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

Th10a & Th11a

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ADDENDUM

DATE: December 6, 2016

TO: Commissioners and Interested Parties

FROM: South Central Coast District Staff

SUBJECT: Agenda Item Th10a & Th11a, Coastal Development Permit Application No. 4-16-0631 and Notice of Impending Development No. UCS-NOID-0006-16 (North Campus Open Space Restoration Project), Thursday, December 8, 2016

The purpose of this addendum is to incorporate a revision to the project description and insert clarifying language to the text of Special Condition Three, Fourteen and Fifteen.

Note: ~~Strikethrough~~ indicates text to be deleted from the November 23, 2016 staff report and <u>underline</u> indicates text to be added to the staff report.

A. The University has revised the proposed project description for the subject coastal development permit to revise the linear length of Crossing/Bridge C from 300 ft. to 200 ft. long. All other references to the proposed linear length of Crossing/Bridge "C" in the report are revised accordingly. The University has indicated that it is no longer financially feasible to construct a 300 foot bridge/crossing and therefore have revised their project description to construct a shorter bridge/crossing. Staff biologist Dr. Jonna Engel has determined that although a 300 foot long bridge/crossing would have allowed for a greater restoration area, the difference in habitat benefit from the longer bridge is insignificant. Additionally, there are no impacts to existing wetlands from a shorter bridge/crossing. Therefore to incorporate the University's revision and assure final project plans are submitted reflecting the reduced bridge/crossing length, staff recommends that the following revisions be made to subpart A of Special Condition Four (4), found on page 13 of the November 23, 2016 staff report:

4. Final Revised Project Plans

A. ***Prior to the issuance of the coastal development permit and prior to commencement of the development subject to the notice of impending development***, the University shall submit, for the review and approval of the Executive Director, two sets of final revised project plans. All plans must be drawn to scale with dimensions shown. Said plans shall be in substantial conformance with the preliminary plans submitted with this application on July 19, 2016, but shall be revised to include the following:

1. Crossing/Bridge "C" shall be a total length of ~~3~~200 feet and the concrete abutments shall be demonstrated to be relocated outside the active channel as depicted on Exhibit 20.

2. The 100 ft. long pier and 25 ft. by 25 ft. viewing platform no longer proposed by the University shall be removed from the project plans.

…

B. Staff recommends that the following revisions be made to Special Condition Three found on page 13 of the November 23, 2016 staff report:

3. Assumption of Risk, Waiver of Liability and Indemnity Agreement

The University acknowledges and agrees (i) that the site may be subject to hazards from storm waves, surges, flooding, fire, tsunami, and sea level rise; (ii) to assume the risks to the University and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

Prior to ~~the issuance of the coastal development permit and prior to~~ the commencement of Phase 1 grading activities ~~the development subject to the notice of impending development~~, the University shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

C. Staff recommends that the following revisions be made to Special Condition Fourteen found on page 21 of the November 23, 2016 staff report:

14. Interim Erosion Control Plans and Construction Responsibilities.

Prior to ~~the issuance of the coastal development permit and prior to~~ commencement of the ~~development subject to the notice of impending development~~, Phase 1 grading activities (and in no event less than 10 working days prior to grading) the University shall submit a final Phase 1 Erosion Control, Construction and Pollution Prevention Plan~~,~~ for the review and approval of the Executive Director. ~~and~~ ***~~p~~Prior to commencement of the ~~development subject to the notice of impending development~~*** **Phase 2 grading activities (and in no event less than 10 working days prior to grading)** the University shall submit a final Phase 2 Erosion Control, Construction and Pollution Prevention Plan~~,~~ for the review and approval of the Executive Director. Phase I/II grading shall not proceed until written authorization is provided by the Executive Director. All plans shall be ~~both~~ prepared and certified by a qualified, licensed professional, that substantially conforms with the plan submitted to the Commission titled NCOS Restoration Erosion Control Plans submitted on July 19, 2016. The final Plan shall demonstrate that all construction, including, but not limited to, clearing, grading, staging, storage of equipment and materials, or other activities that involve ground disturbance; building, reconstructing, or demolishing a structure, complies with the following requirements. Additionally, the plan shall detail proposed low water crossing design for stream channel work. The plan shall show the design and materials to be used in each in-stream project feature,

including plans for grading, soil stabilization methods, and techniques to be employed that avoid or minimize impacts to water quality and sensitive coastal environments.
…

D. Staff recommends that the following revisions be made to Special Condition Fifteen found on page 25 of the November 23, 2016 staff report:

15. Final Dewatering Plan

Prior to commencement of Phase 2 grading activities (and in no event less than 10 working days prior to grading), ~~issuance of the coastal development permit,~~ the University shall submit, for the review and approval of the Executive Director, a Final Dewatering Plan.
…

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Th10a & Th11a

DATE: November 23, 2016

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director
Barbara Carey, District Manager
Shana Gray, Planning and Regulation Supervisor
Denise Venegas, Coastal Program Analyst
Michelle Wagner, Coastal Program Analyst

SUBJECT: **Coastal Development Permit Application No. 4-16-0631** and **Notice of Impending Development (NOID) UCS-NOID-0006-16** for the North Campus Open Space Restoration Project, for Public Hearing and Commission Action at the December 8, 2016, Commission Meeting in Ventura, CA.

PROJECT DESCRIPTIONS:

The subject project is located partially within the boundaries of the University of California, Santa Barbara's certified Long Range Development Plan (LRDP) and partially within the Commission's retained jurisdiction (i.e., the historic tidelands/submerged lands of Devereux Slough and its related stream courses). As a result, although the North Campus Open Space Restoration Project is located entirely on UCSB lands, it is subject to review pursuant to a Notice of Impending Development (NOID) and a Coastal Development Permit (CDP) as indicated below.

UCSB Notice of Impending Development No. UCS-NOID-0006-16:
Implementation of a portion of the North Campus Open Space (NCOS) Restoration Project on approximately 84.4 acres within LRDP boundaries. The portion of the NCOS Project subject to the NOID includes: recontouring/reconfiguring the existing Ocean Meadows Golf Course and South Parcel; restoration and enhancement of wetland and upland habitats; construction of public access and passive recreation amenities such as trails and interpretive signage; public access parking and viewing stations; and demolition of an approximately 2,400 sq. ft. clubhouse, surrounding concrete patio and sidewalks. In addition, a total of approximately 420,000 cu. yds. of grading (82,000 cu. yds. of cut and 339,000 cu. yds. of fill) is proposed within the LRDP boundaries on three LRDP sites the former Ocean Meadows Golf Course, Whitter, and South Parcel properties.

Coastal Development Permit Application No. 4-16-0631:
Implementation of a portion of the North Campus Open Space Restoration Project on approximately 52 acres within the Commission's retained permit jurisdiction. The portion of the NCOS Project subject to the CDP includes: recontouring/reconfiguring of the existing Ocean Meadows Golf Course and South Parcel; expansion of Devereux Slough; restoration and

enhancement of wetland, transitional and upland habitats; construction of public access and passive recreation amenities such as trails and interpretive signage; and four pedestrian bridges/crossings. In addition, a total of approximately 279,000 cu. yds. grading (268,000 cu. yds. of cut, 11,000 cu. yds. of fill) is proposed within the Commission's retained jurisdiction area on the former Ocean Meadows Golf Course and South Parcel properties.

SUMMARY OF STAFF RECOMMENDATION

The University of California, Santa Barbara (UCSB) is proposing the North Campus Open Space (NCOS) Restoration Project on North Campus of University of California, Santa Barbara. The NCOS restoration project would restore and enhance 136 acres of North Campus Open Space, which is comprised of the former Ocean Meadows Golf Course (63.8 acres), Whittier Parcel (3.70 acres) and South Parcel properties (68.9 acres). Staff is recommending approval of the proposed project with seventeen special conditions. The proposed NCOS Restoration project includes restoration of the historic northern extent of the Devereux Slough, primarily on the former golf course property, and restoration of portions of South Parcel. The restoration project includes recontouring/reconfiguring of the existing Ocean Meadows Golf Course and South Parcel; expansion of Devereux Slough; restoration and enhancement of wetland, transitional and upland habitats; and construction of public access and passive recreation amenities such as trails, interpretive signage, four pedestrian bridges/crossings, public access parking, and viewing stations. The restored former slough and uplands would reflect ecological functions consistent with historic conditions modified to accommodate existing opportunities and constraints and the future effects of climate change. Restored areas would be revegetated with native species to re-create a diverse range of habitats that would connect to and expand important native habitats of the existing lower Devereux Slough and the neighboring Coal Oil Point Reserve (COPR). Additionally, the proposed restoration project includes 350,000 cu.yds. of cut, 350,000 cu. yds. of fill and 0 cu. yds. of export.

Portions of the project site are located in the retained jurisdiction of the Commission, including Devereux and Phelps Creeks. Any development in the retained jurisdiction of the Commission requires a coastal development permit from the Commission. Therefore, the University is proposing both a Notice of Impending Development (UCS NOID-0006-16) that encompasses the area of the project site within the University's jurisdiction and a Coastal Development Permit (CDP) 4-16-0631 that encompasses the area within the Commission's retained jurisdiction. Staff is recommending that the Commission, after public hearing, approve Coastal Development Permit No. 4-16-0631 and approve Notice of Impending Development (NOID) UCS-NOID-0006-16, as conditioned.

The 63.8-acre golf course parcel is the site of the former Ocean Meadows Golf Course, which was constructed in 1965, prior to the effective date of the Coastal Act, by filling the northern extent of the Devereux Slough. In 2013, the Ocean Meadows Golf Course was closed after the parcel was purchased by the Trust for Public Land. The property was then donated to UCSB with the obligation that the parcel be maintained as permanent open space and that the site provide passive recreation, coastal wetland and wildlife habitat. Historically, the project site was part of the northern extent of the Devereux Slough. In 1965, approximately 500,000 cubic yards of soil

were removed from the South Parcel and other adjacent lands and placed within the estuary to create the Ocean Meadows Golf Course. This borrow and fill operation denuded the South Parcel and eliminated the native habitat and tidal wetlands within the project site. The habitat on the golf course parcel consists of primarily non-native turf grasses with non-native landscape trees, annual non-native weeds, native wetland and riparian plants, and bare ground. Devereux Creek traverses the western arm of the golf course property and connects to the lower Devereux Slough at Venoco Road. This reach of Devereux Creek exhibits a well-defined channel, with steeply sloped banks and dense patches of freshwater marsh and riparian scrub vegetation. Coastal salt marsh also occurs along the banks of Devereux Creek, Phelps Creek, and unnamed drainages on the site.

The 68.9-acre South Parcel is located southwest of, and adjacent to, the golf course parcel. Soils on South Parcel have been altered by the removal of topsoil to provide fill for the construction of the Ocean Meadows Golf Course. The property has been used by hikers, mountain bike and dirt-bike users, who have created a network of unpermitted bike trails, ramps, and jumps that have removed vegetation and contributed to the erosion issues on the site. Vegetation on the South Parcel is dominated by non-native grassland that includes fennel, mustard, and pampas grass. However, the parcel also supports sensitive habitat areas including seasonal wetlands and vernal pools, southern riparian scrub, native grassland, and coastal sage scrub.

The 3.7-acre Whitter Parcel is located at the northeast corner of the project site and is south of and adjacent to Whittier Drive. The property is generally flat with two shallow, low-functioning vernal pools. Facilities and infrastructure throughout the project site are limited with just a 2,400 sq. ft. clubhouse structure and associated parking lot, a network of former golf cart paths, irrigation lines, storm drains, culverts, a Goleta Sanitary District sewer main, electrical and natural gas lines, as well as informal trails.

The NCOS Restoration Project is a voluntary restoration that was specifically designed to restore portions of the historic northern extent of the Devereux Slough excavating approximately 350,000 cubic yards of soil primarily from the golf course property, and by placing the excavated soil primarily on the South Parcel to re-form portions of the mesa uplands to topography similar to existing natural landforms in the vicinity. The restoration area will be planted with appropriate native species to restore a diversity of wetland habitats characteristic of the Devereux Slough system, including estuarine and palustrine habitat types, and to provide enhanced habitat values and connections within the larger 652-acre Ellwood Devereux Coastal Open Space. The proposed project would preserve and expand estuarine, seasonal wetland, riparian, vernal pool, and native upland habitats, creating conditions that may support special status species. The restoration project would also result in the conversions of one type of habitat to another type of habitat. The Commission's biologist, Dr. Jonna Engel, has reviewed the addition and conversion of habitats and has determined that this habitat conversion is a fundamental aspect of the restoration project, and the proposed restoration, is an allowable use under Section 30233 and Section 30240 of the Coastal Act.

Furthermore, the project site contains a total of approximately 29.64 acres of wetlands. Section 30233(a) limits dredging and fill activities in wetlands to seven allowable uses, including restoration. In this case, all proposed dredging/grading within wetland areas is for the purpose of

restoration of the former Slough Area. Approximately 21.73 acres of wetlands will be impacted by the restoration project. However, restoration efforts will result in approximately 49.68 acres of new wetlands for a total net increase of 27.95 acres. Moreover, the proposed grading is a necessary component of the restoration to excavate the golf course fill to create a subtidal slough channel. Thus, the proposed grading (including all excavation and fill) is an allowable use within a wetland pursuant to Section 30233(a)(6). Dr. Jonna Engel has reviewed the project's impacts to wetlands and has a determined that habitat restoration is both an allowable use under Section 30233 and a resource dependent use that may be permitted in ESHA pursuant to Section 30240.

The Project also proposes four pedestrian bridges/crossings. Specifically, the proposed Eastern Slough Arm Crossing/Bridge C is a steel bridge, supported on concrete abutments and several intermediate concrete supports. The bridge crossing is composed of three spans, each at 10-feet wide by 100 feet long for a total length of 300 feet. The University has stated that to minimize costs, the bridge length may be shortened to approximately 200 feet. However, Commission's staff biologist Dr. Engel recommends that a 300 foot long crossing/bridge design be used in order to maximize the amount of wetland habitat that can be restored on the project site. Therefore to ensure that a 300 foot bridge is used for Crossing/Bridge C, Special Condition Four (4) requires the University to submit final revised project plans that propose a 300 foot long bridge for Crossing/Bridge C.

Several special conditions are recommended to ensure that the proposed restoration project is successful and will comply with the relevant polices and provisions of the Coastal Act and certified 2010 UCSB Long Range Development Plan. Special Condition Ten (10) requires an environmental resources specialist to be present during all construction, grading, excavation, vegetation eradication and removal, and maintenance activities and requires sensitive species surveys and protective measures to assure that construction impacts will not harm sensitive species. Special Condition Fifteen (15) requires a final dewatering plan to assure the proper protection and relocation techniques for tidewater goby and other important aquatic species during dewatering operations. To protect water quality during construction, Special Conditions Thirteen (13) and Fourteen (14) require that proper construction measures and adequate erosion control measures are implemented. Additionally, to ensure grading operations minimize the potential to deliver sediments to wetlands, environmentally sensitive habitat areas, or coastal waters, Special Condition Seventeen (17) restricts grading operations to only take place during the dry season, except for the minimum project components in Phase 1 to restore areas between the creek and the developed residential areas to the north and east of the site, including preparations for the coastal trail. Special Condition Two (2) assures that the University will comply with the recommendations contained in all engineering and hydrological reports submitted for the restoration project and Special Condition One (1) requires the University to obtain and comply with other permits, including conditions and mitigation measures, issued by other state and federal agencies. To assure appropriate long-term monitoring of the restoration project, Special Condition Eleven (11) requires the University to conduct bi-annual monitoring and submit annual monitoring reports regarding plant community revegetation and aquatic vegetation. If the monitoring reports do not indicate improvements to habitat values, or indicates impacts to sensitive species, the University is required to submit a revised or supplemental plan that includes additional or supplemental measures to modify the portions of the original plan that

have failed or are not in conformance with the approved plan. Lastly, Special Condition Seven (7) requires the applicant to develop and implement its public access program to ensure that the public has access to existing trails and adjacent open spaces areas during construction.

The Commission received a public comment letter (Exhibit 24) that was accompanied by a petition and letter of support for the proposal outlined in the public comment letter. Specifically, the letter claims that the project's design with no north-south footbridge over the western arm of the restored channel in the center of the restoration area will represent a serious loss of access and the "effect of this is to completely cut off access from the north to the new trails in the open space to the south". The letter continues to state that the public has crossed the former golf course property for at least the past 50 years. Further, the letter indicates that this issue can be resolved by the addition of a north-south footbridge over the western arm of the restored channel to provide for a more direct route to the trails proposed on South Parcel. The petition further states that without the additional footbridge, public access from approximately the confluence of Phelps Creek and Devereux Creek to the open space would require a longer route, approximately 3,150 feet (0.6 mile) to the west or 4,752 feet (0.9 mile) to the east.

The NCOS Project has been designed to provide a trail system along the entire northern perimeter of the restoration area as well as smaller loops and nature trails on the South Parcel to open up access to the restored uplands south of Devereux Creek. The project includes 2.6 miles of new trails on the project site as well as the replacement of pedestrian bridges. The proposed trail system links to existing trails to provide access to the surrounding regional open space and down to the beach. Specifically, the proposed trail system links to existing trails to provide public access along all outer perimeters of the NCOS Project area, and multiple new nature trails are proposed on the upland portion of the project. Therefore, the proposed coastal access amenities, including trails and bridges, provide adequate public access. Further, the effect of not providing a north-south footbridge over the restored channel does not represent a loss of existing public access because public access to the open space and beach continues to be provided, albeit in a different configuration that does not traverse the main body of the creek. Although public access is a significant objective of the project, restoration is the primary purpose.

Lastly, Commission's staff biologist Dr. Engel (see Exhibit 23), has found that the petition-proposed footbridge would cross over the main channel of Devereux Creek and the restored upper slough introducing disturbance in the form of human traffic and noise into the center of the restoration area which will result in diminished habitat values. Intentionally directing human disturbance through the middle of the restoration area would have significant adverse impacts on the very wildlife the restoration project is designed to protect and therefore Dr. Engel recommends against requiring the University to add the petition-proposed bridge to the project. Further, Crossing C already provides a short cut and viewing point of the restoration, and Crossing C is more appropriately located over the unnamed tributary rather than in the heart of the restoration. Also, Crossing C is more likely to serve a wider segment of the population given that it would be located closer to the proposed coastal access parking lot than the suggested footbridge location. Therefore, staff does not recommend the additional footbridge because public access is already maximized while ensuring protection of habitat values.

The standard of review for Notice of Impending Development is consistency with the certified Long Range Development Plan (LRDP). The standard of review for coastal development permit applications is that the proposed development meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act. The Motions and Resolutions for the staff recommendation can be found on Pages 10-11 of this staff report.

Additional Information: For further information, please contact Denise Venegas at the South Central Coast District Office of the Coastal Commission at (805) 585-1800. The Coastal Development Permit No. 4-16-0631 and UCSB Notice of Impending Development No. UCS-NOID-0006-16 is available for review at the Ventura Office of the Coastal Commission.

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SUBSTANTIVE FILE DOCUMENTS

University of California, Santa Barbara, 1990 Long Range Development Plan; University of California, Santa Barbara, 2010 Long Range Development Plan; North Campus Open Space

Restoration Project Detailed Project Program, prepared by Environmental Science Associates, dated September 25, 2015; Draft North Campus Open Space Restoration Project Basis of Design Report for Habitat Restoration Design and Engineering, prepared by Environmental Science Associates, dated June 2016; North Campus Open Space Restoration Project Restoration Plan, prepared by Environmental Science Associates, dated June 2016; NCOS Restoration Project – Description of Construction Sequencing, prepared by Environmental Science Associates, dated May 5, 2016 (revised May 31, 2016); North Campus Open Space Jurisdiction Determination, prepared by Sage Institute, dated May 20, 2016; Geotechnical Engineering Report UCSB North Campus Open Space Restoration, prepared by Earth Systems Pacific, dated May 26, 2016; Phase 1 and Extended Phase 1 Archaeological Study for UCSB North Campus Open Space Restoration Project, prepared by Applied Earth Works, Inc., dated February 2016; UCSB North Campus Open Space Restoration Project Draft Environmental Assessment, prepared by Rodriquez Consulting, Inc., dated June 2016; NCOS Special-Status Plant Survey, prepared by Cheadle Center for Biodiversity and Ecological Restoration, dated June 2016; Summary Report of Surveys for California Red-legged Frog at North Campus Open Space, prepared by Cheadle Center for Biodiversity and Ecological Restoration, dated 2016; Tidewater Goby Species Protection Plan for the North Campus Open Space Restoration Project, prepared by Cheadle Center for Biodiversity and Ecological Restoration, dated 2016; North Campus Open Space Restoration Project Spring 2016 Breeding Bird Survey, prepared by Cheadle Center for Biodiversity and Ecological Restoration, dated June 9, 2016; Winter Raptor Survey North Campus Open Space Restoration Project, prepared by Cheadle Center for Biodiversity and Ecological Restoration, dated March 22, 2016, and Final Mitigated Negative Declaration for the North Campus Open Space Restoration Project, prepared by Rodriguez Consulting, Inc., dated March 2016.

EXHIBITS

Exhibit 1. Vicinity Map
Exhibit 2. Project Site Boundary
Exhibit 3. Aerial Photo
Exhibit 4. 1967 Aerial Photo - Historic Grading
Exhibit 5. Historic Extent of Devereux Slough
Exhibit 6. CDP and NOID Jurisdiction
Exhibit 7. Certified 2010 UCSB LRDP Land Use Map Figure D.1
Exhibit 8. Project Site Existing Habitat Types
Exhibit 9. Wetland Determination
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Exhibit 11. Proposed Trail Locations
Exhibit 12. Proposed Crossings/Bridge Locations
Exhibit 13. Demolition Plan
Exhibit 14. Tree Removal Plan
Exhibit 15. Phase 1 Grading Plan
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Exhibit 17. Landscape Amenities Plan
Exhibit 18. Erosion Control Plans
Exhibit 19. Construction Staging Plan

Exhibit 20. Revised Crossing/Bridge C Location
Exhibit 21. Special Condition 17 Phase 1 Grading Limits
Exhibit 22. Project Site Photos
Exhibit 23. Dr. Jonna Engel Memorandum, dated November 22, 2016
Exhibit 24. Public Comment Letter and Petition

I. PROCEDURAL ISSUES

PROCEDURAL NOTE: PROJECT JURSIDICTION

The proposed project includes land located within the historic tidelands/submerged lands of Devereux Slough and its related stream courses. Although the Commission has previously certified a Long Range Development Plan (LRDP) for the University of California, Santa Barbara, because of the historic nature of this area, portions of the proposed project include land located within a portion of the Coastal Zone subject to the Commission's retained permit issuance jurisdiction and, therefore, the project requires both a coastal development permit and notice of impending development issued by the Commission.

STANDARD OF REVIEW

Coastal Development Permit

The standard of review for the submitted coastal development permit application is that the proposed development application meet the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act.

Notice of Impending Development

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified Long Range Development Plan (LRDP). Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received. The items necessary to provide a complete notice of impending development for the project at issue in this report were received in the South Central Coast Office on August 30, 2016, Commission staff reviewed them within 10 days of receiving them, and the notice was filed as complete on September 9, 2016.

Within thirty days of filling the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring

the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

The notice of impending development at issue in this case was filed complete on September 9, 2016. The Executive Director would normally need to report the pendency of the proposed development to the Commission by October 9, 2016. However, the University submitted a letter dated September 13, 2016, waiving the 30 day right to a Commission determination pursuant to Section 13550 (b) of the regulations to allow for additional time for staff review.

FEDERAL CONSISTENCY REVIEW

The U.S. Army Corps of Engineers (ACOE) has regulatory authority over a portion of the proposed project under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 1344) and Section 404 of the Clean Water Act. Section 10 of the Rivers and Harbors Act regulates structures or work in navigable waters of the United States. Section 404 of the Clean Water Act regulates fill or discharge of materials into waters and ocean waters.

