g. Avoid grading during the rainy season. Avoid grading during the rainy season (November through April) as specified in Policy WQ-10.

3.7.4 Construction Pollution Prevention Plan content. To comply with the Construction Pollution Prevention Plan requirements listed above, the plan shall include a construction site map and a narrative description addressing,at a minimum, the following required components, if they are applicable to the development:

a. CPPP site plan. A map delineating the construction site, construction phasing boundaries, and the location of all temporary construction-phase BMPs (such as silt fences, inlet protection, and sediment basins).

b. BMPs to minimize land disturbance and protect vegetation. BMPs that will be implemented to minimize land disturbance activities, the project footprint, soil compaction, and damage or removal of non-invasive vegetation.

c. BMPs to minimize erosion and sedimentation. BMPs to minimize erosion and sedimentation during construction activities, including:

(1) Soil stabilization BMPs. BMPs that will be implemented to stabilize soil during construction.

(2) Temporary erosion and sedimentation control BMPs. BMPs that will be implemented to control erosion and sedimentation during construction.

(3) BMP installation and removal schedule. A schedule for installation and removal of temporary erosion and sedimentation control BMPs, and identification of temporary BMPs that will be converted to permanent post-development BMPs.

(4) BMPs for stockpiling. BMPs that will be implemented to minimize polluted runoff from stockpiling soil and other excavated materials.

(5) Construction phasing schedule. A construction phasing schedule, if applicable to the project, with a description and timeline of significant land disturbance activities.

d. BMPs to minimize other pollutants from construction. BMPs that will be implemented to minimize the discharge of other pollutants resulting from construction activities (such as paints, solvents, vehicle fluids, asphalt and cement compounds, trash, and debris) into runoff or coastal waters, including:

(1) Chemical and material storage BMPs. BMPs that will be implemented to minimize polluted runoff from staging, storage, and disposal of construction chemicals and materials.

(2) Site management BMPs. Site management "good housekeeping" BMPs that will be implemented during construction, such as maintaining an inventory of products and chemicals used onsite, and having a written plan for the clean-up of spills and leaks.

e. BMPs to infiltrate or treat runoff. BMPs that will be implemented, if needed, to either infiltrate runoff or treat it prior to conveyance off-site during construction.

f. Maintenance schedule. A schedule for the inspection and maintenance of construction-phase BMPs, including temporary erosion and sedimentation control BMPs, as needed to ensure the permit's water quality requirements are met.

3.8 Post-Development Runoff Plan.

A Post-Development Runoff Plan (PDRP) shall describe the runoff management Site Design and Source Control BMPs and other measures the development will implement to minimize stormwater pollution and changes in runoff flows from the site after development is completed, in order to protect and, where feasible, restore the quality of coastal waters. The level of detail provided to address the plan's requirements shall be commensurate with the type and scale of the project, and the potential for adverse water quality and hydrology impacts to coastal waters.

3.8.1 Applicability of Post-Development Runoff Plan. Development that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters shall either (1) require a PDRP if the development entails construction; or (2) require a preliminary PDRP if the development entails activities or changes in land use other than construction, including subdivision or re-division of land (e.g., allowing motorized use of a trail previously restricted to pedestrians). For the purposes of this chapter, construction includes clearing, grading, or other activities that involve ground disturbance; building, reconstructing, or demolishing a structure; and creation or replacement of impervious surfaces.

3.8.2 Submittal of Post-Development Runoff Plan. The University shall submit a preliminary Post-Development Runoff Plan(based on site conditions and project features known at the time of submittal) with the Notice of Impending Development submittal, and if the development entails construction (as defined above) shall submit a final PDRP prior to commencement of construction, incorporating any changes deemed necessary by the Coastal Commission as part of the NOID review process. The information required for the plan may be submitted as a stand-alone document, or incorporated into other materials included in the NOID submittal.

3.8.3 Post-Development Runoff Plan Requirements. The plan shall demonstrate that the development complies with the following requirements:

a. Address runoff management early in site design. All development shall address runoff management early in site design planning and alternatives analysis, and shall implement appropriate and feasible Site Design BMPs to minimize stormwater pollution and post-development changes in the runoff flow regime resulting from the development.

Site Design BMPs are project design and site layout features that integrate existing site characteristics that affect runoff (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration properties) with strategies that minimize post-development changes in runoff, control pollutant sources, and where necessary remove pollutants. Examples include designing development to minimize impervious surfaces, locating development to preserve existing vegetation, maximizing setbacks from sensitive resources, and avoiding construction on steep slopes with erodible soils.

b. Use Source Control BMPs in all development. In addition to implementing Site Design BMPs, all development shall implement appropriate and feasible long-term, post-development Source Control BMPs to minimize the transport of pollutants in runoff from the development.

Source Control BMPs are structural features or operational practices that control pollutant sources, minimize changes in runoff, and keep pollutants segregated from runoff. Examples include covering outdoor storage areas, using efficient irrigation, proper application and clean-up of potentially harmful chemicals and fertilizers, following spill prevention and clean-up plans, and proper disposal of waste.

c. Give precedence to a Low Impact Development approach to stormwater management. All development shall give precedence to the use of a Low Impact Development (LID) approach to stormwater management, to minimize runoff quality and quantity impacts from development, and to preserve the natural hydrologic functions of the site.

LID emphasizes management of stormwater close to its source, using small-scale integrated site design and source control and management practices to preserve or mimic the site's natural hydrologic balance through infiltration, evapotranspiration, filtration, detention, and retention of runoff. LID techniques include, but are not limited to, the following:

(1) Protect and restore natural hydrologic features. Plan, site, and design development to protect and, where feasible, restore natural hydrologic features that provide stormwater infiltration, treatment, storage, or conveyance, such as groundwater recharge areas, natural stream corridors, floodplains, and wetlands.

(2) Preserve or enhance vegetation. Plan, site, and design development to preserve or enhance non-invasive vegetation in order to achieve water quality benefits such as transpiration, interception of rainfall, pollutant uptake, shading of waterways to maintain water temperature, and erosion control.

(3) Maintain or enhance on-site infiltration. Plan, site, and design development to maintain or enhance on-site infiltration of runoff, where appropriate and feasible, in order to preserve natural hydrologic conditions, recharge groundwater, attenuate runoff, retain dry-weather runoff on-site, and minimize transport of pollutants. Examples of infiltration strategies include:

i. Divert runoff flowing from impervious surfaces such as roof-tops and pavement into permeable areas,in order to maintain or enhance on-site infiltration. Convey runoff from impervious surfaces into permeable areas in a non-erosive manner.

ii. Install a bio-retention system, such as a vegetated swale, rain garden, or green roof to enhance runoff infiltration and evapotranspiration.

iii. Design curbs, berms, and similar structures to avoid isolation of vegetative landscaping and other permeable areas, and allow runoff to flow from impervious pavement to permeable areas for infiltration.

(4) Minimize impervious surfaces. Plan, site, and design development to minimize the installation of impervious surfaces (including pavement, sidewalks, driveways, patios, parking areas, streets, and roof-tops), to reduce runoff. Where feasible, increase the area or pervious surfaces in re-development. Examples of strategies to minimize impervious surface area include:

i. Minimize directly-connected impervious areas, which are areas covered by a building, impermeable pavement, or other impervious surfaces that drain directly into the storm drain system without first flowing across permeable areas (such as vegetative landscaping or permeable pavement).

ii. Where pavement is required, use permeable pavement systems (e.g., interlocking concrete pavers, porous asphalt, permeable concrete, and reinforced

grass or gravel), where appropriate and feasible. Design permeable pavements so that runoff infiltrates into a subsurface recharge bed and the underlying soil, if feasible, to reduce runoff, enhance groundwater recharge, and filter out pollutants.

d. Use alternatives to infiltration BMPs where necessary. Development shall substitute alternative BMPs that do not involve on-site infiltration where infiltration practices may potentially result in adverse impacts, including, but not limited to, geologic instability or flooding. Alternatives to infiltration BMPs shall also be substituted where infiltration MBPs are not adequate to treat a specific pollutant of concern attributed to the development, or where infiltration practices would conflict with regulations protecting groundwater.

e. Prevent adverse impacts to Environmentally Sensitive Habitat Areas from runoff. In areas adjacent to an Environmentally Sensitive Habitat Area (ESHA), development shall be planned, sited, and designed to protect the ESHA from any significant disruption of habitat values resulting from the discharge of stormwater or dry weather flows.

f. Minimize discharges of dry weather runoff to coastal waters. Development shall be planned, sited, and designed to minimize discharges of dry weather runoff to coastal waters.

g. Avoid adverse impacts of discharges from stormwater outfalls. Development shall be planned, sited, and designed to avoid the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff through stormwater outfalls to coastal waters, intertidal areas, beaches, bluffs, or stream banks. Development shall comply with the following requirements:

(1) Avoid construction of new stormwater outfalls. Avoid construction of new stormwater outfalls, and direct stormwater to existing facilities with appropriate treatment and filtration, where feasible.