The University is responsible for applying for, and obtaining, any necessary federal permits from the ACOE for the portions of the project subject to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 1344) and Section 404 of the Clean Water Act. Pursuant to Section 307(c)(3)(A) of the Coastal Zone Management Act (CZMA), any applicant for a required federal permit to conduct an activity affecting any land or water use or natural resource in the coastal zone must obtain the Commission's concurrence in a certification to the permitting agency that the project will be conducted consistent with California's approved coastal management program. The subject coastal development permit (4-16-0631) will serve as Commission review of the project under the CZMA.

II. MOTION & RESOLUTION

The staff recommends that the Commission adopt the following resolutions:

A. NOTICE OF IMPENDING DEVELOPMENT NO. UCS-NOID-0006-16: APPROVAL WITH CONDITIONS

Motion I:

> *I move that the Commission determine that the development described in the Notice of Impending Development UCS-NOID-0006-16 (North Campus Open Space Restoration Project), as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development UCS-NOID-0006-16 as conditioned, is consistent with the certified University of California at Santa Barbara Long

Range Development Plan, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution I:

The Commission hereby determines that the development described in the Notice of Impending Development UCS-NOID-0006-16, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan for the reasons discussed in the findings herein.

B. COASTAL DEVELOPMENT PERMIT NO. 4-16-0631: APPROVAL WITH CONDITIONS

Motion II:

I move that the Commission approve Coastal Development Permit Application No. 4-16-0631 subject to the conditions set forth in the staff recommendation.

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution II:

The Commission hereby approves coastal development permit 4-16-0631 and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit 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 of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

III. STANDARD CONDITIONS FOR CDP NO. 4-16-0631

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

IV. SPECIAL CONDITIONS

A. SPECIAL CONDITIONS FOR BOTH CDP NO. 4-16-0631 & NOID NO. UCS-NOID-0006-16

1. Required Approvals

The University acknowledges and agrees to obtain all other necessary State or Federal permits that may be necessary for all aspects of the proposed project (including, but not limited to, the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, State Water Quality Board, and Regional Water Quality Control Board). Any change in the approved project which may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a new notice of impending development and/or amendment to the coastal development permit pursuant to the requirements of the Coastal Act and the California Code of Regulations.

2. Plans Conforming to Geotechnical Engineer's Recommendations

A. The University agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning site preparation, foundations for crossings, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage.

B. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a new notice of impending development and/or amendment to the coastal development permit, unless the Executive Director determines that no new notice of impending development and/or amendment to the permit is needed.

3. Assumption of Risk, Waiver of Liability and Indemnity Agreement

The University acknowledges and agrees (i) that the site may be subject to hazards from storm waves, surges, flooding, fire, tsunami, and sea level rise; (ii) to assume the risks to the University and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

Prior to the issuance of the coastal development permit and prior to the commencement of the development subject to the notice of impending development, the University shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

4. Final Revised Project Plans

A. ***Prior to the issuance of the coastal development permit and prior to commencement of the development subject to the notice of impending development,*** the University shall submit, for the review and approval of the Executive Director, two sets of final revised project plans. All plans must be drawn to scale with dimensions shown. Said plans shall be in substantial conformance with the preliminary plans submitted with this application on July 19, 2016, but shall be revised to include the following:

   1. Crossing/Bridge "C" shall be a total length of 300 feet and the concrete abutments shall be demonstrated to be relocated outside the active channel as depicted on Exhibit 20.
   2. The 100 ft. long pier and 25 ft. by 25 fit. viewing platform no longer proposed by the University shall be removed from the project plans.

B. The University shall undertake development in accordance with the final approved plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No change to the approved final plans shall occur without a new notice of impending development and/or amendment to the coastal development permit, unless the Executive Director determines that no new notice of impending development and/or amendment to the permit is needed.

5. North Campus Open Space Lighting Restriction

The University acknowledges and agrees that all lighting of the North Campus Open Space shall be prohibited, except for the minimum necessary to light the public access parking area and subject to a new Notice of Impending Development.

6. Public Coastal Access and Parking

The University shall allow public access to the beach and other open space trails through the North Campus Open Space site. The University shall construct the proposed 30-space coastal access parking lot on the existing developed golf course parking lot. Uses of all parking spaces on the North Campus Open Space site shall be for public coastal access. In no instance shall any fees charged for the parking lot exceed the fee charged for a campus parking permit. The University shall ensure that any fees or permits necessary for public parking at the lot may be paid or obtained onsite or at the entrance to the lot. The University shall provide for signs at the nearest public road to the entrance to the coastal access parking lot that inform the public of the availability of public parking. The University shall provide signs interior to the parking lot that all parking spaces are reserved for public access parking purposes and shall not be utilized for other purposes such as residential or university uses. These signs shall be included in the signage plan required by Special Condition Seven (7). Information as to the location, limitations, and availability of public coastal access parking on the North Campus Open Space shall also be included in informational materials and maps at the kiosk at the entrance to Main Campus.

7. Signage Plan

A. ***Prior to the issuance of the coastal development permit and prior to commencement of the development subject to the notice of impending development***, the University shall submit, for review and approval of the Executive Director, a signage plan which directs the public to the various public access opportunities on the North Campus Open Space and declares the public's right to use such facilities. Signs shall invite and encourage public use of access opportunities and shall identify, provide information about and direct the public to key locations. Key locations include, but are not limited to public parking lots, trails, overlooks and beaches. Signage shall be visible from major thoroughfares, and from internal circulation roads, and trails. Signage shall also identify key habitat preservation areas, explain biology and other resource characteristics of the site, explain water quality management at the site, and identify restricted areas and uses. In addition, signage shall also state that all dogs must be kept on leash within North Campus Open Space. The signage plan shall be implemented after completion of construction.

B. The University shall undertake development in accordance with the approved final signage plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a new notice of impending development and/or amendment to the coastal development permit, unless the Executive Director determines that no new notice and/or amendment to the permit is needed.

8. Structural Appearance

All bridges/crossings exteriors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. The color shall be maintained throughout the life of the structure(s).

9. Tree Replacement Planting Program

A. The removal of any tree shall require mitigation in the form of replacement planting at the mitigation ratios as follows: (1) the removal of any native tree requires 3:1 replacement with native trees; (2) the removal of any ornamental tree requires 1:1 replacement with a native tree; and (3) 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 near the project site. Oak tree planting 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.

B. ***Prior to the issuance of the coastal development permit and prior to commencement of the development subject to the notice of impending development,*** the University shall submit for the review and approval by the Executive Director, a tree replacement planting plan in substantial conformance with the proposed project plans depicting restoration and tree planting. The tree replacement planting plan shall be prepared by a qualified biologist, arborist, or other resource specialist. The tree replacement planting plan 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 commence implementation of the approved tree replacement planting program concurrently in areas outside the construction footprint and upon construction completion for areas within the construction footprint. An annual monitoring report on the replacement trees shall be submitted for the review and approval of the Executive Director for each of the five years, If monitoring indicates the replacement tree(s) are not in conformance with or has(have) 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.

10. Biological Surveys and Construction Monitoring

The University shall retain the services of a qualified biologist or environmental resource specialist (hereinafter, "environmental resource specialist") to conduct sensitive species surveys (including aquatic species, birds, and terrestrial species) and monitor project operations associated with all construction activities, including grading, excavation, dewatering, and vegetation removal. At least 30 calendar days prior to commencement of any construction activities, the University shall submit the name and qualifications of the environmental resource specialist, for the review and approval of the Executive Director. The University shall have the environmental resource specialist ensure that all project construction and operations are carried out consistent with the following:

A. The University and environmental resource specialist shall hold a pre-construction meeting followed by weekly updates for all construction personnel about the environmental

sensitivity of the site, the construction/BMPs requirements and reporting rules to avoid adverse impacts, and the particular species of concern.

B. The environmental resource specialist shall conduct surveys 30 calendar days prior to commencement, or recommencement, of the approved construction activities to detect any active sensitive species, reproductive behavior, and active nests within 500 feet of the project site. Follow-up surveys must be conducted one week prior to the initiation of construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first.

C. In the event that any sensitive species are present in or adjacent to the construction area but do not exhibit reproductive behavior and are not within the estimated breeding/reproductive cycle of the subject species, the qualified biologist shall either: (1) initiate a salvage and relocation program prior to any construction activities to move sensitive species by hand to safe locations elsewhere along the project reach or (2) as appropriate, implement a resource avoidance program with sufficient buffer areas to ensure adverse impacts to such resources are avoided. The environmental resource specialist must have the requisite permits for working with/handling the respective sensitive species. The University shall immediately notify the Executive Director of the presence of such species and which of the above actions are being taken. If the presence of any such sensitive species requires review by the United States Fish and Wildlife Service and/or the California Department of Fish and Wildlife, then no development activities shall be allowed or continue until any such review and authorizations to proceed are received, subject to the approval of the Executive Director.

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 or heron is found, the University shall notify the appropriate State and Federal agencies within 24 hours, and shall develop an appropriate action specific to each incident. The University shall notify the California Coastal Commission in writing by facsimile or e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.

E. If an active nest of any federally or state listed threatened or endangered species, species of special concern, or any species of raptor, song bird, or heron is found within 300 feet of construction activities (500 feet for raptors), the University shall retain the services of an environmental resource specialist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. The environmental resources specialist shall be present at all relevant construction meetings and during all significant construction activities (those with potential noise impacts) to ensure that nesting birds are not disturbed by construction related noise. The environmental resource specialist shall monitor birds and noise every day at the beginning of the project and during all periods of significant construction activities. Construction activities may occur only if construction noise levels are at or below a peak of 65 dB at the nest(s) site. If construction noise exceeds a peak level of 65 dB at the nest(s) site, sound mitigation measures such as sound shields, blankets around smaller equipment, mixing concrete batches off-site, use of mufflers, and minimizing the use of back-up alarms shall be employed. If these sound mitigation measures do not reduce noise

levels, construction within 300 ft. (500 ft. for raptors) of the nesting trees/areas shall cease and shall not recommence until either new sound mitigation can be employed or nesting is complete.

F. The environmental resource specialist shall be present during all construction, grading, excavation, dewatering and vegetation removal activities within all wetland areas of the site including installation and removal of the coffer dam and other dewatering measures.

G. The environmental resource specialist shall require the University to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise. If significant impacts or damage occur to sensitive habitats or wildlife species, the University shall be required to submit a revised or supplemental program to adequately mitigate such impacts. The revised, or supplemental, program shall be processed as a new notice of impending development or coastal development permit.

H. For the purpose of this special condition, "sensitive species" shall be taken to mean any special-status wildlife species. Special-Status Species are species listed as Endangered, Threatened, or Rare under the federal or state Endangered Species Acts, Candidate Species, California Fully Protected Species, and, pursuant to CEQA Guildlines Section 15380(d), all other species tracked by the California Natural Diversity Database (CNDDB), which are considered by the California Department of Fish and Wildlife (CDFW) to be those species of greatest conservation concern, and locally important species including raptors, herons, and songbirds.

11. Final North Campus Open Space Habitat Restoration, Enhancement, Monitoring, and Management Program

Prior to the issuance of the coastal development permit and prior to commencement of the development subject to the notice of impending development, the University shall submit, for the review and approval of the Executive Director, a Final Habitat Restoration, Enhancement, Monitoring, and Management Program prepared by a qualified environmental resource specialist(s) with experience in wetland, riparian, and upland restoration, in substantial conformance with the draft North Campus Open Space Restoration Program Plan, dated June 2016. The program shall provide for the revegetation/enhancement for all wetland, riparian, and upland areas of the project site that will be either temporarily or permanently disturbed by construction/demolition activities.

A. This program shall include, but not be limited to, the following:

1. A description of the goals of the restoration plan, including topography, hydrology, vegetation/habitat types, sensitive species, and wildlife usage.

2. A baseline assessment of vegetation and habitats on site including a vegetation map that depicts the distribution and abundance of any sensitive species, detailed descriptions of existing conditions, and photographs taken from pre-designated sites annotated to the map.

3. A schematic map/plan of the proposed restoration and enhancement plan including elevations, grading, habitat types and boundaries, trails, bridges, and any other development associated with the project.

4. The location, type, and height of any temporary fencing and timing as to when this fencing will be removed.

5. Onsite habitat enhancement shall include, at a minimum, the removal of any and all invasive plant species and revegetation of all disturbed areas with appropriate native species of local genetic stock, including areas where invasive and non-native plants were removed. Plans must indicate that invasive plant species shall be removed from all development and restoration areas until habitat is successfully established pursuant to the final success criteria in B.2 below.

6. Non-native or invasive species shall be removed by hand where feasible and herbicide use shall be minimized. If the University's environmental resource specialist determines that herbicide is necessary to ensure successful re-establishment of native plant species on site, then it shall be restricted to the use of HabitatTM (previously ImazapyrTM) herbicide. No use of any herbicide shall occur during the rainy season (November 1 – March 31) unless otherwise allowed by the Executive Director for good cause. In no instance shall herbicide application occur if wind speeds on site are greater than 5 mph or 48 hours prior to predicted rain. In the event that rain does occur, herbicide application shall not resume again until 72 hours after rain.

7. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used for the life of the restoration project.

8. A planting palette (seed mix and container plants), planting design, source of plant material, and plant installation. The planting palette shall be made up exclusively of native plants that are appropriate to the habitat and region and that are grown from seeds or vegetative materials obtained from local natural habitats so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Plantings shall be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the restoration and enhancement plan. 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 site. 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 property.

9. Provision for collection and maintenance, as appropriate, of native wetland and upland plant species, that would be removed by the project, for future planting. Native wetland and upland plant seeds shall also be collected in anticipation of future plantings. The

plan must include a description of the method for collecting, storing, and re-using existing wetland and upland plants, cuttings, and seeds.

10. Sufficient technical detail including, at a minimum, a planting program including a description of planned site preparation, method and location of exotic species removal, timing of planting, plant locations and elevations on the baseline map, and maintenance timing and techniques.

11. Documentation of performance standards, which provide a mechanism for making adjustments to the restoration or enhancement project when it is determined, through monitoring, or other means that the program techniques are not working.

12. Documentation of the necessary management and maintenance requirements, and provisions for timely remediation should the need arise.

B. Monitoring Program. Said monitoring program shall set forth the methods, criteria and performance standards by which the success of the enhancement and restoration shall be determined. The monitoring program shall include but not be limited to the following:

1. Description of the sampling methods (transects, quadrats, photo plots, etc.) that will be employed to track the success of the restoration and enhancement program.

2. Interim and Final Success Criteria. Interim and final success criteria shall include, as appropriate: species diversity, total ground cover of vegetation, vegetative cover of dominant species and definition of dominants, wildlife usage, hydrology, and presence and abundance of sensitive species or other individual “target” species. The success criteria may be based on appropriate reference sites identified for each habitat type or from the peer-reviewed literature.

3. Interim Monitoring Reports. The University shall submit, for the review and approval of the Executive Director, on an annual basis, for a period of five (5) years, a written monitoring report, prepared by a qualified environmental resource specialist indicating the progress and relative success or failure of the restoration and enhancement on the site. This report shall also include further recommendations and requirements for additional restoration and enhancement activities in order for the project to meet the criteria and performance standards. This report shall also include photographs taken from pre-designated sites (annotated to a copy of the site plans) indicating the progress of recovery at each of the sites. Each report shall be cumulative and shall summarize all previous results. Each report shall also include a “Performance Evaluation” section where information and results from the monitoring program are used to evaluate the status of the revegetation/enhancement project in relation to the interim performance standards and final success criteria.

4. Final Report. At the end of the five-year period, a final detailed report on the revegetation/enhancement shall be submitted for the review and approval of the Executive Director. If this report indicates that the revegetation/enhancement project has, in part, or in whole, been unsuccessful, based on the performance standards specified in

the restoration plan, the University shall submit within 90 days a revised or supplemental restoration program to compensate for those portions of the original program which did not meet the approved success criteria. The revised or supplemental program shall be submitted to the Executive Director, for review and approval.

5. Monitoring Period and Mid-Course Corrections. During the five-year monitoring period, all artificial inputs (e.g., irrigation, soil amendments, plantings) shall be removed except for the purposes of providing mid-course corrections or maintenance to insure the survival of the revegetation/enhancement site. If these inputs are required beyond the first two years, then the monitoring program shall be extended for every additional year that such inputs are required, so that the success and sustainability of the revegetation/enhancement is insured. The revegetation/enhancement site shall not be considered successful until it is able to survive without artificial inputs.

C. The University shall undertake development in accordance with the final approved plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to this coastal development permit or a new coastal development permit, unless the Executive Director determines that no new amendment or permit is legally required.

12. As-Built Restoration Condition

The University shall submit an as-built plan for documenting and reporting the physical and biological "as built" condition of the mitigation site within 30 days of completion of the restoration activities. This report shall describe the field implementation of the approved restoration program in narrative and photographs, and reporting any problems in the implementation and their resolution. The "as built" assessment and report shall be completed by a qualified biologist, who is independent of the installation contractor. The "as built" documentation shall include a final habitat map, depicting the as-built habitats types and sizes, grading contours, drainage flow, and crossings. Representative cross-sections for each reach of the restored creek areas shall be included in the as-built plans and shall demonstrate compliance with the final restoration of all construction crossings.

13. Construction Staging Area and Fencing

A. All construction plans and specifications for the project shall indicate that impacts to wetlands and environmentally sensitive habitat areas (ESHA) shall be avoided and that the California Coastal Commission has not authorized any development in wetlands or other environmentally sensitive habitat except for the purpose of carrying out restoration activities approved through this notice of impending development and coastal development permit. Said plans shall clearly identify all wetlands and ESHA and their associated buffers in and around the construction zone. Each phase of construction shall be staged, temporarily fenced, and carried out to maximize protection of ESHA and wetlands, including restored and enhanced areas. ***Prior to the issuance of the coastal development permit and prior to commencement of the development subject to the notice of impending development***, the

University shall submit a final Phase 1 Construction Staging and Fencing Plan, and ***prior to commencement of the development subject to the notice of impending development*** a final Phase 2 Construction Staging and Fencing Plan, both for the review and approval of the Executive Director which demonstrates that the construction zone, construction staging area(s) and construction corridor(s) for construction avoid impacts to wetlands and other sensitive habitat consistent with this approval. The plan shall be in substantial conformance with the Construction Staging and Fencing Plan, dated May 31, 2016, and shall include the following requirements and elements:

(1) Protective fencing shall be used around all ESHA, wetland areas, and their associated buffers that may be disturbed during construction activities.
(2) Construction equipment, materials, or activity shall not be placed/occur within any ESHA, wetlands or their buffers, or in any location which would result in impacts to wetlands or other sensitive habitat.
(3) No grading, stockpiling or heavy equipment shall occur within ESHA, wetlands or their designated buffers, except for restoration activities as approved through this notice of impending development and coastal development permit.
(4) No construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitats or wetlands, storm drain, receiving waters, or be subject to wind erosion and dispersion;
(5) The plan shall include, at a minimum, a site plan that depicts the following components: limits of the staging area(s); construction corridor(s); construction site; location of construction fencing and temporary job trailers with respect to existing wetlands and sensitive habitat; and public access route through/around the site.
(6) The plan shall indicate that construction equipment, materials or activity shall not occur outside the designated staging area(s), construction zone, or corridors identified on the site plan required by this condition.
(7) The plan shall indicate the condition and timing for removal/restoration of designated staging areas, construction zones, and corridors for each phase of construction.
(8) The above requirements shall not be interpreted to exclude approved restoration activities.

B. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director to determine if a notice of impending development and/or amendment to the coastal development permit, whichever is applicable, unless the Executive Director determines that no new notice and/or amendment to the permit is needed.

14. Interim Erosion Control Plans and Construction Responsibilities.

Prior to the issuance of the coastal development permit and prior to commencement of the development subject to the notice of impending development, the University shall submit a final Phase 1 Erosion Control, Construction and Pollution Prevention Plan, and ***prior to commencement of the development subject to the notice of impending development*** a final Phase 2 Erosion Control, Construction and Pollution Prevention Plan, both prepared and certified by a qualified, licensed professional, that substantially conforms with the plan submitted to the Commission titled NCOS Restoration Erosion Control Plans submitted on July 19, 2016. The

final Plan shall demonstrate that all construction, including, but not limited to, clearing, grading, staging, storage of equipment and materials, or other activities that involve ground disturbance; building, reconstructing, or demolishing a structure, complies with the following requirements. Additionally, the plan shall detail proposed low water crossing design for stream channel work. The plan shall show the design and materials to be used in each in-stream project feature, including plans for grading, soil stabilization methods, and techniques to be employed that avoid or minimize impacts to water quality and sensitive coastal environments.

A. Minimize Erosion and Sediment Discharge. During construction, erosion and the discharge of sediment off-site or to coastal waters shall be minimized through the use of appropriate Best Management Practices (BMPs), including:

1. Land disturbance during construction (e.g., clearing, grading, and cut-and-fill) shall be minimized, and grading activities shall be phased, to avoid large expanses of exposed soils and increased potential of erosion and sedimentation.
2. Erosion control BMPs (such as mulch, soil binders, geotextile blankets or mats, or temporary seeding) shall be installed as needed to prevent soil from being transported by water or wind. Temporary BMPs shall be implemented to stabilize soil 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.
3. Sediment control BMPs (such as silt fences, fiber rolls, sediment basins, inlet protection, sand bag barriers, or straw bale barriers) shall be installed as needed to trap and remove eroded sediment from runoff, to prevent sedimentation of coastal waters.
4. Tracking control BMPs (such as a stabilized construction entrance/exit, and street sweeping) shall be installed or implemented as needed to prevent tracking sediment off-site by vehicles leaving the construction area.
5. Runoff control BMPs (such as a concrete washout facility, dewatering tank, or dedicated vehicle wash area) that will be implemented during construction to retain, infiltrate, or treat stormwater and non-stormwater runoff.
6. Grading shall be prohibited prior to February 1st, and minimized to the extent practical between February 1st and April 1st during the rainy season.

B. Minimize Discharge of Construction Pollutants. The discharge of pollutants other than sediment, resulting from construction activities (such as chemicals, paints, vehicle fluids, petroleum products, asphalt and cement compounds, debris, and trash) into runoff or coastal waters shall be minimized through the use of appropriate BMPs, including:

1. Materials management and waste management BMPs (such as stockpile management, spill prevention, and good housekeeping practices) shall be installed or implemented as needed to minimize pollutant discharge and polluted runoff resulting from staging, storage, and disposal of construction chemicals and materials. BMPs shall include, at a minimum:

a) Covering stockpiled construction materials, soil, and other excavated materials to prevent contact with rain, and protecting all stockpiles from stormwater runoff using temporary perimeter barriers.

b) Cleaning up all leaks, drips, and spills immediately; having a written plan for the clean-up of spills and leaks; and maintaining an inventory of products and chemicals used on site.
c) Proper disposal of all wastes; providing trash receptacles on site; and covering open trash receptacles during wet weather.
d) Prompt removal of all construction debris from the beach.
e) Detaining, infiltrating, or treating runoff, if needed, prior to conveyance off-site during construction.

2. Fueling and maintenance of construction equipment and vehicles shall be conducted off site if feasible. Any fueling and maintenance of mobile equipment conducted on site shall take place at a designated area located at least 50 feet from coastal waters, drainage courses, and storm drain inlets. 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.

C. Minimize Other Impacts of Construction Activities. Other impacts of construction activities shall be minimized through the use of appropriate BMPs, including:

1. The damage or removal of non-invasive vegetation (including trees, native vegetation, and root structures) during construction shall be minimized, to achieve water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control.
2. Soil compaction due to construction activities shall be minimized, to retain the natural stormwater infiltration capacity of the soil.
3. The use of temporary erosion and sediment control products (such as mulch, 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) shall be avoided, to minimize wildlife entanglement and plastic debris pollution.