(2) Minimize adverse impacts on coastal resources from stormwater outfalls. Where new development or redevelopment of a stormwater outfall that discharges directly to coastal waters, intertidal areas, beaches, bluff, or stream banks cannot be avoided, plan, site, design, and manage outfalls to minimize adverse impacts on coastal resources. To minimize adverse impacts, development shall:

i. Consolidate existing and new stormwater outfalls, where appropriate.

ii. Implement design and management features to minimize discharges of dry weather runoff through stormwater outfalls.

iii. Implement design and management features to minimize adverse impacts to coastal resources resulting from discharges of stormwater or dry weather runoff through stormwater outfalls.

h. Prevent erosion at stormwater outlets. Protective measures shall be used to prevent erosion at stormwater outlets (including outlets of pipes, drains, culverts, ditches, swales, or channels), if the discharge velocity will be sufficient to potentially cause erosion from concentrated runoff flows. The type of measures selected for outlet erosion prevention shall be prioritized in the following order, depending on the characteristics of the site and the discharge velocity:

(1) Use vegetative bioengineered measures. Vegetative bioengineered measures (such as plant wattles) for outlet protection shall be given preference, rather than hardened structures, where site conditions are favorable for these measures to be feasible and effective. Where plant wattles are not feasible, other bioengineered measures (such as rock and plant pole cuttings) shall be considered for outlet erosion prevention.

(2) Use a hardened structure consisting of loose material. Where a vegetative bioengineered measure is not feasible or effective, a hardened structure consisting of loose material (such as a rip-rap apron or rock slope protection) shall be considered for outlet erosion prevention.

(3) Use a fixed energy dissipation structure. Where none of the above measures would be feasible or effective, a fixed energy dissipation structure (such as a concrete apron, grouted rip- rap, or baffles) designed to handle the range of flows exiting the outlet shall be used for outlet erosion prevention. It is anticipated that larger outlets will require a fixed energy dissipation structure.

i. Manage BMPs for the life of the development. Appropriate protocols shall be implemented to manage BMPs (including ongoing operation, maintenance, inspection, and training) in all development, to protect coastal water quality for the life of the development.

3.8.4 Post-Development Runoff Plan Content. To comply with the Post-Development Runoff Plan (PDRP) requirements listed above, the PDRP shall include a site plan and a narrative description addressing,at a minimum, the following required components, if they are applicable to the development:

a. PDRP site plan. A site plan showing post-development structural BMPs, stormwater conveyances and discharges, structures, pavements, and utilities, with contour intervals appropriate to identify post-development topography, finished grades, and drainage patterns.

b. Identification of pollutants potentially generated. Identification of pollutants potentially generated by the proposed development that could be carried off the site by runoff.

c. Estimate of changes in impervious surface area. An estimate of the proposed changes in impervious surface area on the site, including pre-project and post-project impervious coverage and the percentage of the property that will be covered with impervious surfaces after completion. In addition, an estimate of any proposed changes in site coverage with permeable or semi-permeable pavements.

d. Site Design and Source Control BMPs. A description of the Site Design and Source Control BMPs that will be implemented for post-development stormwater management, and how these BMPs will minimize stormwater pollution and changes in runoff flows from the development.

e. Low Impact Development approach to stormwater management. A description of the Low Impact Development (LID) approach to stormwater management (listed in Section 3.8.3.c, above) that will be implemented, and a justification if an LID approach is not selected.

f. Alternatives to infiltration BMPs, where necessary. A description of the alternative management practices that will be substituted for on-site infiltration BMPs, if it is determined that infiltration practices may potentially result in adverse impacts, are not adequate to treat a specific pollutant of concern attributed to the development, or would conflict with regulations protecting groundwater.

g. Methods to prevent adverse impacts to ESHA from runoff. A description of how the development will be planned, sited, and designed to prevent adverse impacts from stormwater or dry weather runoff to Environmentally Sensitive Habitat Areas (ESHA).