D. Construction In, Over, or Adjacent to Coastal Waters and Habitat. Construction taking place in, over, or adjacent to coastal waters and habitat shall protect the coastal waters and habitat by implementing additional BMPs, including:

1. All work shall take place during daylight hours, and lighting of the work area is prohibited.
2. All construction equipment and materials shall be stored beyond the reach of coastal waters. The only exceptions shall be for erosion and sediment controls and/or construction area boundary fencing, where such controls and/or fencing are placed and are minimized in their extent.
3. Tarps or other devices shall be used to capture debris, dust, oil, grease, rust, dirt, fine particles, and spills to protect the quality of coastal waters.
4. All erosion and sediment controls shall be in place prior to the commencement of construction, as well as at the end of each workday. At a minimum, if grading is

taking place, sediment control BMPs shall be installed at the perimeter of the construction site to prevent construction-related sediment and debris from entering the ocean, waterways, natural drainage swales, and the storm drain system, or being deposited on the beach.

5. All debris resulting from construction activities shall be removed from the work area within 30 days of completion of construction.

E. Manage Construction-Phase BMPs. Appropriate protocols shall be implemented to manage all construction-phase BMPs (including installation and removal, ongoing operation, inspection, maintenance, and training), to protect coastal water quality.

F. Construction Site Map and Narrative Description. The Construction and Pollution Prevention Plan shall include a construction site map and a narrative description addressing, at a minimum, the following required components:

1. 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).
2. A description of the BMPs that will be implemented to minimize land disturbance activities, minimize the project footprint, minimize soil compaction, and minimize damage or removal of non-invasive vegetation. Include a construction phasing schedule, if applicable to the project, with a description and timeline of significant land disturbance activities.
3. A description of the BMPs that will be implemented to minimize erosion and sedimentation, control runoff and minimize the discharge of other pollutants resulting from construction activities. Include calculations that demonstrate proper sizing of BMPs.
4. A description and schedule for the management of all construction-phase BMPs (including installation and removal, ongoing operation, inspection, maintenance, and training). Identify any temporary BMPs that will be converted to permanent post-development BMPs.

G. Construction Site Documents. The Construction and Pollution Prevention Plan shall specify that copies of the signed CDP and the approved Construction and Pollution Prevention Plan be maintained in a conspicuous location at the construction job site at all times, and be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the CDP and the approved Construction and Pollution Prevention Plan, and the public review requirements applicable to them, prior to commencement of construction.

H. Construction Schedule. A initial schedule for construction activities shall be provided that shows the timing and extent of site construction activities. This schedule shall be updated as necessary and available to Commission staff upon request.

I. Construction Coordinator. The Construction and Pollution Prevention Plan shall specify that a construction coordinator be designated who may be contacted during construction should

questions or emergencies arise regarding the construction. The coordinator's contact information (including, at a minimum, a telephone number available 24 hours a day for the duration of construction) shall be conspicuously posted at the job site and readily visible from public viewing areas, indicating that the coordinator should be contacted in the case of questions or emergencies. The coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

J. Notification. The permittee shall notify planning staff of the Coastal Commission's Ventura District Office at least three working days in advance of (1) commencement of construction or maintenance activities, and immediately upon completion of construction or maintenance activities, and (2) of any anticipated changes in the schedule based on site conditions, weather or other unavoidable factors.

K. Progress Reports. The permittee shall submit weekly reports reflecting progress and status of the project, including an identification of any outstanding issues that may have arisen since the last progress report, or are anticipated to arise in the forseeable future.

The permittee shall undertake development in accordance with the approved Construction-Phase Pollution Prevention Plan, unless the Commission amends this permit or the Executive Director provides written determination that no amendment is legally required for any proposed minor deviations.

15. Final Dewatering Plan

Prior to issuance of the coastal development permit, the University shall submit, for the review and approval of the Executive Director, a Final Dewatering Plan.

A. The Final Dewatering Plans shall depict the location(s) and timing of the coffer dam(s), flow bypass pipelines, and pumps consistent with this approval.

B. The Final Dewatering Plans shall incorporate measures to protect tidewater goby and other sensitive aquatic species if found including the following requirements:

The University shall retain the services of a qualified biologist or environmental resource specialist with experience handling tidewater gobies and other sensitive aquatic species and with experience in the application of standard survey, capture, and handling methods for tidewater gobies and other sensitive aquatic species. At least 30 days prior to commencement of any onset of work, the University shall submit the name and qualifications of the qualified biologist or environmental resources specialist, for the review and approval of the Executive Director.

1. The qualified biologist or environmental resource specialist retained by the University shall conduct a training session for all construction personnel prior to the onset of work. The training shall include a description of the tidewater goby and other sensitive aquatic

species, their habitats; the specific measures that are being implemented to protect sensitive aquatic species during construction; and the project limits.

2. The qualified biologist or environmental resource specialist and a crew working under his/her direction shall clear all fish from the area to be dewatered prior to construction. The capture, handling, exclusion, and relocation activities identified by the qualified biologist will be completed no earlier than 48 hours before construction begins to minimize the probability that species will recolonize the affected areas.
3. The qualified biologist or environmental resource specialist and a crew working under his/her direction shall inspect the dewatered areas and construction site regularly to detect whether any tidewater gobies or other fish are passing through the berm and/or cofferdam and investigate whether sensitive aquatic species protection measures are being implemented.
4. The qualified biologist or environmental resource specialist and a crew working under his/her direction shall be present when the berms and/or cofferdams are removed and the construction area refilled with water to relocate any fish present in the construction area before completion of removal operations and to ensure successful reintroduction of aquatic habitat in the construction area.
5. Following construction, the qualified biologist or environmental resource specialist shall complete post-construction surveys for tidewater gobies and other sensitive aquatic species.

The qualified biologist or environmental resource specialist shall prepare a post-project monitoring report documenting the efforts to protect the tidewater goby and other sensitive aquatic species and the results. In the event that monitoring shows a significant decrease in tidewater goby or other sensitive aquatic species that cannot be readily explained by natural factors or is clearly linked to the restoration, the qualified biologist, in consultation with the USFWS and other experts, shall recommend a course of action to address the problem, and the University shall carryout the recommended action.

C. The University shall undertake development in accordance with the final approved plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission - approved amendment to the coastal development permit or new notice of impending development, unless the Executive Director determines that no amendment is legally required.

16. Removal of Excess Material

Prior to commencement of construction activities, the University shall provide evidence to the Executive Director of the location of the disposal site for all debris material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid NOID or CDP for the disposal of fill material. If the disposal site does not have a NOID or CDP, such a NOID or CDP will be required prior to the disposal of material.

17. Phase 1 Project Grading

Grading operations shall only take place during the dry season (April 1 – October 31) except for the minimum project components in Phase 1 to restore areas between the creek and the developed residential areas to the north and east of the site, including preparations for the coastal trail. The grading areas in Phase 1 that are allowed to occur during the rainy season are depicted on Exhibit 21. Erosion control measures shall be used in all areas where the ground is disturbed to stabilize the site during the rainy season during Phases 1, including but not limited to, all measures required in Special Condition Fourteen (14) above.

V. FINDINGS FOR THE APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT AND COASTAL DEVELOPMENT PERMIT

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The University of California, Santa Barbara (UCSB) is proposing the North Campus Open Space (NCOS) Restoration Project on the North Campus of University of California, Santa Barbara. The NCOS Restoration Project is being undertaken by UCSB in collaboration with multiple local, state and federal agencies. The NCOS restoration project would restore and enhance 136.4 acres of North Campus Open Space, which is comprised of the former Ocean Meadows Golf Course (63.8 acres), Whittier Parcel (3.70 acres) and South Parcel properties (68.9 acres). The proposed NCOS Restoration project includes restoration of the historic northern extent of the Devereux Slough, primarily on the former golf course property, and restoration of portions of South Parcel. The restoration project includes recontouring/reconfiguring of the existing Ocean Meadows Golf Course and South Parcel; expansion of Devereux Slough; restoration and enhancement of wetland and transitional and upland habitats; and construction of public access and passive recreation amenities such as trails, interpretive signage, four pedestrian bridges/crossings, public access parking, and viewing stations. The restored former slough and uplands would reflect ecological functions consistent with historic conditions modified to accommodate existing opportunities and constraints and the future effects of climate change. Restored areas would be revegetated with native species to re-create a diverse range of habitats that would connect to and expand important native habitats of the existing lower Devereux Slough and the neighboring Coal Oil Point Reserve (COPR). Additionally, the proposed restoration project includes approximately 700,000 cu. yds. of associated grading (350,000 cu. yds. of cut, 350,000 cu. yds. of fill and 0 cu. yds. of export).

The NCOS Restoration Project site is located on a portion of the 238-acre UCSB North Campus, which is generally bordered by the City of Goleta to the east, west and north; and the UCSB West Campus to the south (Exhibits 1-2). The NCOS site, comprised of South Parcel, Whittier Parcel and former Ocean Meadows Golf Course, is bounded to the east by the UCSB Sierra Madre and West Campus Student Apartments, to the north by Whittier Drive and residential neighborhoods including UCSB Ocean Walk faculty housing, to the west by Ellwood Mesa open space, and to the south by Venoco Road, Ellwood Marine Terminal, Devereux Slough, and Coal Oil Point Reserve. Portions of the project site are located in the retained jurisdiction of the

Commission, including Devereux and Phelps Creeks. Any development in the retained jurisdiction of the Commission requires a coastal development permit from the Commission. Therefore, the University is proposing both a Notice of Impending Development (UCS NOID-0006-16) that encompasses the area of the project site within the University's jurisdiction and a Coastal Development Permit (CDP) 4-16-0631 that encompasses the area within the Commission's retained jurisdiction. Specifically, 52 acres of the proposed project is within the Commission's retained jurisdiction, and 84.4 acres are located within the UCSB's Long Range Development Plan jurisdiction (Exhibit 6).

Ocean Meadows Golf Course

The 63.8-acre golf course parcel is the site of the former Ocean Meadows Golf Course, which was constructed in 1965, prior to the effective date of the Coastal Act, by filling the northern extent of the Devereux Slough. In 2013, the Ocean Meadows Golf Course was closed after the parcel was purchased by the Trust for Public Land. The property was then donated to UCSB with the obligation that the parcel be maintained as permanent open space and that the site provide passive recreation, coastal wetland and wildlife habitat. The Trust for Public Land also required that the site be used to implement conservation and restoration programs as well as research and environmental activities. Specifically, on January 10, 2013, the Commission approved Coastal Development Permit No. 4-12-044 for the subdivision of land (which included the existing Ocean Meadows Golf Course parcel) and as a condition of approval, the Commission required the recordation of an open space deed restriction (Deed Restriction recorded as Document No. 2013-0021895) over the project site to ensure the property would remain as open space.

South Parcel

The 68.9-acre South Parcel is located southwest of and adjacent to the golf course parcel. The Coal Oil Point Reserve (COPR) and the now decommissioned 17-acre Ellwood Marine Terminal are south of and adjacent to the South Parcel, and the Ellwood Mesa and undeveloped property in the City of Goleta are located to the west. Soils on South Parcel are composed of fine sandy loams that have been altered by former agricultural operations and/or the removal of topsoil to provide fill for the construction of the Ocean Meadows Golf Course. The property has been used by hikers and mountain bike and dirt-bike users, who have created a network of unpermitted bike trails, ramps, and jumps that have removed vegetation and contributed to the erosion issues on the site and on-going disturbance of wildlife. Additionally, four east-west trending man-made drainage swales confined by long earthen berms traverse the site and direct storm water to the eastern edge of the property and eventually flow to Devereux Slough.

Venoco Road, which is not open to public vehicular traffic, extends along the southern edge of the South parcel and provides access to the now decommissioned Venoco Ellwood Marine Terminal. Venoco Road is heavily used for pedestrian and bicycle access to the open space areas on the project site and in the vicinity of the site, and the road is also designated as a segment of the Juan Bautista de Anza Trail and the California Coastal Trail.

Whittier Parcel

The 3.7-acre Whitter Parcel is located at the northeast corner of the project site and is south of and adjacent to Whittier Drive. The property is generally flat with two shallow, low-functioning

vernal pools, except where it is bisected by a small drainage channel that flows southwesterly through the property. The drainage supports marginal quality freshwater wetland.

North Campus Open Space Restoration Site

Facilities and infrastructure throughout the project site are limited. A 2,400 sq. ft. clubhouse structure is located on the former golf course along with a parking lot located in the northeast corner of the parcel. A network of trails and paths that cross the golf course include former golf cart paths and one wooden bridge across Phelps Creek as well as informal trails created by joggers and walkers that have used the site since the golf course was opened to the public as open space in 2013. Infrastructure on the project site includes irrigation lines, storm drains, culverts, a Goleta Sanitary District sewer main, and electrical and natural gas lines that provide utility service to the clubhouse.

Historically, the project site was part of the northern extent of the Devereux Slough. In 1965, approximately 500,000 cubic yards of soil were removed from the South Parcel and other adjacent lands and placed within the estuary to create the Ocean Meadows Golf Course. This borrow and fill operation essentially denuded the South Parcel and eliminated the native habitat and tidal wetlands within the project site. Natural drainage patterns were altered to direct storm water flows and sediment to the south and away from the golf course. The NCOS Restoration Project will restore portions of the historic northern extent of the Devereux Slough and adjacent upland habitat by removing approximately 268,000 cubic yards of fill from the golf course and placing the excavated soil primarily on South Parcel. Graded areas will be revegetated with native species to recreate a diverse range of habitats that would connect to and expand existing native habitats of the lower Devereux Slough, Coal Oil Point Reserve, and Ellwood Mesa.

Existing Habitat and Proposed Habitat Conversion

The habitat on the Ocean Meadows Golf Course and Whittier Parcel consists of primarily non-native turf grasses with non-native landscape trees, annual non-native weeds, native wetland and riparian plants, and bare ground. There are also two vernal pools and a small drainage channel that supports marginal quality freshwater wetland habitat on the Whittier Parcel. Devereux Creek traverses the western arm of the golf course property and connects to the lower Devereux Slough at Venoco Road. This reach of Devereux Creek exhibits a well-defined channel, with steeply sloped banks and dense patches of freshwater marsh and riparian scrub vegetation. Coastal salt marsh also occurs along the banks of Devereux Creek, Phelps Creek, and unnamed drainages on the site. The hydrologic connection between Devereux Creek and the lower Devereux Slough is limited by a sheet pile sill located at the Devereux Creek Bridge. The sill aligns the southernmost boundary of the project site and is proposed to be removed as part of the subject restoration project.

Vegetation on the South Parcel is dominated by non-native grassland that includes fennel, mustard, and pampas grass. However, the parcel also supports sensitive habitat areas including seasonal wetlands and vernal pools, southern riparian scrub, native grassland, and coastal sage scrub. Soils on the South Parcel were altered with the removal of topsoil to provide fill for the construction of the golf course and currently consist mainly of fine sandy loams. Several east-

west trending man-made drainage swales were constructed on the eastern edge of the parcel to direct storm water away from the golf course and into the Devereux Slough.

Non-native annual grassland covers approximately 117 acres of the site, including Coastal Act wetlands in abandoned fairways. Freshwater marsh covers 9.14 acres and is the largest wetland type within the site. Most of what is currently freshwater marsh on the site, however, was historically part of the Devereux Slough. Therefore, as part of the restoration of the site, 7.56 acres of freshwater marsh habitat will be converted to subtidal and mudflat habitat. The western-most arm of Devereux Creek on the site will be preserved as freshwater habitat, and 0.63 acres of freshwater habitat will be restored. Other wetlands on site are seasonal wetlands and southern vernal pools, which comprise 0.32 acres and 0.78 acres respectively. A total of 0.24 acres of seasonal and vernal pool wetland habitat will be restored to either native grassland or vernal pools.

Other sensitive habitat that will be impacted includes salt marsh which comprises 1.17 acres, southern riparian scrub which comprises 4.16 acres, and native grassland which comprises 1.12 acres of the site. Of these habitats, 0.19 acres of salt marsh will be converted to mud flat habitat and 0.34 acres of southern riparian scrub will be converted to native grassland and vernal pools. Native grassland that will be impacted will be salvaged and replanted on site. Additionally, 1.52 acres of coastal sage scrub, which comprises a total of 4.64 acres on site, will be impacted by grading operations; however, the impacted 1.52 acres will be restored back to coastal sage scrub.

Overall, the NCOS Restoration Project will restore 91.75 acres, enhance an additional 14.10 acres, and preserve the remaining 27.14 acres of habitat.

Sensitive Species and Wildlife

The only special-status plant species that occurs on the project site is the Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*). The Santa Barbara honeysuckle has a CNPS Rare Plant Ranking of 1B.2. The CNPS 1B rank includes plants that are rare, threatened, or endangered in California and plants that exist elsewhere but are seriously endangered in California. The Santa Barbara honeysuckle's ranking of 1B.2 denotes that this species is moderately threatened in California. Scattered populations of another special-status plant species, the southern tarplant (*Centromadia parryi* ssp. *australis*), which has a CNPS ranking of 1B.1, also exist nearby. However, these scattered populations are outside the proposed project area.

During surveys in 2016, five individuals of Santa Barbara honeysuckle were observed on the South Parcel. The southern tarplant was not observed during focused surveys in 2016, and has not been observed within the project site since 2006. The Santa Barbara honeysuckle individuals will be relocated during the restoration, and the project will enhance the southern tarplant on the NCOS by planting the species in the vernal pools on the Whittier Parcel.

Several special-status wildlife species have been observed on the project site or within close proximity to the site. The federally endangered tidewater goby has been observed within the creeks and drainages of the project site; however, surveys conducted in 2015 and 2016 did not result in tidewater goby observations on the site. The western pond turtle, a California species of

special concern, has also been observed at the confluence of Devereux Creek and Phelps Creek during several surveys in 2011 and 2012. Surveys conducted in 2016 resulted in no western pond turtle observations on site. The federally threatened California red-legged frog (CRLF) has been recorded in creeks in the vicinity of the project site, and there is suitable aquatic habitat for at least part of the year on the site. However, there have been no documented occurrences of CRLF on the project site. A description of the proposed dewatering activities is provided within its own section below. A thorough sampling for sensitive aquatic species was conducted in August 2016, and no sensitive species were found on site. Pre-construction surveys for all sensitive species will be conducted prior to commencement of restoration activities on site. Additional protocol surveys for western pond turtle, CRLF, and tidewater goby will be conducted before Phase 2 of construction commences.

Three special-status raptors, the Cooper's hawk, red-shouldered hawk, and white-tailed kite, are known to nest on or nearby the project site. Raptor habitat occurs within the eucalyptus windrow along the western border of South Parcel; however, this area is outside of the proposed restoration area. Recent raptor nesting surveys found one red-shouldered hawk nest on the northeast side of the project site in a tree that will not be removed. Other raptors have been observed outside of the project area within a 500-foot radius. The proposed upland restoration includes some grassland habitat that may provide foraging habitat for raptors.

No other special-status wildlife species have been recorded on the project site. Other wildlife species that occur or may use the site include birds such as the marsh wren, Bewick's wren, red-wing and Brewer's blackbirds, black phoebe, egrets, herons, California towhee, northern mockingbird, American crow, Say's phoebe, western kingbird, goldfinches, sparrows, and warblers. Additional amphibian, reptile, and aquatic species that may occur on the site include the Pacific chorus frog, the California killifish, topsmelt, western fence lizard, southern alligator lizard, California kingsnake, gopher snake, and garter snake. Mammals that have been known to occur on site include coyote, bobcat, red and gray fox, striped skunk, brush rabbit, raccoon, Botta's pocket gopher, new and old world mice and rats, and California ground squirrel.

Trees

Approximately 327 non-native pine trees, non-native palm trees, and other trees of which 266 are alive and 61 are dead are widely scattered around the former golf course area. Among the total 327 trees, two oaks and three sycamores have been planted on the site as landscape trees. Trees that currently serve as roosting, nesting, and foraging sites for raptors and other avian species will be preserved. In addition, some existing dead trees will be retained on site as snags, and approximately 100 of the removed trees will be retained to create vertical and horizontal roost/habitat features on site. The Tree Removal and Tree Protection Plan will be followed throughout the project.

Trees that will be planted as part of the project include 400 arroyo willow poles that will be salvaged from and reinstalled at the drainage on Whittier Parcel, 100 narrowleaf willow, 20 white alder, 20 California sycamore, 15 black cottonwood, 20 coast live oak, and 20 elderberry trees.

Grading and Topography

The grading plan has been designed to restore historic hydrology to the site, while maintaining or improving existing levels of flood protection, as well as to mimic topography similar to what is observed at nearby references sites, including Coal Oil Point Reserve and Ellwood Mesa, while also providing opportunities for public access and maintaining existing levels of flood protection. Approximately 268,000 cubic yards of soil that was used to fill the upper portion of the Devereux Slough would be excavated and placed on the South Parcel. The Project grading has been designed to mimic topography similar to the natural range of topographic variation observed at nearby reference sites, while also providing opportunities for public access. Currently, surface flows on the South Parcel drain southeasterly to a sediment basin and then through a culvert under Venoco Road into Devereux Slough.

Areas of the project site along the segment of Devereux Creek that extend between its confluence with Phelps Creek and the Devereux Creek Bridge, and along the unnamed drainage channel on the eastern portion of the project site that is a tributary to Devereux Creek, would be recontoured to create a subtidal slough channel, including mudflats and marsh plain (vegetated salt marsh and unvegetated sediments) terraces, and gradual transitional areas (high marsh to upland habitats). These areas would have varied topography with slopes gradients ranging from 10:1 to 200:1 (H:V), and ground surface elevations in the restored wetland areas would generally vary between five and ten feet NAVD[1] . The deepest sections of the slough channels would be graded to an elevation of 3.5 feet NAVD. To re-establish a functional hydrologic connection between the restored estuary habitats on the project site and the lower Devereux Slough, a sheet pile water control structure (sill) at Devereux Creek Bridge will be removed and a weir system will be installed to accommodate the gradient change. Phelps Creek will also be connected to the restored slough and a grade control structure will be installed to avoid potential scour and erosion.

An upland transition area would be created around the eastern and northern perimeters of the project site, with elevations rising from elevation 10 feet NAVD at the edge of the restored wetland to elevation 15 feet NAVD along the proposed primary trail, with slope gradients varying from 3:1 to 10:1. The area along the northern perimeter of the project site would include bioswales and low (two to three feet) landscape berms restored with native grassland and coastal sage scrub. Proposed grading in the northwestern portion of the project site would generally lower existing ground elevation approximately two to three feet and would pull back the banks and avoid the core of the existing Devereux Channel except for removing culvert sections and old golf-cart crossing paths located along the segment of Devereux Creek that extends between the western project site boundary and its confluence with Phelps Creek. “Pulled back” banks would become salt marsh and high marsh/transition area. Grading in an area north of the reconfigured Devereux Creek channel would lower the existing ground surface approximately three to seven feet to create a new seasonal pond (0.9 acre) and salt marsh habitat.

[1] The North American Vertical Datum of 1988 (NAVD 88) is the vertical control datum of orthometric height established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988.

Grading at or near the Phelps Creek confluence with Devereux Creek would create a pond that would connect Phelps Creek to the restored estuary. The pond would provide freshwater/brackish wetland habitat and may also provide habitat and a side area refugia out of the main flow channels suitable for tidewater goby. The pond would have a depth of about two feet. High water flows in Phelps Creek would be diverted southward through the pond and a new rip rap grade control structures would be constructed above and below the pond to minimize the potential for erosion-related impacts and would provide for a gradual step down from 8 foot elevation creek bottom to 5 foot elevation channel bottom in the estuary.

Grading proposed to occur on the Whittier Parcel would include modifications to the banks of the drainage channel that carries runoff from residential areas to the north. The channel would be widened to create a fresh/brackish wetland that would serve as a transitional connection to the restored estuary. Existing vernal pools on the Whittier Parcel would also be enhanced by increasing their depth, which would improve their hydrologic function.

Soil removed from the golf course and from the channel on the Whittier Parcel would be transported to the South Parcel and used to create slopes and upland areas that are similar to topographic conditions in natural areas near the project site. The proposed grading plan for the South Parcel would create areas with soil characteristics and topography designed to facilitate the creation of several types of upland habitat, including: backdune/woodland scrub, coastal sage scrub, sandy unvegetated areas potentially suitable for use by snowy plover, and clay-rich areas supporting native perennial grasses and vernal pools. The South Parcel topography would rise from elevation 10 feet NAVD at the wetland edge on the northern portion of the parcel up to elevation 45 feet NAVD to match existing grades along Venoco Road. The configuration of slopes to be created on the South Parcel would vary. The majority of the South Parcel would have slopes typically varying in gradient between 5:1 and 50:1 or shallower, while the steepest slopes would have small portions with slope gradients of 3:1. South Parcel grading is shown on Exhibits 15-16.

Mounds and bioswales would be created in the upland areas located between the north project boundary and the proposed primary trail. This area is currently vegetated with non-native grassland and some mature trees. The non-native grassland area would be graded and the trees would remain. The bioswales and mounds (two to three feet landscape berms) will be created in this area to continue to provide the existing drainage function and provide water quality treatment while also improving habitat. Five culverts would be installed from the bioswales under the Primary Trail on the northern perimeter of the site to convey site drainage from the residential area north of the project site to the restored slough. The mounds and bioswale area would consist of an upland transition area with elevations rising from elevation 10 feet NAVD at the edge of the restored wetland to elevation 15 feet NAVD along the proposed primary trail, with slopes gradients varying from 3:1 to 10:1. The area would be restored with Native Grassland and Coastal Sage Scrub. The mounds and bioswales would be constructed in Phase 1 and would include grading, culvert installation, and planting.

Project Implementation

Implementation of the NCOS Restoration Project would consist of three general phases: 1) pre-construction collection and propagation of plants; 2) construction of the project; and 3) maintenance and monitoring of the Project. During the pre-construction collection and propagation of plants, seeds, rooted cuttings, and container plants to be planted on the project site would be obtained on or near the project site to the extent feasible. Native plants that can be salvaged from the project site, such as salt grass (*Distichlis spicata*) would be collected and prepared for replanting. Seeds and cuttings would be collected during the appropriate seasons, and propagated or stored for later installation on the project site. Live cuttings for wattles and pole plantings in riparian areas would be collected immediately prior to installation. Seed will be collected from as many on-site species and as many individuals as feasible. Seed from individual species will be cleaned and stored separately until planting. Purchased seed, if any, will be from local or similar genetic sources, or sterile grasses for use in erosion control.

Construction Access and Staging

Construction of the Project would include mobilization, site preparation, bulk earthwork and fine grading, installation of grade control/scour protection, improvements to storm water drainage, installation of public access features, and revegetation. Access to the project site by construction vehicles would be from Whittier Drive and Venoco Road. Soil excavated from the golf course and the Whittier Parcel would be transported to the South Parcel by trucks using temporary haul roads located on the project site. Temporary haul roads would cross on-site creeks at locations where existing culverts are in place, including two crossings over the unnamed tributary to Devereux; a Devereux Creek crossing on the western portion of the project site; and a crossing over Phelps Creek. Another Devereux Creek crossing would be provided by installing a new culvert at a location that is southwest of the unnamed tributary/Devereux Creek confluence. This culvert would be removed from the creek prior to the start of the rainy season.

The primary staging areas for the Project would be located north of and adjacent to Venoco Road on the South Parcel and on the Whittier Parcel and former golf course parking lot. The Venoco Road staging area on South Parcel is currently vegetated with non-native vegetation, some coyote bush (coastal scrub), and some small, degraded, seasonal wetlands. All staging would be located a minimum of 100 feet from residential areas. At the conclusion of soil-hauling and construction operations, all temporary haul roads, crossings, and staging areas would be removed and revegetated consistent with surrounding restored habitat areas and pursuant to the Restoration Plan.

Habitat protection measures to be implemented during construction include the installation of temporary fencing to exclude sensitive wildlife species from entering the project site and to protect existing wetland and riparian habitats that are to be preserved on and adjacent to the site. Fencing around the riparian habitat on South Parcel would be installed 15 feet outside the dripline of riparian trees. Prior to the commencement of site preparation and earthwork, the construction boundary adjacent to existing habitats to be preserved will be clearly marked with fencing and flagged to prevent accidental equipment operation in those areas. Such fencing and flagging would extend a minimum of 15 feet outside the edge of habitat. Fencing around the riparian habitat on Phelps Creek would be installed 15 feet outside the dripline of riparian trees. Native plants to be salvaged from the project site will be identified and marked off for protection

prior to removal and relocation to an on-site growing ground or planting site. In conjunction with bulk earthwork, existing golf course infrastructure would be demolished and removed. Existing infrastructure includes items such as cart paths, irrigation system components and the clubhouse. Culverts along Devereux Creek that were installed to construct golf course paths would be removed, and plant material to be salvaged would be collected. Prior to grading operations within a specified area the surface vegetation and trees would be removed and existing canopy trees that currently serve as roosting, nesting, and forage sites for raptors and a variety of avian species will be preserved on site.

Proposed grading operations would be conducted in two phases. In conjunction with grading, existing golf course infrastructure, including golf cart paths, irrigation system components, culverts, and the clubhouse, will be demolished and removed as appropriate during each phase. In addition there are some areas that would be cleared and grubbed. A description of the proposed grading phases is provided below.

Phase 1

The Phase 1 grading area starts at the northern and eastern project boundaries and extends past the planned primary trail corridor, to the edge of the regulatory floodway. The upland areas located between the north project boundary and the proposed primary trail and between the eastern project boundary and the proposed primary trail would be graded to finish elevations, including fine grading of landscape mounds and bioswales and installation of culverts under the primary trail to convey site drainage from the residential area north of the project site into the restored slough. Five culverts would be under the Primary Trail between mounds and bioswales and four culverts would be under the southeast Primary Trail. The Phase 1 grading areas would be planted with native species to create high marsh/transitional, native grassland and coastal sage scrub habitats and bioswale wetland. Planting would be conducted as soon after grading as is practicable, and may be initiated where grading has been completed and while grading is still occurring in other areas.

Phase 1 grading includes the enhancement of the drainage channel on the Whittier Parcel. The existing steep channel banks would be graded to more gradual slopes, and re-planted with native wetland and riparian plant species. Willow wattles or other biotechnical measures would be used to stabilize the newly graded banks. Phase 1 also includes preliminary grading on the area inside the north and east primary trail corridor, including areas surrounding the eastern Devereux Creek unnamed tributary, that are outside of the regulatory floodway. Grading within this area would consist primarily of excavations that generate borrow material for the primary trail alignment and mounds adjacent to residences north of and adjacent to the project site. An area of the South Parcel has been designated as the receiver site for excess fill material generated during the Phase 1 grading (primarily from Whittier Parcel). Erosion control measures would be used in all areas where the ground is disturbed to stabilize the site during the rainy season between the first and second construction phases (Exhibit 18).

Phase 1 will also include the construction and use of two temporary creek crossings, which may include limited fill placement in the Devereux and Phelps Creek channels. The creek crossings would incorporate culverts and/or temporary bridges of sufficient size to pass construction period

stream flows. These crossings would have the potential to reduce the flow capacity of the existing channels, therefore, they would be designed so as to either 1) not reduce the conveyance of the creek channel (e.g. a temporary bridge that spans the existing channel) or 2) be removable within 2-days' notice in the event that a major rain event is forecast during the construction period.

All fill material would be removed from the creek channels following the end of the Phase 1 construction period. The placement and subsequent removal of fill material from the creeks may cause some local sediment mobilization. This sediment is not expected to travel beyond the project limits, as Devereux Creek is generally hydrologically disconnected from the downstream Devereux Slough in the dry season by the sheet-pile sill located at the Venoco Road Bridge. The sill is not overtopped during the summers and will function as a sediment trap during the Phase 1 construction.

Phase 2

Phase 2 grading would include grading portions of the project site for the restoration of the upper Devereux Slough. Construction access and staging areas established in Phase 1 would be used again in Phase 2 grading, and temporary creek crossings would be reconstructed to facilitate grading access. Access and staging facilities would be removed, restored to finish project grades, and revegetated after they are no longer needed. Phase 2 grading would include 273,750 cubic yards of excavation from the former golf course property and 5,750 cubic yards of cut from the South Parcel and 279,500 cubic yards of fill on the South Parcel. Soil that is excavated during Phase 2 would be placed onto the South Parcel to re-form the mesa to topography similar to natural landforms in the project area. Fill would be placed in lifts and re-compacted, with topsoils placed in the final lift. Erosion control measures and best management practices (BMPs) will be implemented to stabilize finished fill slopes. These measures may include hydroseeding with native or sterile non-native seed mix, and/or application of biotechnical materials containing no plastics, such as jute or coir fabric or wattles. The proposed Phase 2 grading plan is provided in Exhibit 16.

Revegetation efforts would begin during Phase 2 after final grades are achieved and confirmed by survey. Areas designated for mudflat and aquatic habitat would not be planted. Planting will follow grading as soon as is practicable, and may be initiated on portions of the site where grading has been completed, while grading is still ongoing in others.

Phase 2 grading includes excavations below groundwater levels and work within existing ephemeral and perennial creek channels. This grading is likely to involve excavation in saturated soils, and standing water may be encountered within the work area despite the predominantly dry conditions anticipated during the construction season. It is anticipated that excavation below elevation eight feet NAVD will require control of groundwater and management of surface flows to limit runoff and sediment mobilization. Channel grading would be conducted in segments of 200 to 500 feet in length, beginning at the upstream ends of the upper Devereux Creek and the unnamed tributary on the eastern project site, and progressing downstream toward Phelps Creek and the lower Devereux Creek channel, respectively. Construction in segments will allow for the control of sediment and water on the site, which will minimize potential downstream impacts. The installation of temporary coffer dams would be used on the upstream and downstream ends

of each channel segment to prevent the mobilization of disturbed sediments into downstream reaches of the channels and/or into the lower Devereux Slough. Depending on prevailing hydrologic conditions during construction, it may be necessary to bypass flow around some or all of these segments while active grading is occurring. Flow bypass would be achieved using a temporary pump and pipe system or by constructing a temporary bypass channel.

Longer-term use of coffer dam and flow bypass systems may be required at the locations of the proposed bridges that would be constructed to span Phelps Creek (Crossing/Bridge D) and the eastern slough arm (Crossing/Bridge C). De-watering will also be needed for the installation of planned grade control structures on Phelps Creek. Water diversion, but not dewatering, is anticipated to occur at the location of the sill when it is removed to limit potential water quality impacts downstream in the Devereux Slough. This would be accomplished by placing scour protection underwater, and using silt curtains to control sediment.

A temporary sediment basin would be constructed at the downstream limit of Devereux Creek on the project site, immediately upstream of the sill at the Venoco Road Bridge. Creek flows and groundwater encountered during the construction period would be routed into this basin to allow for sediment removal prior to discharge into the lower slough. Additionally appropriate best management practices will be implemented throughout the project site to ensure that sedimentation and increased turbidity are minimized or avoided during project construction to minimize the transport of fine sediments onto the Coal Oil Point Reserve.

The following grading volumes have been estimated for the completed Project and include earthwork during both Phase 1 and Phase 2 grading.

Table 1: Total Project Grading

Project Area	**Excavation (cubic yards)**	**Fill (cubic yards)**
Ocean Meadows Golf Course & South Parcel	344,250	12,600
South Parcel	5,750	337,400
TOTAL	**350,000**	**350,000**

Stormwater Drainage Improvements

A shallow drainage swale exists along the north-eastern boundary of the project site, adjacent to the residential development that borders the site. Bioswales and landscape mounds would be created in this area to provide stormwater drainage, and to also improve habitat and aesthetic conditions. Nine culverts would be installed in this area to facilitate drainage under the public access trail and to convey runoff to the restored slough.

Trails and Public Parking

A network of trails and bridges are proposed for the project site as well as a gathering area near the existing parking lot. The existing parking lot will be entirely dedicated to public access parking. As proposed, the parking lot configuration allows for a total of 30 coastal access

parking spaces. The gathering area will include a decomposed granite gathering space with seating, concrete ramps and decomposed granite walkways, interpretive panels, coastal access signage, pet stations, and a temporary nursery and maintenance storage area. The trail network in the subject North Campus Open Space will consist of a primary trail, secondary trails, and tertiary trails. The trail network is designed to be adaptive to sea level rise, provide ADA accessibility in some locations, and limit impacts from people to the restored wetlands.

The primary trail will be 1.2 miles long and 10 to 12 feet wide. The trail surface will be a soil/gravel road base. The primary trail will be multi-use, except for equestrian usage, and accessible year-round. Observations points and interpretive signage will be located along the trail. Nine culverts will be installed under the primary trail along the northern portion of the project site to drain onsite runoff and into Devereux Slough. Seating and boulders will provide rest areas along the trail, and dog waste receptacles will also be located along the trail.

Secondary trails on the project site will be 5 to 6 feet wide and will constitute approximately 1.25 miles in length. Most of the secondary trails will be located on the South parcel. Trail surfaces with either be native soils or Class 2 base rock.

Approximately 0.15 mile of tertiary trails will be constructed on the project site. These trails will be 3 to 4 feet wide and located on South Parcel and the southeastern side of the site. The tertiary trails will be surfaced with native soils and will create loops off of the secondary trails. These trails are intended for seasonal use as conditions allow.

Four pedestrian bridges/crossings are proposed on the project site. Three bridges will be located directly on the primary trail, while the fourth bridge/crossing will be sited to create a shortcut in the primary trail on the northeastern portion of the project site.

Crossing/Bridge A will be located near the Sierra Madre Housing project and will cross between two seasonal wetlands that become hydrologically connected during storm flows. The site at Crossing/Bridge A is vegetated with native and non-native wetland plant species, such as salt grass and non-native Plantago. To maintain storm flows, the proposed crossing is a 12 feet wide, 100 feet long concrete bridge with five drainage culverts. The bridge is designed to support pedestrians, bicycles, and vehicles to allow for the Goleta West Sanitary District to access sewer manholes.

Crossing/Bridge B will be located on the northeastern portion of the golf course parcel and will cross several small channels that drain from Whittier Parcel. This crossing will be a 12 feet wide and 200 feet long boardwalk. Currently a corrugated plastic culvert connects a storm water pond on the Whittier Parcel to a tributary (Tributary 3), which connects to what will be the restored eastern arm of the Devereux Slough. During large runoff events the pond overtops the adjacent uplands and flows overland to Tributary 3. The proposed boardwalk crossing at this location will maintain this hydrologic connection to the eastern arm of the restored slough.

The proposed Crossing/Bridge C allows for access over the restored eastern arm of the Devereux Slough. The crossing will be composed of two or three prefabricated spans estimated at 10 feet

wide by 100 feet long for a total length of 200 or 300 feet. The steel bridge will be supported by concrete abutments and concrete supports.

Crossing/Bridge D will replace an existing bridge that crosses Phelps Creek. The current bridge supports pedestrians, cyclists, and light maintenance vehicles, and the new bridge will do the same. The bridge will be 100 feet long and 10 feet wide and will be supported by concrete abutments. Crossing/Bridge D will be sited approximately 50 feet downstream of the existing bridge. It is proposed that the new bridge and bridge location will allow for expansion of the size and function of this portion of the channelized creek as well as allow for a 100-year storm event without increasing flood risk or impacts.

Archaeological Resources

Archaeological resources are known to exist at various locations on campus. The entire project site has been surveyed for archaeological resources. Specifically, the University submitted a Phase 1 and Extended Phase 1 archaeological study, which included Native American consultation, to determine whether archaeological resources are present within the project area. The study found that no intact archaeological deposits were encountered during the field study, and that the likelihood of encountering buried archaeological deposits in the project area is low due to significant ground disturbance from cutting and filling associated with construction of the golf course. Therefore, the study determined that no further archaeological studies appear necessary for the proposed project, and neither archaeological nor Native American monitoring is recommended.

B. CONSISTENCY ANALYSIS

The standard of review for Notice of Impending Development is consistency with the certified Long Range Development Plan (LRDP). The standard of review for coastal development permit applications is that the proposed development meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act.

1. Wetlands and Environmentally Sensitive Habitat Area

Section 30230 of the Coastal Act, which has been incorporated in the certified Long Range Development Plan, 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, which has been incorporated in the certified Long Range Development Plan, 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 in part:

(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.

Section 30236 of the Coastal Act, which has been incorporated in the certified Long Range Development Plan, 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 30240 of the Coastal Act, which has been incorporated in the certified Long Range Development Plan, 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.

All major sections of the Coastal Act relevant to the proposed restoration project have been incorporated into the certified LRDP. Section 30230 and 30231 of the Coastal Act mandate that marine resources and coastal water quality shall be maintained and where feasible restored, protection shall be given to areas and species of special significance, and that uses of the marine environment shall be carried out in a manner that will sustain biological productivity of coastal waters. Section 30233 of the Coastal Act states, in part, that diking, filling or dredging of wetland areas shall not be allowed with the exception of development for incidental public services, restoration purposes, and nature study or aquaculture. Section 30236 allows for alterations to streambeds when the primary function of the improvement is fish and wildlife habitat or the development is required for flood control projects where no other less damaging alternative is feasible and when necessary to protect public safety or existing development. In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas

shall be protected and that development within or adjacent to such areas must be designed to prevent impacts which could degrade those resources. No development may be permitted within ESHA, except for uses that are dependent on the resource.

In addition, the Long Range Development Plan contains several specific policies and provisions which provide extensive requirements for the protection of ESHA, wetlands, and trees. These policies require protection of ESHA, wetlands, and trees wherever these resources are mapped or subsequently delineated or detected on campus in the future. Policy ESH-17 sets the overarching protective standard for the protection and restoration of ESHA:

Policy ESH-17 states:

> 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-03 states:

> 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-18 states:

> 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 types, such as riparian, wetland, and coastal sage scrub plant community.

Policy ESH-21 states:

> Biological resources surveys shall be performed for all new development that is proposed where there 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 spaces 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-25 states:

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 states:

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

Policy ESH-27 states:

Raptor habitat, including nesting trees, roosting trees, perching locations, and foraging habitat, shall be protected and preserved.

Policy ESH-29 states:

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.

Additionally, the certified LRDP includes policies which provide protection of Devereux Slough to ensure that no fill material from campus development is allowed to encroach upon the slough.

Policy FIL-01 states:

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-02 states:

> 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.

Furthermore, the certified LRDP includes policies which provide protection of Open Space lands for the purpose of buffering sensitive coastal resources from potential disturbance generated from off-site land uses.

Policy OS-02, in relevant part, states:

> 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.

Policy OS-07 states:

> 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. Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.

The certified LRDP 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 OS-02 states that campus lands designed "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. Furthermore, Policy OS-07 states that

new outdoor lighting with Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP, except for new outdoor lighting within Open Space to protect public safety where Class I bikeways are developed on the periphery of Open Space.

The proposed NCOS Restoration Project site includes South Parcel, Whittier Parcel, and the former Ocean Meadows Golf Course. These three parcels comprise the 136.4-acre North Campus Open Space (NCOS) Restoration Project Site. The NCOS Restoration Project would restore portions of the historic northern extent of the Devereux Slough primarily on the former golf course property, and would also restore portions of the South Parcel. The golf course fill will be removed and the site will be excavated to elevations of 3.5 to 10 feet NAVD to create a subtidal slough channel, surrounding mudflats and marsh plain (vegetated salt marsh and unvegetated sediments), and gradual transitional areas (marsh plain to high marsh to upland habitats). Restoration of the former upper portion of the Devereux Slough would be accomplished by excavating approximately 350,000 cubic yards of soil primarily from the golf course property, and by placing the excavated soil primarily on the South Parcel to re-form portions of the mesa uplands to topography similar to existing natural landforms in the vicinity.

The restoration area will be planted with appropriate native species to restore a diversity of wetland habitats characteristic of the Devereux Slough system, including estuarine and palustrine habitat types, and to provide enhanced habitat values and connections within the larger 652-acre Ellwood Devereux Coastal Open Space, which includes the project site. The proposed project would preserve and expand estuarine, seasonal wetland, riparian, vernal pool, and native upland habitats, creating conditions that may support special status. The proposed soil movement would, at least partially, reverse the excavation and fill actions that were conducted to develop the golf course in the 1960s. To re-establish a functional hydrologic connection between the restored estuary habitats on the project site and the lower Devereux Slough, the project would remove a sheet pile north of and adjacent to the Devereux Creek bridge, which is located near the southeastern corner of the project site.

a. Existing Conditions and Special-Status Species

The majority of the project site has been disturbed, primarily as a result of previous excavation and fill operations that were conducted to construct the Ocean Meadows Golf Course. However, there are disturbed sensitive habitats interspersed on the South Parcel and to a lesser extent within the golf course and Whittier Parcel. Biological resource surveys were conducted in the fall and winter of 2015-2016 including a formal jurisdictional wetland delineation study, to document existing conditions. The location of existing sensitive habitat areas are depicted on Exhibit 8. The current conditions of each of the three NCOS parcels and adjacent open space areas are described in detail below.

<u>Ocean Meadows Golf Course</u>
The 63.8-acre golf course parcel is the site of the former Ocean Meadows Golf Course, which was closed in 2013 after the parcel was purchased by the Trust for Public Land, who then donated the property to the University with the obligation that it be preserved open space and restored to pre-disturbance conditions. The former golf course was constructed in 1965 when approximately 500,000 cubic yards of soil was removed from the South Parcel and other

adjacent lands and used to fill the historic northern extent of the Devereux Slough, leaving a ditch-like Devereux Creek channel to convey drainage through the site. Exhibit 4 shows the extent of grading scars on the South Parcel and on properties to the north and east of the project site resulting from excavations to obtain soil to fill the northern portion of the Devereux Slough and construct the Ocean Meadows Golf Course. After completion of the golf course, the ground surface of the estuary had been raised from between six to ten feet. The excavation of soil from areas surrounding the golf course parcel resulted in the degradation of the borrow sites, particularly the South Parcel, and sedimentation resulting from erosion of the graded areas has reduced the capacity of the lower Devereux Slough from historic conditions. Operation of the golf course has also resulted in impacts to the lower portions of the Devereux Slough, as nutrients in irrigation runoff adversely affected the water quality of the slough.

Current management of the property consists of occasional irrigation with recycled water and annual mowing. Structural development on the golf course is limited and consists of an approximately 2,400 sq. ft. clubhouse structure and associated patio, a parking lot located south of Whittier Drive in the northeast corner of the parcel, and culverts at several Devereux Creek crossings. Overhead powerlines and buried natural gas lines provide utility service to the existing clubhouse, and a Goleta Sanitary District sewer main line traverses the northern portion of the golf course. A network of trails and paths cross the golf course and include former golf cart paths and informal use trails that have been worn into the landscape. Since the golf course parcel was donated to UCSB in 2013 and made open space it has been extensively used by local residents, students and the public for walking, cycling and dog-walking.

Devereux Creek traverses the western arm of the golf course property and connects to Devereux Slough (the lower Slough) at the southern golf course property boundary. This reach of Devereux Creek exhibits a well-defined channel, with steeply sloped banks and dense patches of freshwater marsh and riparian scrub vegetation. Ponded water is often present in this reach of the creek. The hydrologic connection between Devereux Creek and the lower Slough is limited by a sheet pile sill located just upstream of the Devereux Creek Bridge crossing. Vegetation on the parcel consists primarily of non-native turf grasses, annual non-native invasive weedy plants, native wetland and riparian plants, and bare ground. There are also approximately 235 native and non-native trees located adjacent to the golf course fairways, including pine, eucalyptus, cypress, and palm species. Devereux Creek, Phelps Creek, and the on-site drainages support a mix of emergent wetlands plants (cattail/bulrush) within the confined drainage channels with a variable fringe of adjacent salt marsh plants along and above the top of bank. Alkali sea-heath (FACW), pickleweed (OBL), salt grass (FAC), and quailbush (FAC) dominate the vegetated fringe of the drainages in variable compositions and densities. Lastly, small stands of willows are scattered along the drainage.