h. Methods to minimize discharges of dry weather runoff to coastal waters. A description of how the development will be planned, sited, and designed to minimize discharges of dry weather runoff to coastal waters.

i. Methods to avoid adverse impacts of discharges from stormwater outfalls. A description of how the development will be planned, sited, and designed to avoid the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff through stormwater outfalls to coastal waters, intertidal areas, beaches, bluffs, or stream banks.

j. Methods to prevent erosion at stormwater outlets. A description of how the development will be planned, sited, and designed to prevent erosion at stormwater outlets.

k. BMP implementation schedule. A schedule for installation or implementation of all post-development BMPs.

l. Management of BMPs for the life of the development. A description of the ongoing management of post-development BMPs(including operation, maintenance, inspection, and training) that will be performed for the life of the development, if required for the BMPs to function properly.

3.9 Water Quality and Hydrology Plan.

A Water Quality and Hydrology Plan (WQHP) shall be required for “Developments of Water Quality Concern” (DWQC,as specified in Section 3.9.1, below), which are specified categories of development have a greater potential for adverse water quality and runoff impacts due to the development size, type of land use, or proximity to coastal waters. The WQHP shall be prepared by a qualified licensed professional, and shall include a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID approach to retain runoff on-site, and documentation of the expected effectiveness of the proposed BMPs. Additional plan components that may be required include an alternatives analysis, and a description of the Treatment Control and/or Runoff Control BMPs the development will implement to minimize potential post-development water quality and hydrology impacts.

3.9.1 Applicability of Water Quality and Hydrology Plan. A WQHP shall be required for a Development of Water Quality Concern that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters, including projects that (1) entail construction (as defined above), or (2) entail changes in land use.

Developments of Water Quality Concern shall include the following:

a. Residential. Residential development that creates and/or replaces five or more dwelling units.

b. Hillside. Hillside development on a slope greater than 15 percent, on a site with erodible soil.

c. 75% or more of site will be impervious surface area. Development where 75% or more of the site's surface area will be impervious surfaces.

d. Create and/or replace 10.000 square feet or more impervious surface area. Development that creates and/or replaces a cumulative site total of 10,000 square feet or more of impervious surface area.

e. Parking lot. Development of a parking lot that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area that may potentially contribute to stormwater runoff.

f. Vehicle service facility. Development of a vehicle service facility (including a gasoline outlet, car wash, vehicle repair and maintenance facility, or campus garage).

g. Street, road, or highway facility. Development of a street, road, and highway facility that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area.

h. Restaurant. Development of a restaurant (including a restaurant incorporated into campus multi-use structures that meet the specified square footage) that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area.

i. Outdoor storage area. Development of a campus structure with a quasi-commercial or quasi-industrial outdoor storage area that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area, or as determined based on the use of the storage area, where used for storage of materials that may potentially contribute pollutants to coastal waters or the storm drain system.

j. High pollutant load. Development with a potential for generating a high pollutant load that may potentially enter coastal waters or the storm drain system.

k. Contaminated soil. Any project developed on land where the soil has been contaminated by previous land uses, and where the contaminated soil has the potential to be eroded or to release the contaminants into runoff.

l. Near or discharges directly to coastal waters. Development that creates and/or replaces a cumulative site total of 2,500 square feet or more of impervious surface area, if the development is located within 100 feet of coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes) or discharges directly to coastal waters (i.e., does not discharge to a public storm drain system).

m. Other. Any other development determined by the Executive Director of the Coastal Commission in consultation with UCSB to be a DWQC.

3.9.2 Submittal of Water Quality and Hydrology Plan. A preliminary Water Quality and Hydrology Plan (WQHP),based on site conditions and project features known at the time of submittal, shall be submitted

with the Notice of Impending Development, and a final WQHP shall be submitted for approval by the Executive Director of the Coastal Commission prior to issuance of a NOID. Any changes to the final WQHP after issuance of the NOID shall be subject to additional authorization by the Coastal Commission.