South Parcel

The 68.9-acre South Parcel is located on the southern portion of the North Campus, and is southwest of and adjacent to the golf course parcel. South Parcel consists of a mesa and surrounding lands, sloping generally to the southeast, and ranges in elevation from approximately 8 feet above sea level at the southwest corner to 72 feet above sea level along the southwest parcel boundary. Average slopes on the South Parcel range between 2 to 30 percent.

Soils on the South Parcel are composed of fine sandy loams that have been altered by former agricultural operations and the removal of topsoil to provide fill for the construction of the Ocean Meadows Golf Course that essentially denuded the entire surface and eliminated the native habitat and tidal wetlands north of Venoco Road. Four west-east trending man-made earthen berms and drainage swales/ditches located on the parcel direct rainfall runoff from the uplands toward the east eventually to Devereux Slough through a culvert under Venoco Road. The trending berms were likely created after the construction of the golf course as an erosion control measures across the slopes for the golf course construction borrow operation. Ditches on the uphill side of the berms were either formed with the berms or created from localized runoff from the surrounding uplands. A debris basin was built, but quickly filled with sediment and now supports a dense thicket of willows.

The South Parcel area is mostly upland habitat dominated by non-native annual grasslands with large patches of fennel, mustard, and pampas grass and eroded/disturbed areas, but also contains fragments of a variety of natural plant communities and habitat types including southern vernal pools, coastal salt marsh, native grasslands, riparian scrub and coastal scrub. Special–status species that have been observed within the South Parcel include: raptors such as red-tailed hawk (*Buteo jamaicensis*), white-tailed kite (*Elanus leucurus*), yellow warble (*Setophaga petechial*), and southern tarplant. Several narrow linear low-lying areas along the berms, man-made swales and ditches manifested a seasonal wetland plant community represented by creeping spikerush *(Eleocharis macrostachya),* curly dock *(Rumex crispus),* Mediteranian barley *(Hordeum marinum* ssp. *gussoneanum),* bristly ox-tongue *(Picris echioides),* rabbitsfoot grass *(Polypogon monspeliensis*), and English plantain *(Plantago lanceolata).*

The South Parcel property has been used for many years by hikers and cyclists, particularly by mountain bike and dirt-bike users, who have created a network of unpermitted trails and jumps that have removed vegetation and contributed to the erosion issues on the site. Additionally, an approximately 12.78 acre area on South Parcel is currently under native habitat restoration as part of mitigation measures for the UCSB North Campus Faculty Housing project. This area of South Parcel is not part of the restoration area due to the fact that the area is already under restoration.

Whittier Parcel

The undeveloped 3.7-acre Whittier Parcel is located at the northeast corner of the project site and is bordered by the former golf course, Whittier Drive, and residential development. Vegetation on the Whittier Parcel is primarily non-native annual grassland. The small drainage ditch that runs through the center of the parcel is vegetated by several arroyo willows with relatively little herbaceous understory. The southern portion of the ditch, which flows into the golf course, is densely vegetated with California bulrush. Two low grade vernal pools on the parcel are dominated by non-native species with some alkali heath (*Frankenia* salina). Southern tarplant has also been documented on the Whittier Parcel.

Devereux Creek and Phelps Creek

Devereux Creek and Phelps Creek are the main sources of freshwater flow on the project site. Devereux Creek extends from east to west over a distance of approximately 1.3 miles, starting

near the Santa Barbara Shores property in Goleta and ending at the Devereux Slough. Water flow in Devereux Creek is mostly ephemeral and normally lasts no more than a few days beyond any particular rainfall event, however, some runoff from neighboring developed areas, may occur throughout the year. Ponding occurs in the few depressions that exist in the relatively level creek bed, but otherwise standing water is normally not present in the creek. Phelps Creek originates in the foothills area north of the City of Goleta. On the project site, the creek drains to the eastern end of Devereux Creek on the golf course parcel. This segment of the Phelps Creek is a shallow, straight channel with a defined bed and bank that supports freshwater marsh.

Stormwater runoff from residential areas adjacent to the project site is also a source of freshwater on the golf course parcel. Runoff from residential areas to the north flows under Whittier Road and across the Whittier Parcel in a channel that terminates at an isolated depression on the northern margin of the golf course. Storm water runoff from the Storke Ranch neighborhood, which is east of the project site, flows beneath Storke Road and into an unnamed channel that is a tributary to Devereux Creek.

Devereux Slough

The 50-acre Devereux Slough, which is adjacent to and south of the NCOS Restoration Project boundary, is a seasonally tidal estuary that includes saltmarsh, salt flat, mudflat and other sensitive habitats that support an abundance and diversity of habitats. Devereux Slough has been impacted by land use changes within its watershed and by construction with the slough itself. Specifically, the slough was impacted by agriculture and grazing in the upland watershed, and a pattern of agricultural and urban development encroachment into the historic slough footprint. Exhibit 5 depicts the former extent of the Devereux Slough and shows that the northern portion of the slough has been filled to accommodate the development of Ocean Meadows Golf Course and residential areas to the north of the golf course. Today the estuarine region of Devereux Slough is only 38 percent of its historic area, and the associated vernal wetland complex is only 15 percent of its historic extent.

Habitats on Open Space Areas Adjacent to the Restoration Site

The NCOS Restoration Project site would provide connections to the 652-acre Ellwood-Devereux Coastal Open Space, of which the project site is a part. Including the project site, the Ellwood-Devereux Coastal Open Space includes Coal Oil Point Reserve, Devereux Slough and Ellwood Mesa. The Ellwood-Devereux Coastal Open Space area is to the south and west of the proposed restoration site. Coal Oil Point Reserve (COPR) covers 165 acres of protected coastal habitat on the UCSB West Campus and protects a wide variety of coastal and estuarine habitats. COPR includes a largely undisturbed coastal dune system that supports dune vegetation, while older and more stable backdunes are covered with southern coastal scrub habitat. The Devereux Slough is located near the center of the COPR and is a seasonally flooded, intermittently tidal estuary that empties into the Pacific Ocean through a tidal channel and narrow lagoon that is frequently closed to the ocean by a beach sand berm. When freshwater runoff is sufficient to breach the berm, the entire slough empties rapidly. The main source of fresh water for the slough is Devereux Creek. The slough provides a variety of waterfowl and shorebirds. The COPR beach is a breeding ground for the Pacific coastal population of the threated western snowy plover and the endangered California least tern.

The regional open space also includes Ellwood Mesa, which is an undeveloped property in the City of Goleta, is adjacent to the South Parcel to the west. The 136-acre Ellwood Mesa property is permanent open space owned by the City of Goleta, and is located west of and adjacent to the restoration site. Vegetation on the Ellwood Mesa is dominated primarily by non-native annual grassland, however, eucalyptus woodlands on this property support the largest overwintering aggregation site for the monarch butterfly in Santa Barbara County, and the property also contains extensive stands of native grasses and over 40 vernal pools. Devereux Creek bisects the Ellwood Mesa from west to east and is vegetated by freshwater marsh, riparian scrub, ruderal plant species, and a small patch of riparian forest. Additionally, numerous raptor roosts and nests have been observed within the eucalyptus woodlands. Ellwood Mesa is also used by the community for recreation purposes and an extensive network of trails has been established on the property.

Plant Communities and Wildlife

As noted above, the project site is dominated by disturbed non-native annual grassland including non-native turf, but also contains a variety of natural plant communities and habitat types including, coastal freshwater marsh, southern vernal pool, coastal salt marsh, southern riparian scrub, southern coastal bluff scrub, native grassland, and eroded/disturbed areas. Scattered occurrences of ornamental plants are also present on the site. Exhibit 5 provides an existing habitat map of the project area and the Table 2 below presents the acreage of each habitat type located on the entirety of the project site.

During the 50-year operational period of the golf course, wildlife values were substantially diminished by active turf and vegetation management, which has limited the suitability of the site for wildlife to forage or seek cover. The golf course fairways are now dominated by weedy non-native herbaceous plants that provide limited wildlife values. However, due to the proximity of the project site to higher quality habitat of the Ellwood Mesa open space, COPR, and Devereux Slough some wildlife movement and use of the project site occurs. Several birds, frogs, fish species, reptiles, and common mammal species are known to occur throughout the project area.

Table 2. Habitat Type Acreages within the Project Area

Habitats	**Existing Area (acres)**
Salt Marsh	1.35
High Marsh/ Transition (CCC Wetland)	13.74
Native Grassland	1.96
Coastal Sage Scrub	4.64
Sandy Dune	2.25
Southern Riparian Scrub	4.22
Seasonal/Vernal Pond	1.40

Fresh/Brackish Wetland (Coastal Freshwater Marsh	9.14
South Parcel NCFH Mitigation Area-ESHA	12.78
Total	**51.48**

Special-Status Species

Sensitive species and habitats are protected under Coastal Act Section 30240. The analysis of special status species on the Project site is based on field surveys conducted by Sage Institute, Inc. (SII) in 2015-2016 establishing existing conditions and review of numerous studies from general upland/wetland habitat mapping surveys, as well as focused special status plant and wildlife species surveys conducted over the project site as part of anticipated restoration activities as well as development of surrounding parcels under the LRDP. Rare plant surveys were conducted in spring 2016 by CCBER staff. Except as noted below, the highly disturbed former Ocean Meadows Golf Course parcel, South Parcel and Whittier Parcel do not support suitable habitat for special-status plant or wildlife species known from the region.

Special-Status Plants

The only special-status plant species that is known to occur on the project site is the Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*). Santa Barbara honeysuckle was observed during a rare plant survey conducted by CCBER in spring 2016. The Santa Barbara honeysuckle has a CNPS Rare Plant Ranking of 1B.2. The CNPS 1B rank includes plants that are rare, threatened, or endangered in California and plants that exist elsewhere but are seriously endangered in California. The Santa Barbara honeysuckle's ranking of 1B.2 denotes that this species is moderately threatened in California. Scattered populations of another special-status plant species, the southern tarplant (*Centromadia parryi* ssp. *australis*), which has a CNPS ranking of 1B.1, also exist nearby. However, these scattered populations are outside the proposed project area. The Project proposes to enhance the existing vernal pools where Santa Barbara honeysuckle has been observed.

During surveys in 2016, five individuals of Santa Barbara honeysuckle were observed on the South Parcel. The southern tarplant was not observed during focused surveys in 2016, and has not been observed within the project site since 2006. The Santa Barbara honeysuckle individuals will be relocated during the restoration, and the project will enhance the southern tarplant on the NCOS by planting the species in the vernal pools on the Whittier Parcel.

Special-Status Wildlife

Several special-status wildlife species have been observed on the project site or within close proximity to the site. The federally endangered tidewater goby has been observed within the creeks and drainages of the project site; however, surveys conducted in 2015 and 2016 did not result in tidewater goby observations on the site. The western pond turtle, a California species of special concern, has also been observed at the confluence of Devereux Creek and Phelps Creek during several surveys in 2011 and 2012. Surveys conducted in 2016 resulted in no western pond turtle observations on site. The federally threatened California red-legged frog (CRLF) has been recorded in creeks in the vicinity of the project site, and there is suitable aquatic habitat for at least part of the year on the site. However, there have been no documented occurrences of CRLF on the project site. A description of the proposed dewatering activities is provided within its own

section below. A thorough sampling for sensitive aquatic species was conducted in August 2016, and no sensitive species were found on site. Though the most recent surveys did not indicate the presence of sensitive species on the site, the potential still exists for the species to be present on the site. Pre-construction surveys for all sensitive species will be conducted prior to commencement of restoration activities on site. Additional protocol surveys for western pond turtle, CRLF, and tidewater goby will be conducted before Phase 2 of construction commences.

Three special-status raptors, the Cooper's hawk, red-shouldered hawk, and white-tailed kite, are known to nest on or nearby the project site. Raptor habitat occurs within the eucalyptus windrow along the western border of South Parcel; however, this area is outside of the proposed restoration area. Recent raptor nesting surveys found one red-shouldered hawk nest on the northeast side of the project site in a tree that will not be removed. Other raptors have been observed outside of the project area within a 500-foot radius. The proposed upland restoration includes some grassland habitat that may provide foraging habitat for raptors. No other special-status wildlife species have been recorded on the project site.

Additionally, due to the fact that several invasive and ornamental trees on the site that are proposed for removal have the potential to provide habitat for sensitive bird species, the removal of these trees must be mitigated to ensure that there are no adverse impacts or permanent loss of potential raptor nesting habitat. The University is proposing to mitigate the lost of the trees at a mitigation ratio of 1:1 for ornamental/invasive and 1:3 for native trees, consistent with LRDP tree replacement policies. To ensure adequate implementation of the University's proposal, Special Condition Nine (9) requires that a tree replacement planting plan be submitted which reflects the University's mitigation proposal and subject to review and approval of the Executive Director. Specifically, Special Condition Nine (9) requires the University to submit a final native tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedlings size planting specifications, and a five-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. Therefore, the project as proposed, is consistent with LRDP Policy ESH-27 which states that raptor habitat including nesting trees, roosting trees, perching locations, and foraging habitat, shall be protected and preserved. Furthermore, the project is consistent with Policy ESH-29, which requires trees located within ESHA or designated Open Space to only be trimmed or removed when the proposed removal is part of a Commission-approved habitat restoration plan.

b. Restoration and Habitat Conversion

The proposed NCOS Project is a voluntary restoration that was specifically designed, to the maximum extent feasible, to: recreate historic topography and hydrology, restore and enhance existing and historic habitats, and to maximize the ecological function in creek, wetland, and upland habitats on over 130 acres of largely disturbed lands. This includes a total of approximately 82 acres of new native habitat that will be created by the proposed restoration. This project represents a commitment to preserving and protecting large contiguous open space and habitats while maintaining public access along designated trails and accessways in a manner that maximizes habitat values. The central feature of the North Campus Open Space Project is

habitat restoration within the historical wetland footprint of the upper Devereux Slough which was filled and converted to a golf course in the 1960s. The project will result in a total of 133 acres of restored and enhanced habitats across the three sites on UCSB's North Campus: former Ocean Meadows Golf Course, South Parcel, and Whittier parcels. The other acres of the Project site that are not restored or enhanced habitats include the 12.78 acre previous South Parcel mitigation site, the coastal access parking lot, public access trails and bridge crossings, existing access roads, and bioswales.

Table 3: Existing and Proposed Project Site Habitat Types

Habitats	Existing (acres)	Impacted (acres)	Preserved (acres)	Enhanced (Existing Non-native Habitat (acres)	Restored (acres)	Post Project Habitat Area
Aquatic/Subtidal	0	0	0	0	3.98	3.98
Mudflat/Salt Flat	0	0	0	0	5.92	5.92
Salt Marsh	1.35	0.19 (Converted to Mudflat/Salt Flat Habitat)	1.16	0	13.50	14.66
High Marsh/ Transition (CCC Wetland)	13.74	13.74	0	0	18.51	18.51
Riparian	0	0	0	0	0.99	0.99
Native Grassland	1.96	0.48	1.48	3.40	24.07	28.95
Coastal Sage Scrub	4.64	1.52	3.12	8.84	13.41	25.37
Sandy Dune	2.25	0	2.25	1.86	2.09	6.20
Southern Riparian Scrub	4.22	0.34 Converted/Replaced by Native Gassland and Vernal Pool Habitat	3.88	0	1.66	5.54
Seasonal/Vernal Pond	1.40	0.24 Converted/Replaced by Native Grassland and Vernal Pool Habitat	1.16	0	3.24	4.40
Plover Nesting	0	0	0	0	3.01	3.01
Upland Clay Annuals	0	0	0	0	0.25	0.2
Bioswale	0.16	0	0	0	0.49	0.49
Fresh/Brackish Wetland (Coastal	9.14	7.56 Impacted Habitat	1.58	0	0.63	2.21

Freshwater Marsh		Converted to Aquatic/Subtidal and Mudflat/Salt				
South Parcel NCFH Mitigation Area-ESHA	12.78	0	12.78	0	0	12.78
Total	51.64	24.07	27.41	14.10	91.75	133.36

Table 3 depicts the total acreage of each habitat type that will be impacted, preserved, enhanced and restored. The title "Preserved" on the figure below indicates habitat acreage that is not impacted at all (not removed, graded, etc.), "Enhanced" is acreage of existing non-native habitat that will be enhanced, and "Restored" is new habitat acreage beyond existing habitat. The footprint of existing habitat types on the project site are depicted on Exhibits 5-6. As shown on Table 3, the Project would impact approximately 24.07 acres of existing sensitive habitat, including 9.5 acres of freshwater/brackish marsh; and approximately 27.41 acres of on-site sensitive habitat would be preserved. Most of the preserved habitat includes isolated areas on the South Parcel with southern riparian scrub, native grassland, and coastal sage scrub. Vernal pool habitat located on the Whittier Parcel would also be retained and enhanced.

The proposed NCOS Project would create five new habitat types that do not currently exist on the 136.4-acre site: approximately 4 acres of Aquatic (subtidal) habitat, approximately 6 acres of Mudflat habitat, 1 acre of riparian, 3 acres of plover nesting habitat, and ¼-acre of Upland Clay Annuals (i.e., rare annual plants that are only found in clay soils that are characteristic of vernal pools/seasonal wetlands). In addition, 7 habitat types would be augmented: approximately 13 additional acres of Salt Marsh habitat, 5 additional acres of High Marsh/Transition habitat, 27 additional acres of Native Grassland habitat, 20 additional acres of Coastal Sage Scrub habitat, 4 additional acres of Sandy Dune, 1 additional acre of Southern Riparian Scrub, and 3 additional acres of Seasonal Wetlands/Vernal Pools. The 12.78 acres of previously-required habitat restoration on South Parcel would remain unchanged.

The restoration project would also result in the conversion of 7.56 acres of Fresh/Brackish Wetland (Coastal Freshwater Marsh) to Aquatic/Subtidal and Mudflat habitats. This habitat conversion necessarily results from the restoration of the historic tidal connection with the lower Devereux Slough. Given that the upper reaches of Devereux Creek and its tributaries are currently cutoff from tidal flows, the habitat along the upper reaches consists of fresh and brackish wetlands. Once the sill separating the upper and lower areas is removed and the Devereux channels opened up through excavation, the restoration will increase the tidal connection. As a result, upper Devereux/tributaries will no longer accommodate freshwater/brackish marsh because it will be subject to regular tidal flows; thus upper Devereux/tributaries will instead support aquatic subtidal and mudflat habitats which function within this dynamic saltwater environment.

The Project would also convert 0.19 acres of Salt Marsh to Mudflat/Salt Flat Habitat, convert 0.34 acres of Southern Riparian Scrub to Native Grassland and Vernal Pool Habitat, and convert 0.24 acres of Seasonal/Vernal Pond to Native Grassland and Vernal Pool Habitat.

The Commission's biologist, Dr. Jonna Engel, has reviewed the addition and conversion of habitats and has determined that the proposed restoration project would result in a significant increase in every existing habitat on the site except fresh/brackish wetland. Currently there are 9.14 acres of this habitat type on the site and after the project there will be 2.21 acres. Restoration of upper Devereux Slough requires excavation of the former golf course parcel to re-create the upper subtidal slough channel, surrounding mudflats and marsh plain. Restoring the upper slough also requires removal of the tide gate at the Venoco Road Bridge to allow mixing of fresh and saline waters. These activities, essential to the principal goals of the restoration, result in the conversion of 6.93 acres of fresh/brackish wetland to subtidal slough and mudflat habitat. This habitat conversion is a fundamental aspect of the restoration project, and the proposed restoration, is an allowable use under Section 30233 and Section 30240 of the Coastal Act.

In addition to the overall restoration habitat outcomes as stated above, there are locations within the project site that would result in loss of habitat in one location and replacement in another. The 42.2-acre fill area on South Parcel will accommodate 350,000 cu. yds. of sediment excavated from the upper reaches of Devereux Creek and its tributaries. Vegetation on South Parcel consists primarily of non-native grassland characterized by ruderal species. South Parcel also includes 0.34 acres of wetlands that occur within a manmade drainage swale that was created as a means of erosion control. Furthermore, approximately 4.22 acres of scattered willow patches, which are considered wetland habitat, are located on South Parcel. The placement of fill material on South Parcel would result in the covering of all habitats in that fill footprint, including .24 acres of seasonal wetland, 1.62 acres of native perennial grasses, 1.72 acres of southern riparian scrub. Ninety percent of the fill area on South Parcel is dominated by habitat altering invasive plants such as mustard, fennel, pampas grass, and non-native annual grasses and bare, eroded areas regularly disturbed by mountain bikers and other users. No habitat conversion is proposed on the former Ocean Meadows Golf Course parcel or Whittier Parcel.

The proposed project would therefore result in the fill of existing wetlands and ESHA areas. As discussed in further detail below, Section 30233, which regulates the fill and dredging of wetlands, identifies a short list of allowable uses in wetlands. Habitat restoration is both an allowable use under Section 30233 and a resource dependent use that may be permitted in ESHA pursuant to Section 30240. While the Project initially involves complete removal or significant impacts to areas of wetlands and ESHA in the project footprint, the ultimate goal is to restore the natural topography and to enhance, restore, and create native wetland and upland habitat resulting in increased biological diversity and ecological functioning of the 136.4 acres and culminating in a Devereux Slough Ecosystem that closely resembles its historical condition. Furthermore, one of the goals of the restoration project is the improvement of fish and wildlife habitat; therefore the proposed use is consistent with Section 30236 of the Coastal Act.

The Commission has found in past permit actions that night lighting in or near wetland sensitive habitat areas and ESHA has the potential to significantly and adversely affect wetlands and ESHA. Night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In this case, the subject site contains wetlands and ESHA, and the restoration project will create a significant amount of new native habitat. LRDP Policy OS-07 specifically prohibits new outdoor lighting within Open Space, unless where necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. No Class I bikeways are proposed as part of this project and therefore in order to ensure that impacts to wetland habitat and associated wildlife due to light pollution are minimized, Special Condition Five (5) states that outdoor lighting within the project site is prohibited.

The Project also includes implementation of a habitat restoration plan to replant native wetlands and upland plant species and remove non-native plant species, construct public access trails around the restoration site, and implement a long-term monitoring plan to monitor the physical processes, biological changes, and vegetation restoration of the lagoon to ensure the success of the restoration efforts. The University has only submitted a draft habitat restoration plan, and therefore Special Condition Eleven (11) requires the University to submit a final habitat restoration plan that is in substantial conformance with the draft habitat restoration plan submitted on July 19, 2016, prepared by ESA, and dated June 2016, and shall contains the requirements, provisions and performance standards listed in Special Condition Eleven (11).

c. Filling of Wetlands

The project site contains a total of approximately 29.64 acres of wetlands as defined by the Coastal Commission (see Table 4 below). Consistent with LRDP Policy ESH-21, the University submitted a Wetland Jurisdictional Determination Report, dated May 20, 2016 and prepared by Sage Institute Inc. The Commission's staff biologist determined that the areas delineated in the report were delineated according to the wetland definitions contained in the Coastal Act and the Commission's Regulations. The proposed project would restore tidal influence for salt marsh, mudflats, and tidal channel creation; restore and expand freshwater aquatic and emergent marsh habitat; create and restore vernal pool and other seasonal wetland habitats; and restore uplands with native trees, shrubs, and herbaceous plants.

Table 4: Wetland Types and Jurisdictional Acreage

Wetland Type	California Coastal Act Wetlands (acres)
Creeks and Drainages	10.31
Tidal Waters	0.06
Distichlis (salt grass) FAC	10.64
Frankenia (alkali sea-heath) FACW	0.22
Leymus (creeping wild rye) FAC	0.06
Paspalum (golden-crown grass) FAC	0.15
Plantago (buck-horn plantain) FAC	2.55

Polygonum (yard knotweed) FACW	0.18
Salicornia (pickleweed) OBL	0.19
Salix (willow) FACW	4.22
Seasonal Wetland	0.34
Vernal Pools	0.78
Total	**29.64**

The Project involves approximately 350,000 cu. yds. of excavation of soil primarily from the former golf course property and placement of the excavated soil primarily on the South Parcel. The excavation of the soil would, at least partially, reverse the excavation and fill actions that were conducted to develop the golf course. The excavation is also needed to expand the wetland area for the purpose of restoring the former upper portion of the Devereux Slough and re-establish a functional hydrological connection between the restored estuary habitats on the project site and the lower Devereux Slough. Additionally, the project's grading has been designed to mimic topography similar to the natural range of topographic variation observed at nearby reference sites.

Section 30233(a) limits dredging and fill activities in wetlands to seven allowable uses, including restoration. In this case, all proposed dredging/grading within wetland areas is for the purpose of restoration of the former Slough Area. Approximately 21.73 acres of wetlands will be impacted by the restoration project. Impacted habitats are either converted habitats or temporarily impacted by grading, but then restored. However, restoration efforts (i.e., proposed invasive species removal and re-vegetation, habitat conversion) will result in approximately 49.68 acres of new wetlands for a total net increase of 27.95 acres. Moreover, the proposed grading is a necessary component of the restoration to excavate the golf course fill to create a subtidal slough channel, create surrounding mudflats (vegetated salt marsh and unvegetated sediments) and marsh plain, gradual transitional areas (marsh plain to high marsh to upland habitats), create conditions that may support special status species, including southern tarplant, tidewater goby, Belding's savannah sparrow, and western snowy plover, and improve hydrological connectivity between the restored estuary habitats on the site and the lower Devereux Slough. Thus, the proposed grading (including all excavation and fill) is clearly an allowable use within a wetland pursuant to Section 30233(a)(6).

Discussions of the benefits of this project are discussed in the November 22, 2016 memorandum prepared by the Commission's Ecologist, Dr. Jonna Engel (hereinafter "Dr. Engel Memorandum"), which is incorporated as if set forth in full herein. Furthermore, Dr. Jonna Engel has reviewed the project's impacts to wetlands and has a determined that habitat restoration is both an allowable use under Section 30233 and a resource dependent use that may be permitted in ESHA pursuant to Section 30240. Dr. Engel also states that while the Project initially involves complete removal or significant impacts to small areas of wetlands and ESHA in the project footprint, the ultimate goal is to restore the natural topography and to enhance, restore, and create native wetland and upland habitat resulting in increased biological diversity and ecological functioning of the 136.4 acre and culminating in a Devereux Slough Ecosystem that closely resembles its historical condition.

Furthermore, Section 30233 allows grading in a wetland only where there is no feasible less environmentally damaging alternative to the proposed project. Alternatives to the project as proposed must be considered prior to finding that a project satisfies this provision of Section 30233. A project alternative to transport the 350,000 cu. yds. of excavated soils off site to avoid wetland fill on South Parcel would not allow for the restoration of the historic hydrologic patterns on South Parcel, which directed water to the northwest. More specifically, the grading work done to construct the former golf course in 1965 re-aligned the drainage with a series of northwest to southeast trending berms intended to direct sediment and water into Devereux Slough and away from the natural direction. The sediment flows had the effect of filling a portion of Devereux Slough and lost the functionality of the longer transition from fresh to saline that was originally in the system. The project as proposed will place soils on South Parcel to eliminate the drainage channels created in 1965 and proposed grading will redirect the flow back to the northwest. Due to the extent of excavation and altered slopes that occurred in 1965, a significant amount of soil is now needed to redirect water to the northwest and away from Devereux Slough, which results in reducing sediment transfer to the Slough.

Furthermore, a large amount of fill on South Parcel is needed to restore South Parcel to its former topographic conditions. This will create areas on South Parcel with soil characteristics and topography designed to facilitate the creation of several types of upland habitat, including backdune/woodland scrub, coastal sage scrub, sandy unvegetated areas potentially suitable for use by snowy plovers, and clay-rich areas supporting native perennial grasses and vernal pools. Additionally, the excavated soil will be used to create slopes and upland areas that are similar to topographic conditions in natural areas near the project site.

Therefore, the project alternative to transport the excavated soils offsite would not meet of the goals of the proposed project to restore the historic hydrologic patterns on South Parcel, and reduce erosion and sedimentation of Devereux Slough, improve water quality, and increase habitat values discussed in detail above. Failure to implement the proposed project would result in the continuation of the degraded condition of South Parcel and would not resolve the current issue of sediment being directed to Devereux Slough.

In addition to the fill of 0.24 acres of wetlands described above. The Final Initial Study and Mitigated Negative Declaration Report dated March 2016, and prepared by Rodriguez Consulting, Inc., found that although the proposed project will, in the long term, significantly improve the wetland and upland habitat on site and increase the biological productivity of coastal waters, the proposed project may result in potential short-term impacts to disturbed sensitive species during initial construction/restoration operations. Specifically, tree removal and grading activities have the potential to impact nesting birds and the recontouring of the creek banks and slopes would occur in areas where the potential for sensitive fish species to be found exists. Alternatives to these temporal impacts must also be evaluated to determine whether there is no less environmentally damaging alternative.

In this case, grading and recountoring the creeks and drainages is integral to the proposed project’s main objective to expand the wetland area for the purpose of restoring the former upper

portion of the Devereux Slough and re-establish a functional hydrological connection between the restored estuary habitats on the project site and the lower Devereux Slough, and restore habitat. Any project alternative including excavation of the creeks and drainages would require dewatering of the creeks and grading and its attendant potential impacts on sensitive species. The "no project" alternative would avoid short-term impacts to sensitive species from grading, dewatering, and construction noise. However, the "no project" alternative would not meet any of the goals of the proposed project, including the long-term improvement to both water quality and enhancement of wetland and upland habitat areas on site. Failure to implement the proposed project would result in the continuation of the degraded condition of the project site, and would not resolve the current problems on site, including sedimentation, lack of species diversity, and diminished quality of wetland, aquatic and riparian habitat. Overall, the proposed project is expected to have long-term beneficial impacts on populations of sensitive species while minimizing short-term impacts from recontouring and revegetating the project site. The Project includes removal of non-native species and implementation of a detailed restoration program using locally sourced native plantings. Thus, the Commission finds that the "no project" alternative does not maximize benefits to habitats on the project site, and the project, as conditioned, is designed to minimize impacts to coastal resources, including ESHA, wetlands, water quality, and scenic resources as discussed in detail in this staff report. To fulfill the evaluation required under 30233, the Commission finds that the proposed project, as conditioned, is the preferred alternative and there is no less environmentally damaging alternative.

Section 30233 also requires that adequate mitigation measures be provided to minimize adverse impacts of the proposed project on habitat valves. The University has incorporated numerous mitigation measures in the proposed project, including erosion control measures, revegetation of the channel banks with emergent wetlands and riparian vegetation, and the proposed dewatering and sensitive species protection surveys described above. Special Condition Eleven (11) requires monitoring and reporting relating to the success of the restoration and also requires corrective action if results indicate that the restoration is not functioning as expected and success criteria is not met. In addition, in order to ensure that the applicant's proposed best management practices are adequately implemented, Special Condition Fifteen (15) requires the applicant to submit a Final Dewatering Plan for the review and approval of the Executive Director. The plan must incorporate all USFWS requirements into the plan for species removal and relocation, and the special condition also requires pre-construction surveys, construction personnel training, biological supervision of species removal and relocation, post-construction surveys, and post-project monitoring reports. In addition, these plans must be approved by the project engineers, consistent with their recommendations in the engineering and hydrological reports prepared for this restoration project, as described in Special Condition Two (2). The Commission finds that the project, as conditioned, provides adequate mitigation measures to minimize impacts to ESHA and wetlands and no net loss of wetlands area or function will occur as a result.

Additionally, the proposed project is consistent with the LRDP policies related to protection of wetlands, including Policy ESH-25, which requires the biological productivity and the quality of campus wetlands, including Devereux Slough, to be maintained and, where feasible, restored. Furthermore, the project is consistent with LRDP Policy FIL-01which states that 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 a few types of development. Lastly, the Project is also consistent with LRDP Policy FIL-02, which requires that, 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. The proposed project involves the enhancement and creation of wetlands on site, and the restoration plan will restore the upper portions of the Devereux Slough. For the reasons stated above, the proposed project involves restoration and therefore is an allowed use under Policy FIL-01, and the Commission finds that there is no feasible less environmentally damaging alternative. Lastly, the Project has been conditioned to avoid significant disruption to marine and wildlife habitats and water circulation as required by Policy FIL-02.

d. Public Access Crossings/Bridges

The NCOS Restoration Project includes four pedestrian bridges/crossings on the restoration site as part of the primary trail system on the project site. Three bridges will be located directly on the primary trail, while the fourth bridge/crossing will be sited to create a shortcut in the primary trail on the northeastern portion of the project site. All four crossings/bridges are discussed in further detail above in Section V.A. Project Description and Background.

Crossing/Bridge A will be located near the Sierra Madre Housing project and will cross between two seasonal wetlands that become hydrologically connected during storm flows. To maintain storm flows, the proposed crossing is a 12 feet wide, 100 feet long concrete bridge with five drainage culverts. The bridge is designed to support pedestrians, bicycles, and vehicles to allow for the Goleta West Sanitary District to access sewer manholes.

Crossing/Bridge B will be located on the northeastern portion of the golf course parcel and will cross several small channels that drain from Whittier Parcel. This proposed crossing is 12 feet wide, 200 feet long boardwalk.

Crossing/Bridge D will replace an existing bridge that crosses Phelps Creek. The current bridge supports pedestrians, cyclists, and light maintenance vehicles, and the new bridge will do the same. The bridge will be 100 feet long and 10 feet wide and will be supported by concrete abutments. Crossing/Bridge D will be sited approximately 50 feet downstream of the existing bridge. It is proposed that the new bridge and bridge location will allow for expansion of the size and function of this portion of the channelized creek as well as allow for a 100-year storm event without increasing flood risk or impacts.

The proposed Eastern Slough Arm Crossing/Bridge C is a steel bridge, supported on concrete abutments and several intermediate concrete supports. The bridge crossing is composed of three spans, each at 10-feet wide by 100 feet long for a total length of 300 feet. The University has stated that to minimize costs, the bridge length may be shortened to approximately 200 feet. However, Commission’s staff biologist Dr. Engel recommends that a 300 foot long crossing/bridge design be used in order to maximize the amount of wetland habitat that can be

restored on the project site. Therefore to ensure that a 300 foot bridge is used for Crossing/Bridge C, Special Condition Four (4) requires the University to submit final revised project plans that propose a 300 foot long bridge for Crossing/Bridge C and as depicted on Exhibit 20.

Additionally, prefabricated deck structures for Crossing/Bridge C will be placed upon concrete abutments and supports that are founded on cast-in-drilled-hole concrete piles and concrete pile cap. One of the piers would impact 200 sq. ft. of salt grass (*Distichlis spicata*) and one of the concrete bridge abutments would impact 2,846 sq. ft. of Plantago (*Plantago coronuptus*). The area where the proposed pier and abutment would be located is transition habitat between the active channel and the upland habitat, and not within the existing active channels. While this area does have a wetland plant species (salt grass and plantago), the whole area is subject to cut grading and re-contouring as part of the restoration project to widen the channel. This loss of salt grass and plantago to accommodate widening of the channel, ultimately results in the conversion of wetland habitat to subtidal slough channels. Therefore the pile and abutment will not impact existing sensitive habitat area; they will merely take up space where new habitat could have been established. As discussed above, habitat conversion is often an aspect of restoration projects, and as such, is an allowable use under Section 30233 and Section 30240 of the Coastal Act. Commission's staff biologist, Dr. Engel' has found that the proposed habitat conversion is appropriate and beneficial to overall habitat values of the site.

The Commission received a public comment letter on October 10, 2016 (Exhibit 24). The letter was accompanied by a petition and letter of support for the proposal outlined in the public comment letter. Specifically, the letter claims that the project's design with no north-south footbridge over the western arm of the restored channel in the center of the restoration area will represent a serious loss of access and the "effect of this is to completely cut off access from the north to the new trails in the open space to the south". The letter continues to state that the public has crossed the former golf course property for at least the past 50 years. Further, the letter indicates that this issue can be resolved by the addition of a north-south footbridge over the western arm of the restored channel to provide for a more direct route to the trails proposed on South Parcel. The Commission notes that the former Ocean Meadows Golf Course was private property until it was donated to UCSB in 2013. Under private ownership, the former golf course parcel did not allow for public access through the site. Active use of the site by golfers would have presented a hazardous condition for public trail access. The public has had access through the former golf course since it was transferred to the University in 2013. Aerial photos indicate significant disturbance and topsoil removal in a north-south pattern through the creek in this location consistent with the petition's assertion of use.

The neighboring community, through its petition, indicates that the site has provided access for residents to the open spaces areas. The petition states that without the footbridge proposed by neighboring residents, public access from approximately the confluence of Phelps Creek and Devereux Creek to the open space would require a longer route, approximately 3,150 feet (0.6 mile) to the west or 4,752 feet (0.9 mile) to the east. The project has been designed to provide an trail system along the entire northern perimeter of the restoration area as well as smaller loops and nature trails on the South Parcel to open up access to the restored uplands south of Devereux

Creek (see Section B.4, Public Access). The project includes 2.6 miles of new trails on the project site as well as the replacement of pedestrian bridges. The proposed trail system links to existing trails to provide access to the surrounding regional open space and down to the beach. The Commission finds that the proposed coastal access amenities, including trails and bridges, provides adequate public access. Further, the effect of not providing a north-south footbridge over the restored channel as proposed above does not represent a loss of existing public access because the access to the open space and beach continues to be provided, albeit in a different configuration that does not traverse the main body of the creek.

Although public access is a significant objective, restoration is the primary purpose of the project. The proposed NCOS Project is consistent with Policy OS-02, which states that campus lands designated as "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.

Moreover, Commission's staff biologist Dr. Engel (see Exhibit 23), has found that the petition-proposed footbridge would cross over the main channel of Devereux Creek and the restored upper slough introducing disturbance in the form of traffic and noise into the center of the restoration area which will result in disturbing habitat values. Furthermore, Dr. Engel states that a bridge, and the associated pedestrian uses, in this location are inconsistent with the goals of the restoration and does not minimize habitat disturbance. Intentionally directing human disturbance through the middle of the restoration area would have significant adverse impacts on the very wildlife the restoration project is designed to protect and therefore Dr. Engel recommends against requiring the University to add the petition-proposed bridge to the project.

The Project as designed is consistent with LRDP Policy ESH-03, which requires trails to be sited and designed in a manner that limits disturbance of ESHA and open space to the maximum extent feasible. The proposed four crossings/bridges have been sited and designed to limit disturbance of ESHA.

e. Construction Impacts

Construction of the NCOS Restoration Project would include mobilization, site preparation, bulk earthwork and fine grading, installation of grade control/scour projection, improvements to storm water drainage, installation of public access features, and revegetation. As previously mentioned, the project will occur in two phases. Exhibits 15-16provides a graphic of the proposed project's grading plan and elevation cross sections of proposed new creek channel. Furthermore, the University has submitted a Construction Sequencing Memorandum prepared by ESA and dated May 31, 2016. These phases are discussed in further detail above in Section V. A. Project Description and Background.

As described previously, grading and recountoring of the creeks and drainages is integral to the proposed project's main objective to expand the wetland area for the purpose of restoring the former upper portion of the Devereux Slough and re-establish a function hydrological connection between the restored estuary habitats on the project site and the lower Devereux Slough, and

restore habitat. Implementation of this project will necessarily have temporary impacts resulting from the grading and construction activities and prior to establishment of the relevant habitat area.

The Final Initial Study and Mitigated Negative Declaration Report dated March 2016, and prepared by Rodriquez Consulting Inc., found that although the proposed project will, in the long term, significantly improve the wetland and upland habitat on site and increase the biological productivity of coastal waters, the proposed project may result in potential short-term impacts to sensitive species during initial construction/restoration operations. Specifically, tree removal and grading activities have the potential to impact nesting birds and the recontouring of the creek banks and slopes would occur in areas where the potential for sensitive fish species to be found exists.

Any project alternative including excavation of the creeks and drainages would require dewatering of the creeks and grading and its attendant potential impacts on sensitive species. The "no project" alternative would avoid short-term impacts to sensitive species from grading, dewatering, and construction noise. However, the "no project" alternative would not meet any of the goals of the proposed project, including the long-term improvement to both water quality and enhancement of wetland and upland habitat areas on site. Failure to implement the proposed project would result in the continuation of the degraded condition of the project site, and would not resolve the current problems posed on site, including sedimentation, lack of species diversity, and diminished quality of wetland, aquatic and riparian habitat. Overall, the proposed project is expected to have long-term beneficial impacts on populations of sensitive species while minimizing short-term impacts from recontouring and revegetating the project site.

To ensure protection of sensitive wildlife species during construction, Special Condition Ten (10) requires the University to retain the services of a qualified biologist or environmental resource specialist to conduct sensitive species surveys (including aquatic species, birds, and terrestrial wildlife species) and monitor project operations associated with all construction activities, including grading, excavation, dewatering, and vegetation removal.

In addition, in order to ensure that the applicant's proposed best management practices are adequately implemented, Special Condition Fifteen (15) requires the applicant to submit a Final Dewatering Plan, for the review and approval of the Executive Director. The plan must incorporate all USFWS requirements into the plan for species removal and relocation, and the special condition also requires pre-construction surveys, construction personnel training, biological supervision of species removal and relocation, post-construction surveys, and post-project monitoring reports. In addition, these plans must be approved by the project engineers, consistent with their recommendations in the engineering and hydrological reports prepared for this restoration project, as described in Special Condition Two (2).

These Special Conditions are intended to minimize potential impacts to sensitive species to the maximum extent feasible during the temporary construction phase of the NCOS Project.

<u>Phase 1 Construction Activities:</u>

The Phase 1 grading area encompasses the northern and eastern edges of the project site. Phase 1 site preparation will include the clearing and grubbing/removal of trees and any debris and/or infrastructure elements (e.g. golf cart paths and existing irrigation systems) to be removed within the Phase 1 work limits. Trees and native vegetation to remain within and immediately adjacent to Phase 1 grading limits will be marked and protected with safety fencing. Approximately 70,500 cubic yards of soil, primarily from the Ocean Meadows Golf Course Parcel, will be excavated during Phase 1, and 57,900 cubic yards of this soil will be placed on the South Parcel. The remaining excavated soil will be used to create topography within the Phase 1 area of the golf course parcel. The Phase 1 area will be graded to finish elevations and will include fine grading of landscape mounds and bioswales and installation of culverts under the primary trail. A total of nine culverts will be installed under the primary trail to convey runoff and storm water from the residential area north of the project site to the restored slough. Graded areas will be planted with native species to create high marsh/transitional, native grassland, and coastal sage scrub habitats as well as bioswale wetlands.

Phase 1 will also include the construction and use of two temporary creek crossings, which includes limited and temporary fill placement in the Devereux and Phelps Creek channels. The creek crossings would incorporate temporary bridges of sufficient size to allow for construction period stream flows to pass underneath. These crossings, however, would have the potential to reduce the flow capacity of the existing channels. To address this issue, the University is proposing that the temporary crossings be designed to either span the existing channel so as not to reduce the conveyance of the creek or be removable within a 2 day notice of a forecasted major rain event. All fill material will be removed from the creek channels following the end of the Phase 1 construction period and erosion control measures will be installed.

Phase 2 Construction Activities:
Phase 2 grading will include grading portions of the project site for the restoration of the upper Devereux Slough. Phase 2 site preparation will include the clearing and grubbing/removal of any remaining trees, debris and/or infrastructure elements to be removed within the Phase 2 work limits. Trees and native vegetation to remain within and immediately adjacent to Phase 2 grading limits will be marked and protected with safety fencing. Approximately 273,750 cubic yards of soil will be excavated during Phase 2 from the former golf course property. An additional 5,750 cubic yards will be cut from the South Parcel, and a total of 279,500 cubic yards of fill will be placed on the South Parcel. Fill on the South Parcel will be graded during Phase 2 to form a mesa with similar topography to natural landforms in the project area.

Phase 2 grading includes excavations below groundwater levels and work within existing ephemeral and perennial creek channels. It is anticipated that excavation below elevation 8 feet NAVD will require control of groundwater and management of surface flows to limit runoff and sediment mobilization. Channel grading will be conducted in segments of 200 to 500 feet in length to allow for the control of sediment and water on site. Temporary coffer dams will be installed on the upstream and downstream ends of each segment to prevent mobilization of disturbed sediments to downstream reaches of the channel or lower Devereux Slough.

Runoff from the project site during construction has the potential to contribute to sedimentation and diminished water quality in the lower Devereux Slough as a result of removal of the topsoil during construction which exposes soils to erosion and the alteration of topography. Section 30230 and 30231 of the Coastal Act mandate that marine resources and coastal water quality shall be maintained and where feasible restored. Additionally, LRDP Policy WQ-10 requires grading operations, which have the potential to deliver sediments to wetlands, environmentally sensitive habitat areas, or coastal waters shall be scheduled during the dry months of the year (May through October). However Policy WQ-10 allows for the construction timeline to 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. Continuation of work may be allowed if appropriate erosion and sedimentation control measures are in place and will be maintained during the activity.

The University is proposing to begin Phase 1, which includes grading and planting of the mounds and bioswales and construction of the base for the primary trail, during a portion of the rainy season in the first year of implementation given that the NCOS Restoration Project is an extensive project that will necessarily occur over multiple years to achieve the target outcomes. The phases of grading are split into two: with the initial Phase 1 grading to occur on the north and east perimeters of the site to the maximum extent feasible and the majority of the grading to occur in Phase 2 which can be accommodated during the dry season. The Phase 1 grading plan has been developed to minimize grading in areas that may require special water management techniques and to avoid modifications within the floodway.

The Phase 1 grading footprint starts at the northern and eastern project boundaries and extends past the planned primary trail corridor, to the edge of Phelps Creek (Exhibit 15). This limited grading footprint consists of mostly upland areas with gentle topography, and is a distance from Devereux Slough. The University is proposing to begin Phase 1 grading in February 2017, which would include a limited timeframe during the rainy season that would reduce the period during which there would be a risk of flooding rains. Additionally, the University has contingency plans to control erosion and sediment runoff with BMPs such as revegetation, fiber rolls, erosion control blankets, hydromulching and temporary basins. The proposed temporary creek crossings for equipment will be designed to be removed within 2 days of a predicted major rain event is forecasted during the construction period. Therefore, the Commission finds that Phase 1 grading that begins after February 1st will not result in any adverse impacts to water quality resulting from grading during constriction, as long as all appropriate erosion and sedimentation control measures are implemented during construction activities.

To ensure grading operations minimize the potential to deliver sediments to wetlands, environmentally sensitive habitat areas, or coastal waters, Special Condition Seventeen (17) restricts grading operations to only take place during the dry season, except for the minimum project components in Phase 1 to restore areas between the creek and the developed residential areas to the north and east of the site, including preparations for the coastal trail. The grading areas in Phase 1 that are allowed to occur during the rainy season are depicted on Exhibit 21. Furthermore, Special Condition Seventeen (17) requires erosion control measures to be used in all areas where the ground is disturbed to stabilize the site during the rainy season during Phases

1. Furthermore, Special Condition Seventeen (17) requires erosion and sediment control measures to be on site prior to the start of construction/restoration and keep on site at all times so they are immediately available for installation in anticipation of rain events. Additionally, these erosion and sediment control measures shall be installed no later than the day prior to a predicted rain event, and prior to the start of any rainfall.