3.9.3 Water Quality and Hydrology Plan requirements. The plan shall demonstrate that a Development of Water Quality Concern complies with the following requirements:

a. Prepare plan by qualified licensed professional. A California-licensed professional (e.g., Registered Professional Civil Engineer, Geotechnical Engineer, Geologist, Engineering Geologist, Hydrogeologist, or Landscape Architect) qualified to complete this work shall be in responsible charge of preparing the Water Quality and Hydrology Plan for a Development of Water Quality Concern.

b. Design BMPs using 85th percentile design storm standard. The BMP (or suite of BMPs) implemented to comply with WQHP requirements shall be sized, designed, and managed to infiltrate, retain, or treat, at a minimum, the amount of runoff produced by all storms up to and including the 85th percentile 24-hour storm event for volume-based BMPs, or the 85th percentile 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

c. Use LID, Site Design, and Source Control BMPs to retain runoff on-site. The development shall implement an LID approach to stormwater management that uses Site Design and Source Control BMPs to retain on-site (by means of infiltration, evapotranspiration, retention, or harvesting) the runoff from the 85th percentile 24-hour design storm (see 3.9.3.b, above), to the extent appropriate and feasible. .

(1) Conduct an alternatives analysis. If the proposed development does not include the use of LID, Site Design, and Source Control BMPs that will retain on-site the runoff from the 85th percentile 24-hour design storm (see 3.9.3.b, above), an alternatives analysis shall be conducted.

The alternatives analysis shall demonstrate that there are no appropriate and feasible alternative project designs (such as a reduced project footprint, or other LID, Site Design, or Source Control BMPs) that would retain on-site, at a minimum, the 85th percentile 24-hour design storm volume, or if that is not feasible, that would substantially improve on-site runoff retention.

(2) Use alternative BMPs if on-site infiltration is not appropriate. If the Executive Director in consultation with UCSB has determined that on-site infiltration of runoff may potentially result in adverse impacts, including, but not limited to, geologic instability, flooding, or pollution of coastal waters, the development shall substitute alternative BMPs that do not involve infiltration.

d. Use Treatment Control BMPs as necessary. If the proposed development does not include the use of appropriate and feasible LID, Site Design, and Source Control BMPs that will retain on-site the runoff from the 85th percentile 24-hour design storm (see 3.9.3.b, above), the development shall implement a Treatment Control BMP (or suite of BMPs) to remove pollutants of concern from that portion of the 85th percentile 24-hour design storm volume that is not retained on-site using an LID approach.

Treatment Control BMPs are structural systems designed to remove pollutants from runoff by processes such as gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or other physical, biological, or chemical process. Examples include vegetated swales, detention basins, and storm drain inlet filters.

(1) Use Treatment Control BMPs prior to infiltration where necessary and effective. Where infiltration BMPs are not adequate to remove a specific pollutant of concern attributed to the development, an effective Treatment Control BMP (or suite of BMPs) shall be required prior to infiltration of runoff, or the development shall substitute alternative BMPs that do not involve infiltration.

(2) Select Treatment Control BMPs effective for pollutants of concern. Where a Treatment Control BMP is required, a BMP (or suite of BMPs) shall be selected that has been shown to be effective in reducing the pollutants of concern generated by the proposed land use.

e. Use Runoff Control BMPs if development adds more than 15,000 square feet of impervious surface area. If a development results in a large net addition of impervious surface area, implementing LID, Site Design, and Source Control strategies may potentially not be sufficient to minimize adverse post-development changes in runoff volume, flow rate, timing, and duration, which could adversely impact coastal waters, habitat, and property through hydromodification. Development that adds a net total of more than 15,000 square feet of impervious surface area shall implement a Runoff Control BMP (or suite of BMPs), sized for the appropriate design storm (see 3.9.3.e.(1) and (2), below), to capture a portion of the anticipated increase in runoff volume after a site is developed.

Runoff Control BMPs are structural systems designed to minimize post-development changes in runoff flow characteristics by processes such as infiltration, detention, retention, evapotranspiration, and harvesting. Examples include retention structures such as basins, ponds, topographic depressions, and vaults.

The following Runoff Control techniques shall be required, as determined by the net increase in impervious surface area:

(1) Runoff Controls using Flow Retention techniques. Development that adds a net total of more than 15,000 square feet of impervious surface area shall use Flow Retention techniques to capture and retain, at a minimum, the stormwater runoff from each storm event up to and including the 85th percentile, 24-hour storm event. Flow Retention techniques shall optimize on-site infiltration, and shall use stormwater storage, harvesting, and/or evapotranspiration to address any of the required runoff flow retention volume that cannot be infiltrated.