Furthermore in order to ensure consistent implementation of the project amongst all of the participating agencies, Special Condition One (1) requires the University to obtain all other necessary State or Federal permits that may be necessary for all aspects of the proposed project (including, but not limited to, the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, State Water Quality Board, and Regional Water Quality Control Board). Any change in the approved project which may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a new notice of impending development and/or amendment to the coastal development permit pursuant to the requirements of the Coastal Act and the California Code of Regulations.

Due to the reasons discussed above, the Commission finds that the proposed project, as conditioned, is consistent with Section 30230, 30231, 30233, 30236, and 30240 of the Coastal Act and with all relevant polices of the certified UCSB Long Range Development Plan related to protection of environmentally sensitive habitat areas, wetlands, and the marine environment.

2. Scenic and Visual Resources

Section 30251 of the Coastal Act, which has been incorporated in the certified Long Range Development Plan, 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 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.*

The certified LRDP also contains policies to ensure that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance consistent with Section 30251 of the Coastal Act.

Policy SCEN-03 states:

> 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 the removal of temporary buildings.

Policy SCEN-05 states:

> Natural building materials and colors that are compatible with the surrounding landscape will be used where practical.

Policy SCEN-09 states:

> 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 states:

> 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.

Section 30251 of the Coastal Act, which has been incorporated in the LRDP, requires that visual qualities of coastal areas be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas be enhanced and restored. This policy requires that development be sited and designed to protect views to and along the ocean and other scenic coastal areas and be sited and designed to be visually compatible with the character of the surrounding areas.

In addition, the Long Range Development Plan contains several specific policies and provisions which provide for the protection of scenic and visual resources, including views of the beach and ocean, views of the mountains, and views of natural habitat areas and unique natural features. Several policies address the siting of new development in a manner that protects visual resources, including: that development utilizes natural building materials and colors compatible with its surroundings (Policy SCEN-05), where feasible, minimizing alteration of natural land forms on North and West Campuses, including topography and vegetation, to the extent feasible (Policy SCEN-09), 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 proposed project site includes South Parcel, Whittier Parcel, and the former Ocean Meadows Golf Course. These three parcels comprise the North Campus Open Space (NCOS) Restoration Project Site. The NCOS Project site is bounded to the east by the UCSB Sierra Madre and West Campus Student Apartments, to the north by Whittier Drive and residential neighborhoods including UCSB Ocean Walk faculty housing, to the west by Ellwood Mesa open space, and to the south by Venoco Road, Ellwood Marine Terminal, Devereux Slough, and Coal Oil Point Reserve.

The NCOS Project site is contiguous to the Ellwood-Devereux Regional Open Space area, including open space areas to the south of the project site on the University's West Campus which includes Coal Oil Point Reserve and the Devereux Slough. The open space area to the west of the project site is the Ellwood Mesa, which is within the City of Goleta.

Overall, the NCOS Project site's visual character is predominately open space that has been modified by past activities, particularly the construction and operation of the Ocean Meadows Golf Course. Views of the NCOS Project site are dominated by non-native turf grassland and remnant golf course vegetation; however, several large trees and native habitat areas are interspersed throughout the site. Structural development is limited to the clubhouse and parking lot. Additionally, due to the general absence of structures and large trees on the site, views of the Santa Ynez Mountains from the project site are generally unobstructed. Views of the Pacific Ocean are not available from the project site; however, the Devereux Slough can be seen from viewpoints on the southern portion of the site. The character of each of the three NCOS parcels is described in more detail below.

The 63.8-acre former Ocean Meadows Golf Course parcel consists of primarily non-native turf grasses with non-native landscape trees, annual non-native weeds, native wetland and riparian plants, and bare ground. Structural development remaining on the parcel consists of a small parking lot and clubhouse structure near the northeast corner of the site, and paved golf course paths. The golf course property is generally flat and existing visual conditions are dominated by views of low-growing remnant non-native turf grasses with non-native landscape trees, small weedy shrubs. Most of the on-site trees and larger shrubs are located along Devereux Creek and a small unnamed tributary to the creek. Devereux Creek traverses the golf course property from east to west and the unnamed tributary is located on the eastern portion of the property. Most of the vegetation on the golf course property consists of non-native and ornamental plants, and many of the trees on the golf course are dead or are in poor condition. Slopes on the former Ocean Meadows Golf Course range from 0 to 10 percent, and elevations range from 5 to 15 feet above sea level.

The Ocean Meadows Golf Course Property is used by the public for walking and other active and passive forms of recreation. Views of the golf course property are generally available from the adjacent public open space and trails, adjacent public roads (e.g., from Storke Road through a view corridor between housing units on the Sierra Madre Student Apartments site; from Whitter Drive where foreground views of the Whittier Parcel and background views of open space areas on the golf course property are provided; and from the end of Scripps Crescent Street, which dead-ends at the northern perimeter of the project site), and nearby residential areas within the boundaries of City of Goleta as well as residential areas associated with the University.

The 68.9-acre South Parcel is vacant and undeveloped. South Parcel is located south of and adjacent to the former golf course, and north of Venoco Road. The character of the South Parcel is primarily defined by non-native grasslands and a eucalyptus windrow along the eastern perimeter of the property. Much of the parcel has been disturbed by past grading activities and currently contains an extensive network of unauthorized trails and jumps that have been created

by mountain bike and dirt-bike users over several years, and as a result areas along the southern portion property are devoid of vegetation. The South Parcel slopes downward generally to the east, and ranges in elevation from approximately 15 feet above sea level along the eastern boundary and to 72 feet above sea level along the western boundary. Average slopes range between 5 and 30 percent.

South Parcel is used by the public for active and passive forms of recreation and access from a network of trails that have been developed on the site. Views of the South Parcel are available to and along the public open space and trails (including Venoco Road) and from nearby private residential areas (e.g., West Campus Apartments).

The 3.7-acre Whittier Parcel is also vacant and undeveloped, located north of and adjacent to the northeastern corner of the golf course. Whittier Parcel is dominated by non-native turf grassland and a small drainage channel that crosses the property from north to south. Public views of the Whittier parcel are generally from Whittier Drive.

The University is proposing to restore and enhance 136.4 acres of North Campus Open Space. The proposed NCOS Restoration Project includes restoration of the historic northern extent of the Devereux Slough, primarily on the former golf course property, and restoration of portions of South Parcel. The restoration project includes recontouring/reconfiguring of the existing Ocean Meadows Golf Course and South Parcel; excavating of the golf course fill to create a subtidal slough channel; restoration and enhancement of wetland and transitional and upland habitats; removal of non-native trees; and construction of public access and passive recreation amenities such as trails, interpretive signage, four pedestrian bridges/crossings, public access parking, and viewing stations. Restored areas would be revegetated with native species to re-create a diverse range of habitats. Additionally, the proposed restoration project includes approximately 520,160 cu. yds. of associated grading (260,080 cu. yds. of cut, 260,080 cu. yds. of fill and 0 cu. yds. of export).

Changes to the topography of the former golf course property are proposed to facilitate the restoration and creation of new habitat areas. Specifically, the areas in and around Devereux Creek, the unnamed eastern tributary to Devereux Creek, and the Whittier drainage would be excavated to expand creek, wetland and riparian habitat areas and the resulting excavated material would be placed on South Parcel. The placement of over 250,000 cu. yds. of soil on South Parcel would raise the profile of South Parcel along approximately the eastern half of the parcel. To the extent feasible, the reconfigured profile on South Parcel has been designed to resemble conditions that existed before the South Parcel was excavated in the 1960s to use the fill material in the creation of the golf course. The Project grading on South Parcel has been designed to mimic topography similar to the natural range of topographic variation observed at nearby reference sites. The proposed grading would create areas with soil characteristics and topography designed to facilitate the creation of several types of upland habitat, including: backdune/woodland scrub, coastal sage scrub, sandy unvegetated areas potentially suitable for use by snowy plover, and clay-rich areas supporting native perennial grasses and vernal pools. The South Parcel topography would rise from elevation 10 feet NAVD at the wetland edge on the northern portion of the parcel up to elevation 45 feet NAVD to match existing grades along

Venoco Road. This increase in elevation will reestablish the previous topography on the site prior to the removal of fill for the golf course construction. This design will be visually compatible and blend in with the surrounding topography and open space areas. Additionally, while the additional profile may impact views, it does not substantially change them because it does not block or adversely impact views of the ocean or mountains and continues to preserve natural open space views to and along the trails and adjacent open spaces areas.

Overall, the proposed changes to the topography of the project site would not be extensive and would not substantially change the open space character of the site. The reestablishment of previous topography contours is considered beneficial to the Consistent with LRDP Policy SCEN-10, which requires that graded slopes have a rounded and natural appearance, the project proposes slopes with a maximum gradient of 3:1 (horizontal:vertical) and most slopes would have gradients of between 3:1 and 50:1 or shallower.

With the exception of proposed Crossing "C", all physical development, which includes trails, signage, pedestrian bridges/crossings, parking lot and view stations, have been sited along the peripheries of the project site. Perimeter locations for development serve to minimize adverse impacts on scenic resources consistent with LRDP Policy SCEN-03. Siting the development on the peripheries helps provide unobstructed views of the restored wetland and transitional and upland habitats. Crossing "C" is proposed over the unnamed eastern tributary to Devereux Creek. Although Crossing "C" is not confined to the perimeter of the NCOS Project site, it provides the public an opportunity within the site to view and experience the scenic open space resources. The provision of public recreational and trail opportunities is considered an important part of the overall restoration effort (see Section B.4, Public Access). However to ensure that all pedestrian bridges/crossings have been designed to be compatible with the surrounding environment, Special Condition Eight (8) requires the exterior colors of the pedestrian crossings/bridges be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with not white or light shades and no bright tones and therefore consistent with LRDP Policy SCEN-05.

The NCOS Project is part of a larger, contiguous open space area, stretching from the Project's northernmost boundaries, through University and City open space, and to the ocean. The NCOS Project and surrounding open space areas comprise an important regional scenic resource. The proposed project will remove artificial fill areas and old golf course structures and restore and enhance degraded habitats to healthier and higher-functioning habitats. The NCOS Project is intended to support greater diversity and abundance of habitats and species. The restoration and enhancement of habitats also serves to restore and enhance visual qualities of the open space.

Overall, the proposed project would improve the visual character of the project site from an open space area predominately covered with ornamental and non-native vegetation to an open space that supports a variety of native habitat types, including marsh plain, high marsh and upland habitats. Therefore, consistent with Coastal Act Section 30251, the project would improve, restore and enhance the visual character of the project site.

Therefore, the Commission finds that the proposed notice of impending development and coastal development permit, as conditioned, are consistent with the sections of the Coastal Act and applicable policies of the LRDP with regards to visual resources.

3. Land Use

The certified LRDP includes site specific policies, Policy LU-19 and LU-21, which lists the kind, size, level of intensity, and/or location of the development allowed on the Project site. Furthermore, other polices and provisions in the LRDP further restrict the potential development of a site where such development would conflict with the protection of coastal resources.

Policy LU-19 states:

> 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.
> 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-21 states:

> 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 wetlands 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.

Policy OS-03, in relevant part, states:

> New development within OS lands shall be limited to the allowed 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

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.

Policy OS-04, in relevant part, states:

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 LRP 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.
   …
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 improvements at "Jail House," South Parcel Nature Park Enhancement Area, and West Campus Bluffs Nature Park Enhancement Area.
   …

The University is proposing to restore and enhance 136.4 acres of North Campus Open Space, which is comprised of the former Ocean Meadows Golf Course (63.8 acres), Whittier Parcel (3.70 acres) and South Parcel properties (68.9 acres). The proposed NCOS Restoration project includes restoration of the historic northern extent of the Devereux Slough, primarily on the former golf course property, and restoration of portions of South Parcel. Additionally, the

restoration project includes recontouring/reconfiguring of the existing Ocean Meadows Golf Course and South Parcel; restoration and enhancement of wetland and transitional and upland habitats; removal of non-native trees; and construction of public access and passive recreation amenities such as trails, interpretive signage, four pedestrian bridges/crossings, public access parking lot, and viewing stations. Restored areas would be revegetated with native species to re-create a diverse range of habitats. Lastly, the proposed restoration project includes approximately 520,160 cu. yds. of associated grading (260,080 cu. yds. of cut, 260,080 cu. yds. of fill and 0 cu. yds. of export).

The proposed North Campus Open Space Restoration Project is consistent with the "Open Space" land use designation assigned to the subject sites as shown in Figure D.1 "Land Uses" of the certified LRDP. Consistent with Policy LU-19 and LU-21, the proposed project includes open space preservation, coastal wetlands and wildlife habitat conservation and restoration, public access, passive recreation, research and environmental education. Furthermore, the proposed project includes maintaining coastal access parking within the existing developed parking lot on the former Ocean Meadows Golf Course.

In addition, the proposed restoration and public access improvements are consistent with the kind, intensity, and location of development allowed under LRDP policies LU-19, LU-21 and OS-03. Furthermore, the proposed project implements Policy OS-4, which states that 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.

Therefore the proposed project, as conditioned, is consistent with the certified LRDP policies which list the kind, size, level of intensity, and location of the development allowed on the site.

4. Public Access

Section 30210 of the Coastal Act, which has been incorporated in the certified Long Range Development Plan, requires that maximum public access be provided:

> 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.

Section 30252 of the Coastal Act, states in part:

> 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.

The certified LRDP also contains policies to ensure maximum public access, including trails and coastal access parking, is provided on the Campus consistent with Sections 30210 and 30252 of the Coastal Act.

Policy PA-01 states:

> 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 recreation uses of the beach at all times, except as provided in Policy PA-06.

Policy PA-02 states:

> 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-09 states:

> 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.

Policy PA-11 states:

> 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 trail routes, including trail type, allowed users, and locations. The alignment 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 spaces areas, the siting and design of such routes shall be subject to Policy ESH-03.

Coastal Act Section 30252 requires that new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities. In past Commission action, the Commission has found that the availability of public parking constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways.

The University's certified LRDP incorporates by reference Coastal Act Sections 30210, 30211, 30212, 30212.5, 30213, 30214 and 30252 concerning coastal recreation and access. Therefore, it is necessary that the development proposed be consistent with the requirements of these policies. Coastal Act Sections 30212 and 30211 mandate that maximum public access and recreation opportunities be provided and that development not interfere with the public's right to access the coast. Section 30212 of the Coastal Act, as incorporated in the LRDP, 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 protections, and where adequate access exists nearby. In addition, Section 30213 requires that lower cost visitor and recreational opportunities be protected, encouraged and, where feasible provided. Section 30214 of the Coastal Act, as incorporated in the LRDP, 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. Section 30252 of the Coastal Act states, in part, that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities or providing substitute means of serving the development with public transportation. The certified LRDP also contains several public access policies that ensure the permanent protection and enhancement of public access resources and amenities on campus. For instance, Policies PA-01 through PA-04 and PA-9 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.

The University of California, Santa Barbara campus is situated along 2 ½ miles of coastline in Santa Barbara County. Public pedestrian access is available to and along the entire 2 ½ miles of coastline contiguous to the campus. As previously discussed, the proposed North Campus Open Space Restoration Project is located on a portion of the 238-acre UCSB North Campus, which is generally bordered by the City of Goleta to the east, west and north; and UCSB's West Campus to the south (Exhibits 1-3). Open space to the south of the project site is located on the West Campus and includes the Coal Oil Point Reserve and the Devereux Slough. The Ellwood Marine Terminal facility is also located on the West Campus and is south of and adjacent to the project site. The open space area to the west of the project site is the Ellwood Mesa, which is part of the Ellwood-Devereux Open Space Area.

The Ocean Meadows Golf Course was closed in 2013 after the parcel was purchased by the Trust for Public Land, who then donated the property to UCSB with the obligation that it be maintained as permanent open space; that the site provide passive recreation opportunities to the public; that the site provide coastal wetland and wildlife habitat; that the University implement

conservation and restoration programs on the site, and that the site be used for research and environmental activities. After its closure in 2013, the property has been used by the public for walking and other active and passive forms of recreation. Similar to the former golf course property, South Parcel is also used extensively by the public for active and passive forms of recreation and access along a network of trails that have been developed on the site. Additionally, the site is adjacent to Ellwood Mesa, an open space area to the west of the project site that is also used heavily by the public for walking and other active and passive forms of recreation.

The NCOS restoration project would restore and enhance 136.4 acres of habitat as well as provide, construct, and maintain public access and passive recreation amenities such as trails, interpretive signage, four pedestrian bridges/crossings, public access parking, and viewing stations. This project represents a commitment to preserving and protecting large contiguous open space and habitats while maintaining public access along designated trails and accessways in a manner that maximizes habitat values.

Specifically, the University is proposing a network of trails and bridges on the former golf course property and South Parcel. The project includes thirty spaces within an existing parking lot that will be designated for public access parking. Additionally, a gathering area near the existing parking lot is also proposed. The gathering area will include a decomposed granite gathering space with seating, concrete ramps and decomposed granite walkways, interpretive panels, coastal access signage, pet stations, and a temporary nursery and maintenance storage area. Additional details are provided below.

Trails

The trail network will consist of a primary trail, secondary trails, and tertiary trails. The trail network is designed to be adaptive to sea level rise, provide ADA accessibility, and limit impacts from people to the restored wetlands.

The primary trail will be 1.2 miles long and 10 to 12 feet wide. The trail surface will be a soil/gravel road base. The primary trail will be multi-use, except for equestrian usage, and accessible year-round. Observations points and interpretive signage will be located along the trail. Nine culverts will be installed under the primary trail along the northern portion of the project site to drain runoff from the site and into Devereux Slough. Seating and boulders will provide rest areas along the trail, and dog waste receptacles will also be located along the trail.

Secondary trails on the project site will be 5 to 6 feet wide and will constitute approximately 1.25 miles in length. Most of the secondary trails will be located on the South parcel. Trail surfaces with either be native soils or Class 2 base rock.

Approximately 0.15 mile of tertiary trails will be constructed on the project site. These trails will be 3 to 4 feet wide and located on South Parcel. The tertiary trails will be surfaced with native soils and will create loops off of the secondary trails. These trails are intended for seasonal use as conditions allow.

Four pedestrian bridges/crossings are proposed on the project site. Three bridges will be located directly on the primary trail, while the fourth bridge/crossing will be sited to create a shortcut in the primary trail on the northeastern portion of the project site.

Pedestrian Crossings/Bridges

Crossing/Bridge A will be located near the Sierra Madre Housing project and will cross between two seasonal wetlands that become hydrologically connected during storm flows. To maintain storm flows, the proposed crossing is a 12-foot wide, 100-foot long concrete bridge with five drainage culverts. The bridge is designed primarily for pedestrians and bicycles; however, it is also designed to support maintenance vehicles to allow for the Goleta West Sanitary District to access sewer manholes. Crossing/Bridge B will be located on the northeastern portion of the golf course parcel and will cross several small channels that drain from Whittier Parcel. The low-rise timber boardwalk would be approximately 200 feet by 12 feet wide. It is expected that this crossing would be a shallow crossing and would be inundated during larger storms. No vehicle loads would be placed on the structure.

The proposed Crossing/Bridge C will create a shortcut in the primary trail and allow for access over the restored eastern arm of the Devereux Slough. As proposed, the crossing will be composed of either two or three prefabricated spans estimated at 10 feet wide by 100 feet long for a total length of 200 feet or 300 feet. The steel bridge will be supported by concrete abutments and concrete supports. Crossing/Bridge D will replace an existing bridge that crosses Phelps Creek. The current bridge supports pedestrians, cyclists, and light maintenance vehicles, and the new bridge will do the same. The bridge will be 100 feet long and 10 feet wide and will be supported by concrete abutments. Crossing/Bridge D will be sited approximately 50 feet downstream of the existing bridge. It is proposed that the new bridge and bridge location will allow for expansion of the size and function of this portion of the channelized creek as well as allow for a 100-year storm event without increasing flood risk or impacts.

In addition to Crossings A-D, a public petition with approximately 130 signatures was provided to the Commission requesting an additional crossing of Devereux Creek in the northwest portion of the project to serve neighboring residents and others in the local community. The letter accompanying the petition characterizes this restoration project as resulting in a “loss” of public access since residents are currently crossing through Devereux Creek to get to the trails in the open space. Instead of going through the Creek as they do now, the local community would have to use the expanded trail system along the outer perimeter of the NCOS Project site to access those same open space trails. The petition states that without the footbridge proposed pursuant to the petition, public access from approximately the confluence of Phelps Creek and Devereux Creek to the open space would require a longer route, approximately 3,150 feet (0.6 mile) to the west or 4,752 feet (0.9 mile) to the east.

As described above, the project has been designed to provide a trail system along the entire northern perimeter of the restoration area as well as smaller loops and nature trails on the South Parcel to open up access to the restored uplands south of Devereux Creek. The project includes 2.6 miles of new trails on the project site as well as the replacement of pedestrian bridges. The proposed trail system links to existing trails to provide access to the surrounding regional open

space and down to the beach. Specifically, the proposed trail system links to existing trails to provide public access along all outer perimeters of the NCOS Project area, and multiple new nature trails are proposed on the upland portion of the project. The trail system is sited with setbacks from the creek system with the exception of Crossing C. For these reasons, the Commission finds that the proposed coastal access amenities, including trails and bridges, provide adequate public access. Further, the effect of not providing a north-south footbridge over the restored channel does not represent a loss of existing public access because public access to the open space and beach continues to be provided, albeit in a different configuration that does not traverse the main body of the creek.

As discussed in more detail in Section V.B.1, Wetlands and Environmentally Sensitive Habitat Area, restoration is the primary purpose of the NCOS Project and it is designed consistent with the ESHA and Open Space provisions of the LRDP. Moreover, Commission's staff biologist Dr. Engel (see Exhibit 23), does not recommend approval of a bridge in this location because the petition-proposed footbridge would cross over the main channel of Devereux Creek and the restored upper slough introducing disturbance into the center of the restoration area which will result in diminished habitat values. (See details in Section V.B.1) Further, Crossing C already provides a short cut and viewing point of the restoration, and Crossing C is more appropriately located over the unnamed tributary rather than in the heart of the restoration. Also, Crossing C is more likely to serve a wider segment of the population given that it would be located closer to the proposed coastal access parking lot than the suggested footbridge location.

For the above reasons, the Commission finds that an additional footbridge is not necessary because public access is already maximized while ensuring protection of habitat values.

Parking

Coastal access is generally viewed as an issue of physical supply, and is dependent not only on the provision of lateral access (access along a beach) and vertical access (access from an upland street, bluff or public park to the beach), but also the availability of public parking. In past Commission actions, the Commission has found that the availability of public parking (including on-street parking) constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways. Section 30252 of the Coastal Act, incorporated by reference into the LRDP, states in part that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities or providing substitute means of serving the development with public transportation.

In this case, thirty spaces will be designated for public access parking in an existing developed area that was previously used for the former Ocean Meadows Golf Course parking lot and clubhouse. A portion of the former parking lot would be converted/striped to 30 public access parking spaces. The other portion of the former parking lot is outside of the project boundary and under private ownership. All parking on the NCOS site will be reserved for public access. The University is not proposing parking for any other university or residential parking uses. To ensure that coastal public access parking spaces are maintained, the Commission imposes Special Condition Six (6) requiring the uses of all parking spaces to be public coastal access

parking spaces. In addition, to encourage coastal access, Special Condition Six (6) requires that any parking fees required by the University for these 30 spaces must be in line with other University parking fees such that any fees charged for the coastal access parking lot shall not exceed the fee charged for a campus parking permit.

To ensure that public access is maintained during the construction process, the Commission imposes Special Condition Six (6) and Special Condition Seven (7) requiring that the University shall maintain public access to the beach and other opens spaces areas through the North Campus Open Space site, and shall install public access signs on the site to inform the public about availability of public access and parking, inform the public of limitations on use, and direct visitors to the designated trails and open space. Special Condition Seven (7) also requires the University to submit a Signage Plan for the review and approval of the Executive Director that adequately show the location, design, and language to be used for all signs to be installed.