(2) Runoff Control BMPs using Peak Management techniques. In addition to using Flow Retention techniques, development that adds a net total of more than 22,500 square feet of impervious surface area shall also use Peak Management techniques to prevent the volume of post-development runoff peak flows discharged from the site from exceeding pre-project peak flow volumes for the 2-year through 10-year storm events.

f. Address runoff from new and a percentage of existing impervious surfaces. Required Treatment Control and/or Runoff Control BMPs shall address runoff from all new and/or replaced impervious surfaces; in addition, they may be required to address runoff from some or all of the site's previously existing impervious surfaces, to be determined as follows:

(1) More than 50% net increase in impervious area. Development that results in a net increase of more than 50% of the site's existing impervious surface area shall be required to address runoff from the entire development, including all existing, new, and/or replaced impervious surfaces.

(2) 10% to 50% net increase in impervious area. Development that results in a net increase of 10% to 50% of the site's existing impervious surface area shall be required to address runoff from all new and/or replaced impervious surfaces, plus runoff from the percentage of existing impervious surface area that is equal to twice the percentage of net increase in impervious surfaces. For example, a development with a net increase of 40% impervious surface area shall be required to address runoff from all new and/or replaced impervious surfaces, plus runoff from 80% of the existing impervious surfaces.

(3) Less than 10% net increase in impervious area. Development that results in a net increase of less than 10% of the site's existing impervious surface area shall be required to address runoff only from the new and/or replaced impervious surfaces.

g. Use appropriate BMPs for high-pollutant land uses. Campus development with a commercial or industrial component that has a potential for a high concentration of pollutants (including, but not limited to, laboratories, research facilities,outdoor work and storage areas, restaurants, roads and highways, parking lots, and vehicle service facilities) shall implement appropriate Site Design and Source Control BMPs to keep pollutants out of stormwater, and shall either use Treatment Control BMPs to remove pollutants of concern before discharging runoff to coastal waters or the storm drain system, or shall connect the pollutant-generating area to the sanitary sewer.

h. Design and manage parking lots to minimize polluted runoff. Parking lots over 5,000 square feet in area shall be designed to minimize impervious surfaces, and to treat and/or infiltrate runoff before it reaches coastal waters or the storm drain system so that heavy metals, oil and grease, and polycyclic aromatic hydrocarbon pollutants deposited on parking lot surfaces will not enter coastal waters. Parking lot design and management shall include:

(1) Parking lot landscaping. The design of landscaped areas for parking lots shall consider, and may, where appropriate, be required to include provisions for the on-site detention, retention, and/or infiltration of stormwater runoff, in order tor educe and slow runoff, and provide pollutant cleansing and groundwater recharge. Where landscaped areas are designed for detention, retention, and/or infiltration of stormwater runoff from the parking lot, recessed landscaped catchments (below the elevation of the pavement) shall be required. Curb cuts shall be placed in curbs bordering landscaped areas, or else curbs shall not be installed, in order to allow stormwater runoff to flow from the parking lot into landscaped areas. All surface parking areas shall be provided a permeable buffer between the parking area and adjoining streets and properties.

(2) Parking lot maintenance. Accumulations of particulates that may be contaminated by oil, grease, or other pollutants shall be removed from heavily used parking lots by dry vacuuming or equivalent techniques. Filter treatment systems, particularly for hydrocarbon removal BMPs, shall be adequately maintained.

3.9.4 Water Quality and Hydrology Plan Content. To comply with the Water Quality and Hydrology Plan requirements (see Section 3.9.3, above), the plan shall include, at a minimum, the following required components, if they are applicable to the development:

a. Post-Development Runoff Plan information. All of the information required for the Post-Development Runoff Plan (see 3.8.4, above), including Site Design and Source Control BMPs.

b. Polluted runoff and hydrologic site characterization. A polluted runoff and hydrologic characterization of the existing site (e.g., potential pollutants in runoff, soil properties, infiltration rates, depth to groundwater, and the location and extent of hardpan and confining layers) as necessary to design the proposed BMPs.

c. Documentation of expected effectiveness of proposed BMPs. Documentation of the expected effectiveness of the proposed BMPs, including a characterization of post-development pollutant loads, and calculations, per applicable standards, of changes in the stormwater runoff flow regime (i.e., volume, flow rate, timing, and duration of flows) resulting from the proposed development when implementing the proposed BMPs.

d. Calculations for sizing BMPs using 85th percentile design storm standard. Calculations that demonstrate that the proposed BMP (or suite of BMPs) implemented to comply with WQHP requirements has been sized, designed, and managed to infiltrate, retain, or treat, at a minimum, the amount of runoff produced by all storms up to and including the 85th percentile 24-hour storm event for volume-based BMPs, or the 85th percentile 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

e. LID, Site Design, and Source Control BMPs to retain runoff on-site. A description of the LID approach to stormwater management using Site Design and Source Control BMPs (see 3.8.3.c, above) that will be implemented to retain on-site the volume of runoff from the 85th percentile 24-hour design storm, to the extent appropriate and feasible.

f. Alternatives analysis. Where an alternatives analysis is required (pursuant to 3.9.3.c.(1), above), include documentation that there are no appropriate and feasible alternative project designs (such as a reduced project footprint, or other LID, Site Design, or Source Control BMPs) that would substantially improve on-site runoff retention, up to the 85th percentile 24-hour design storm volume. If this design storm standard for on-site runoff retention is not appropriate or feasible, document the site-specific engineering constraints and/or physical conditions to justify this determination.

g. Treatment Control BMPs. Where a Treatment Control BMP is required (pursuant to 3.9.3.d, above), include a description of the Treatment Control BMP (or suite of BMPs) that will be implemented to remove pollutants of concern from runoff. If the Development of Water Quality Concern does not require a Treatment Control BMP to meet the requirements of the coastal Land Use Plan, and state and federal water quality laws, the WQHP shall demonstrate this.

Include the following design information for Treatment Control BMPs:

(1) Calculations for sizing Treatment Control BMPs. Calculations that demonstrate that the proposed Treatment Control BMP (or suite of BMPs) has been sized and designed to remove pollutants of concern from that portion of the 85th percentile, 24-hour design storm volume that is not retained on-site using an LID approach.

(2) Selection of Treatment Control BMPs effective for pollutants of concern. Documentation that shows that the proposed Treatment Control BMP (or suite of BMPs) is the most effective at removing the pollutants of concern, or a justification if the most effective BMP is determined to be infeasible.

h. Runoff Control BMPs. Where a Runoff Control BMP is required (pursuant to 3.9.3.e, above), include the following design information:

(1) Flow Retention techniques. Where a Flow Retention technique is required (pursuant to 3.9.3.e.(1), above), include calculations that demonstrate appropriate sizing and design of the proposed retention facilities to capture and retain, at a minimum, the stormwater runoff from each storm event up to and including the 85th percentile, 24-hour storm event, and demonstrate that on-site infiltration has been optimized.

(2) Peak Management techniques. In addition, where a Peak Management technique is required (pursuant to 3.9.3.e.(2), above), include calculations that demonstrate that the proposed technique will prevent the volume of post-development runoff peak flows discharged from the site from exceeding pre-project peak flow volumes for the 2-year through 10-year storm events.

i. Address runoff from new and existing impervious surfaces. A calculation of the net increase in the site's impervious surface area, and a calculation of the amount of impervious surface area from which runoff will be addressed (pursuant to 3.9.3.f, above) in the design of required Treatment Control and/or Runoff Control BMPs.

j. Alternatives to Treatment Control and Runoff Control BMPs. If required Treatment Control and/or Runoff Control BMPs are not feasible for the proposed development, document the site-specific engineering constraints and/or physical conditions that render these requirements infeasible, and include a detailed account of how alternative stormwater management practices will effectively substitute for the required plan element.

k. BMPs for high-pollutant land uses. For developments with a potential for a high concentration of pollutants, include a description of the Site Design and Source Control BMPs proposed to keep pollutants out of stormwater, and either describe the Treatment Control BMPs that will be implemented to remove pollutants of concern before discharging runoff to coastal waters or the storm drain system, or document connection of the pollutant-generating area to the sanitary sewer.

l. Design and management of parking lots to minimize polluted runoff. For parking lots over 5,000 square feet in area, include a description of how the parking lot has been designed to minimize impervious surfaces, and to treat and/or infiltrate runoff before it reaches the storm drain system.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200
Feet
400
Main Campus Recreation Outdoor Lighting
UCSB Boundaries
Limits of Outdoor Sports Lighting
Open Space
Vision 2025
UC Santa Barbara
Long Range Development Plan

Appendix 4

ACKNOWLEDGEMENTS

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