Additionally, the implementation of construction activities will result in some potential temporary disruption to the public's ability to use the area from the removal and/or reconfiguration of existing trails, temporary construction fencing and staging areas during construction. Thus, in order to minimize these temporary impacts to public access, Special Condition Seven (7) also requires a description of the methods (including signs, fencing, or posts) by which safe public access to and around the site shall be maintained during construction activities.

For the reasons discussed above, the Commission finds that the proposed project would maximize public access on the project site while preserving habitat values. Therefore, the Commission finds that the proposed project, as conditioned in the NOID and CDP, is consistent with Sections 30211, 30212, 30210 and 30252 of the Coastal Act and with all relevant polices of the certified UCSB Long Range Development Plan related to public access and recreation.

5. Water Quality

Section 30230 of the Coastal Act, which has been incorporated in the certified Long Range Development Plan, 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, which has been incorporated in the certified Long Range Development Plan, 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.

The Commission recognizes that new development has the potential to adversely impact coastal water quality through the removal of vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as chemicals, petroleum, cleaning products, pesticides, and other pollutant sources. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes; reduce optimum populations of marine organisms; and may contribute to adverse impacts on human health. The University's certified LRDP incorporates by reference Coastal Act Sections 30230 and 30231 which mandate that marine resources and coastal water quality shall be maintained and where feasible restored, protection shall be given to areas and species of special significance, and that uses of the marine environment shall be carried out in a manner that will sustain biological productivity of coastal waters. Coastal Act Section 30253, also incorporated into the certified LRDP, requires among other things that erosion be minimized and site stability ensured.

The certified 2010 LRDP includes a comprehensive Water Quality (WQ) Program that consists of water quality protection policies (Policies WQ-01 – WQ-17) and implementation standards as detailed Appendix 3 of the certified LRDP. The LRDP policies address water quality protection measures during the siting and design phase, the construction phase, and the post-development phase. Specifically, Policy WQ-01 requires new development to 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.

As described previously, the proposed development consists of restoration and enhancement of 136.4 acres of North Campus Open Space. The proposed NCOS Restoration project includes restoration of the historic northern extent of the Devereux Slough, primarily on the former golf course property, and restoration of portions of South Parcel. The restoration project includes recontouring/reconfiguring of the existing Ocean Meadows Golf Course and South Parcel; expansion of Devereux Slough; restoration and enhancement of wetland and transitional and upland habitats; removal of non-native trees; and construction of public access and passive recreation amenities such as trails, interpretive signage, four pedestrian bridges/crossings, public access parking, and viewing stations. Restored areas would be revegetated with native species to re-create a diverse range of habitats. Additionally, the proposed restoration project includes approximately 700,000 cu. yds. of associated grading (350,000 cu. yds. of cut, 350,000 cu. yds. of fill and 0 cu. yds. of export). Approximately 350,000 cubic yards of soil will be excavated and placed as fill throughout the project site. The grading plan has been designed to restore historic hydrology to the site, while maintaining or improving existing levels of flood protection, as well as to mimic topography similar to what is observed at nearby references sites, including Coal Oil Point Reserve and Ellwood Mesa, while also providing opportunities for public access. Due to removal of topsoil and the alteration of topography on South Parcel at the time of golf course

construction, runoff from South Parcel currently contributes to sedimentation and diminished water quality in the lower Devereux Slough.

The 136.4-acre site proposed for restoration is located at the downstream end of the Devereux Watershed, which is a 3.5 square mile watershed that include Devereux Creek, Phelps Creek and several unnamed tributaries. Devereux Creek and Phelps Creek are the main sources of freshwater flow on the project site. Devereux Creek extends from east to west over a distance of approximately 1.3 miles, starting near the Santa Barbara Shores property in Goleta and ending at the Devereux Slough. Water flow in Devereux Creek is mostly ephemeral and normally lasts no more than a few days beyond any particular rainfall event; however, some runoff, presumably from upstream landscaping, may occur throughout the year. Ponding occurs in the few depressions that exist in the creek bed, but otherwise standing water is normally not present in Phelps Creek. Phelps Creek originates in the foothill areas north of the City of Goleta. On the project site, the creek drains to the eastern end of Devereux Creek on the golf course parcel. This segment of the Phelps Creek is a shallow, straight channel with a defined bed and bank that supports freshwater marsh. Storm water runoff from residential areas adjacent to the project site is also a source of freshwater on the golf course parcel. Runoff from residential areas to the north flows under Whittier Road and across the Whittier Parcel in a channel that culminates at an isolated depression on the northern margin of golf course. Storm water runoff from the Storke Ranch neighborhoods, which is east of the project site, flows beneath Storke Road and into an unnamed channel that is a tributary to Devereux Creek.

Storm water outfalls enter Phelps Creek from the east and west, just upstream of its confluence with Devereux Creek on the golf course parcel. A storm drain that conveys runoff from the western end of Scripps Crescent Street discharges to Devereux Creek on the project site. Furthermore, a storm drain that conveys runoff from the eastern end of Scripps Crescent Street, and another drain that conveys runoff from Whittier Drive, both discharge to an isolated wetland in the northeastern portion of the golf course. A culvert under Whittier Drive also delivers storm flows to this wetland via an open ditch. Stormflows from the West Campus Apartments flow in a storm drain to an outlet on the southeast wingwall of the Devereux Creek Bridge, on Venoco Road, directly into Devereux Slough. Lastly, the entire South Parcel drains southeasterly to two 24-inch corrugated metal pipes under Venoco Road and into the Devereux Slough. Subsequent to the construction of the golf course, a series of diversion ditches were constructed to channel runoff to the lower Devereux Slough, however, the ditches quickly eroded into deeper gullies with bare vertical slopes. A debris basin was built, but quickly filled with sediment and now supports a dense thicket of willows.

Temporary Haul Roads and Staging Area

Access to the project site for construction vehicles would be from Whittier Drive and Venoco Road. The primary stating areas for the Project would be located north of and adjacent to Venoco Road on the South Parcel; and on the Whittier Parcel and former golf course parking lot. Soil excavated from the golf course and Whittier Parcel would be transported by truck to the South Parcel, and temporary haul roads that cross on-site creeks would be located where there are existing golf course path culverts, or where a temporary dry season culvert would be installed. Creation and use of the temporary haul roads have the potential to cause localized sedimentation

impacts to the on-site creeks. Temporary BMP measures would be required at all the haul route crossings to minimize disturbances and impacts to the creek, and would be installed as required by LRDP Policies WQ-2, WQ-9 and WQ-10. The University has contingency plans to control erosion and sediment runoff with BMPs such as revegetation, fiber rolls, erosion control blankets, hydromulching and temporary basins. The proposed temporary crossings will be designed to be removed within 2 days of a predicted major rain event is forecasted during the construction period. Special Condition Fourteen (14) requires the University to submit final interim erosion control plans to reduce erosion for all disturbed portions of the project area, including grading activities. Special Condition Fourteen (14) specifies that the final interim erosion shall include a plan detailing the final design for the stream channel crossing to be employed that avoid or minimize impacts to water quality.

Dewatering and Water Diversion

Grading and recontouring of the project site is integral to the proposed project's mains objective to expand the creek's capacity, enhance circulation, and restore habitat. Implementation of the project would require temporary dewatering of Phelps and Devereux Creeks. Dewatering activities will occur during Phase 2 of the project. Depending on the hydrologic conditions during construction, it may be necessary to bypass flow around some or all grading segments while active grading is occurring. Flow bypass would be achieved using a temporary pump and pipe system or by constructing a temporary bypass channel.

The use of coffer dams and flow bypass systems may be required at the locations of the proposed Phelps Creek Bridge (Bridge D) and the eastern slough arm (Bridge C) during construction. Dewatering may also be needed for the installation of grade control structures on Phelps Creek. Water diversion is anticipated to occur at the location of the sill under the Venoco Road Bridge when it is removed to limit potential water quality impacts downstream in the Devereux Slough. A temporary sediment basin will be constructed at the downstream limit of Devereux Creek on the project site, immediately upstream of the sill at the Venoco Road Bridge. Creek flows and groundwater encountered during the construction period would be routed into this basin to allow for sediment removal prior to discharge into the lower slough. Additionally best management practices will be implemented throughout the project site to ensure that sedimentation and increased turbidity are minimized or avoid during project construction to minimize the transport of fine sediments onto the Coal Oil Point Reserve, Devereux Slough and Pacific Ocean.

The proposed restoration and enhancement of North Campus Open Space is expected to improve water quality over existing conditions, and increase tidal action and a reduction in stagnant water ponding. To ensure that the University's proposed best management practices are adequately implemented, Special Condition Fifteen (15) requires the University to submit a Final Dewatering Plan, for the review and approval of the Executive Director. The plan must incorporate all U.S. Fish and Wildlife Service (USFWS) requirements into the plan for species removal and relocation, and the special condition also requires pre-construction surveys, construction personnel training, biological supervision of species removal and relocation, post-construction surveys, and post-project monitoring reports.

Construction Activities

The beach, marine environment, and coastal waters could also be temporarily impacted as a result of the implementation of project activities by unintentionally introducing sediment, debris, or chemicals with hazardous properties during construction activities. To ensure that construction material, debris, or other waste associated with project activities does not enter the water, the Commission finds Special Condition Fourteen (14) is necessary to define the University's responsibility to ensure proper disposal of solid debris and material unsuitable for placement into the marine environment. As provided under Special Condition Fourteen (14), it is the University's responsibility to ensure that no construction material, debris or other waste is placed or stored where it could be subject to dispersion. Furthermore, Special Condition Fourteen (14) assigns responsibility to the University that any and all construction debris and trash shall be properly contained and removed from construction areas within 24 hours. Special Condition Fourteen (14) also specifies that construction equipment shall not be cleaned within ESHA or wetlands.

LRDP Policy WQ-10 requires grading operations, which have the potential to deliver sediment to wetlands, environmentally sensitive habitat areas, or coastal waters to be scheduled during the dry months of the year (May through October). However Policy WQ-10 allows for the construction timeline to 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. The University is proposing to begin Phase 1, which includes grading and planting of the mounds and bioswales and construction of the base for the primary trail, during a portion of the rainy season. The phases of grading are split into two: with the initial Phase 1 grading to occur on the north and east perimeters of the site to the maximum extent feasible and the majority of the grading to occur in Phase 2 which can be accommodated during the dry season. The Phase 1 grading footprint starts at the northern and eastern project boundaries and extends past the planned primarily trail corridor, to the edge of Phelps Creek (Exhibit 15). This limited grading footprint consists of mostly upland areas with gentle topography, and is away from Devereux Slough. The University has contingency plans to control erosion and sediment runoff with BMPs such as revegetation, fiber rolls, erosion control blankets, hydromulching and temporary basins. The proposed temporary crossings will be designed to be removed within 2 days of a predicted major rain event is forecasted during the construction period. Therefore, the Commission finds that Phase 1 grading that begins after February 1st will not result in any adverse impacts to water quality resulting from grading during constriction, as long as all appropriate erosion and sedimentation control measures are implemented during construction activities.

To ensure grading operations minimize the potential to deliver sediments to wetlands, environmentally sensitive habitat areas, or coastal waters, Special Condition Seventeen (17) restricts grading operations to only take place during the dry season, except for the minimum project components in Phase 1 to restore areas between the creek and the developed residential areas to the north and east of the site, including preparations for the coastal trail. The grading areas in Phase 1 that are allowed to occur during the rainy season are depicted on Exhibit 21. Furthermore, Special Condition Seventeen (17) requires erosion control measures to be used in

all areas where the ground is disturbed to stabilize the site during the rainy season during Phase 1.

Special Condition Fourteen (14) requires the University to submit final interim erosion control plans to reduce erosion for all disturbed portions of the project area, including grading activities. Special Condition Fourteen (14) specifies that erosion control measures shall be implemented prior to and concurrent with grading operations and that all sediment shall be retained onsite. Additionally, should grading or other work cease for a period of 30 days, the site shall be stabilized with geotextiles or mats, sand bag barriers, silt fencing, temporary sediment basins or swales. Special Condition Fourteen (14) requires measures to minimize the area of bare soil exposed at any one time, including phased grading. Furthermore, to ensure that such temporary impacts to the adjacent wetland/ESHA areas on site are minimized, Special Condition Thirteen (13), requires the University to submit a final construction staging and fencing plan indicating that the construction zone, construction staffing area(s) and construction corridor(s) shall avoid impacts to wetlands and ESHA.

In an effort to restore the hydrologic regime of the project site and increase tidal connection within the downstream reach of Devereux Creek, the project also includes the removal of the sheet pile sill located near the Devereux Creek Bridge. The sill was installed when the golf course was constructed to reduce tidal flow onto the golf course property and to capture sediment from Devereux Creek prior to discharging into Devereux Slough. The sill would be removed to increase hydraulic connectivity between the Devereux Slough and the project site. Following the removal of the sill it may be necessary to install scour protection (riprap or weir system) along the expanded channel banks and/or channel bottom in the vicinity of the bridge to limit scour that would have the potential to adversely affect the bridge abutments and pilings. Scour protection is not being proposed in this project, therefore any future proposed rip rap will require approval of a new coastal development permit.

Additionally, the Commission finds that stockpiled materials and debris have the potential to contribute to increased erosion, sedimentation, and pollution. Policy WQ-11 prohibits the storage or deposition of excavated materials on campus where such material will be subject to storm runoff in order to minimize soil erosion and sedimentation of coastal waters. Therefore, consistent with Policy WQ-11, in order to ensure that debris material will not be stockpiled on site, Special Condition Sixteen (16) requires the University to remove all debris material, such as debris resulting from the demolition of existing structures, from the site to an appropriate location permitted to receive such material. Should the disposal site be located in the Coastal Zone a separate coastal development permit or notice of impending development may be required.

Overall, the proposed restoration is expected to increase water quality by reducing fine sediments accumulation, which in turn will allow water flow to increase, resulting in less stagnant water. Revegetation of the site is expected to enhance overall habitat quality and is not expect to adversely impact water quality. Although there may be inadvertent short term impacts to water quality during construction due to increased turbidity and disturbance of areas of the site with fine sediments, overall water quality is expected to improve as a result of the project over the

long term, as discussed throughout this report. Discussions of the long-term benefits of this project are discussed in the November 22, 2016 memorandum prepared by the Commission's Ecologist, Dr. Jonna Engel (hereinafter "Dr. Engel Memorandum"), which is incorporated as if set forth in full herein.

For the reasons discussed above, the Commission finds that the proposed project, as conditioned in the NOID and CDP, is consistent with Sections 30230 and 30231 of the Coastal Act and with all relevant polices of the certified UCSB Long Range Development Plan related to protection of coastal waters and water quality.

6. Hazards and Geological Stability

Section 30232 of the Coastal Act, as incorporated into the certified LRDP, 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 30253 of the Coastal Act, as incorporated into the certified LRDP, states:

> *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.*

In addition, the Long Range Development Plan contains several hazard policies and provisions which emphasize the avoidance of geologic hazards to minimize the risks to life and property.

Policy GEO-01 states:

> New development proposals shall be supported by geotechnical and soil studies conducted by a California-licensed geologist or 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.

Section 30253 of the Coastal Act, incorporated by reference into the University's certified 2010 LRDP, states that the design and siting of any new development assure stability and structural integrity and not create erosion, instability, or destruction of the site or surrounding areas. Additionally, the certified 2010 LRDP includes hazard policies which emphasize the avoidance of geologic hazards to minimize the risks to life and property, including setbacks from seismic hazards and along bluff tops. Policy GEO-01 requires that new development proposals be supported by geotechnical and soil studies conducted by a geologist or geotechnical engineer, as appropriate, to determine technical requirements for adequate building foundation and infrastructure designs. These studies must include an appropriate foundation and infrastructure designs and evaluate seismic or liquefaction hazards that may affect the subject site. Additionally, Policy GEO-11 requires new development to 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.

The natural topography of the project site has been extensively modified. Land on the project site was cleared for grazing and agriculture starting in the 1800's. More substantial changes to the site resulted from the removal of topsoil and filling of the northern portion of the Devereux Slough to construct the Ocean Meadows Golf Course and for other land development. Slopes on the golf course parcel range from zero to 10 percent, and elevations range from five to 15 feet above sea level. The South Parcel slopes generally to the northeast, and the project area ranges in elevation from approximately fifteen feet above sea level along the property's eastern border, and approximately 72 feet above sea level near the southwest portion of the project site. Average slopes range between five to 30 percent.

As previously described, the proposed development consists of restoration and enhancement of 136.4 acres of North Campus Open Space. The proposed NCOS Restoration project includes restoration of the historic northern extent of the Devereux Slough, primarily on the former golf course property, and restoration of portions of South Parcel. The restoration project includes recontouring/reconfiguring of the existing Ocean Meadows Golf Course and South Parcel; expansion of Devereux Slough; restoration and enhancement of wetland and transitional and upland habitats; removal of non-native trees; and construction of public access and passive recreation amenities such as trails, interpretive signage, four pedestrian bridges/crossings, public access parking, and viewing stations. Restored areas would be revegetated with native species to re-create a diverse range of habitats. Additionally, the proposed restoration project includes approximately 700,000 cu. yds. of associated grading (350,000 cu. yds. of cut, 350,000 cu. yds. of fill and 0 cu. yds. of export). Grading and recontouring of the project site is integral to the proposed project's mains objective to expand the creek's capacity, enhance circulation, and restore habitat.

Approximately 350,000 cubic yards of soil will be excavated and placed as fill throughout the project site. The grading plan has been designed to restore historic hydrology to the site, while maintaining or improving existing levels of flood protection, as well as to mimic topography

similar to what is observed at nearby references sites, including Coal Oil Point Reserve and Ellwood Mesa, while also providing opportunities for public access. Grading and construction on the site will be conducted in two phases. The first grading phase (Phase 1) is proposed to occur in late Winter 2017. The second grading phase (Phase 2) is proposed to occur between April and October 2017. In conjunction with grading, existing golf course infrastructure, including golf cart paths, irrigation system components, culverts, and the clubhouse, will be demolished and removed as appropriate during each phase.

Pursuant to Policy GEO-01, the University has submitted the following geotechnical report for the proposed North Campus Open Space Restoration Project: "Geotechnical Engineering Report UCSB North Campus Open Space Restoration dated May 26, 2016, prepared by Earth Systems Pacific. This report addresses the geologic conditions on the site, including drainage, subsurface condition, groundwater, landslides, faulting, and seismicity. The geologic consultants have found the geology of the proposed project site to be suitable for the proposed structures and improvements, which include the four pedestrian crossings/bridges. The Project will assure stability, structural integrity, and not create erosion, instability or destruction of the surrounding areas. Therefore, the Commission finds that the project meets the conditions required in Policy GEO-01. To ensure that the recommendations of the consultant have been incorporated into all proposed development, the Commission, as specified in Special Condition Two (2), requires the University to comply with and incorporate the recommendations contained in the submitted geologic reports into all final design and construction, and to obtain the approval for the geotechnical consultants prior to commencement of construction.

Flooding

Flooding conditions on the project site are influenced by storm water runoff and whether the Devereux Slough mouth is open or closed to the ocean. Flooding is exacerbated when the slough mouth is closed by accumulated sand, which blocks outflows to the ocean. When water within the slough rises sufficiently to open the slough mouth, flooding conditions are abated as flood water is able to drain to the ocean. Flooding on the project site may occur during winter and spring months and is generally in response to high rainfall events when freshwater runoff may exceed the capacity of Devereux Creek. Since much of the lower portion of the Devereux Creek watershed has been developed with urban uses, rainstorms lead to rapid flooding that quickly subsides to low flows. The Flood Insurance Rate Maps (FEMA, 2012) that depict the project site indicate that most of the Ocean Meadows Golf Course and Whittier parcels are located within the designated 100-year floodplain. Most of the South Parcel is located outside of the 100-year floodplain.

The goal of the NCOS Restoration Project is to restore the hydrologic regime of the project site and increase tidal connection within the downstream reach of Devereux Creek. Under existing conditions the 100-year flood plain, as defined by the FIRM map (2012), shows water surface elevations at 12 feet in the lower slough, 16 feet at the Devereux Creek Bridge, and increasing to 17 feet at Phelps Creek. The proposed excavation would lower the bed and bank profile of Devereux Creek and the tributary areas and create additional water storage capacity. This excavation is anticipated to lower flood levels (i.e. water surface elevations) by approximately one to two feet when compared to existing conditions. In addition, the sheet pile sill at Venoco

Road would be removed, which would improve the channel conveyance capacity and also reduces water surface elevations and 100-year flood plain area. Reductions in water surface elevations within Devereux Creek would also likely improve flooding conditions within the residential neighborhoods to the north and may result in existing residences being removed from the FEMA floodplain.

The project includes four pedestrian bridges/crossings to enhance the public access component of the project and provide educational opportunities. The proposed primary trail system is designed to remain out of the 100- year floodplain while secondary and tertiary trails may be inundated after large storm events. The proposed trail system would be designed to accommodate periods of temporary inundation.

The proposed trail system would also include the following bridge facilities. The location of the bridges are depicted on Exhibit 12.

- Bridge A. This pedestrian crossing culvert would be located near the Sierra Madre Housing project and would cross the unnamed tributary to Devereux Creek. This bridge would be a paved crossing over a culvert and would be approximately 100 feet long by 12 feet wide.

- Bridge B. This structure would be a boardwalk located on the northeastern portion of the golf course parcel and would cross several small channels that drain from the Whittier Parcel. The low-rise timber boardwalk would be approximately 100 feet long by 12 feet wide. It is expected that this crossing would be a shallow crossing and would be inundated during larger storms. No vehicle loads would be placed on the structure.

- Bridge C. This bridge would be constructed of steel, would be located on the eastern portion of the project site, and would cross the unnamed tributary to Devereux Creek. The bridge would be approximately 300 feet long by 12 feet wide, and supported by cast in drilled hole piles placed at approximately 100-foot intervals. The bridge would be above flood water elevation and able to support a maximum weight vehicle of 5,000 pounds. To minimize costs, the University's proposed project indicates that the bridge length may be shortened to approximately 200 feet by using lengthened soil earth embankment approaches.

- Bridge D. This bridge would be constructed of steel and would cross Phelps Creek on the northern portion of the project. The bridge would be approximately 100 feet long by 12 feet wide, and supported by cast in drilled hole piles placed at approximately 100-foot intervals. The bridge would be inundated during larger storms and would able to support a maximum weight vehicle of 5,000 pounds.

Bridges C and D would be span bridges that would minimize impacts to the proposed tidal channel and Phelps Creek, respectively, and would also minimize impacts to biological resources. Bridge pilings would be sized and located to minimize intrusion into proposed subtidal channels while providing the structural integrity necessary for load requirements.

Bridges C and D would be located above the 100-year flood event (approximately one foot of freeboard) so flows would not be impeded during large storm events. Additionally, the design for proposed bridges A & B will account for overtopping of flood waters during large storm events. Appropriate scour and erosion measures would be designed on both sides of the bridge to protect the channel bed and banks around the crossing.

Sea Level Rise

The Commission's Sea Level Rise Policy Guidance, Adopted August 12, 2015, describes four general categories of adaptation strategies: Accommodate, Protect, Retreat, or Hybrid. The proposed project is an example of a retreat option. Retreat strategies are those strategies that relocate or remove existing development out of hazard areas and limit the construction of new development in vulnerable areas. Retreat strategies include measures to encourage managed retreat such as acquisition and buy-out programs, transfer of development rights programs, removal of structures where the right to protection was waived, and preservation and conservation of open space.

In this case, the project includes permanent preservation and conservation of open space as well as restoration of the upper Devereux Slough. A primary component of the project consists of removal of 350,000 cu. yds. of fill material that was previously deposited into the historic footprint of the slough to create the golf course. This project proposes to remove the previous golf course fill, increasing the volumetric capacity of Devereux Creek and its unnamed tributary. In addition the project includes removal of a sheetpile sill at Devereux Creek Bridge to restore a more natural tidal regime.

Future sea level condition effects on the project's design were considered using a "Quantified Conceptual Model" (QCM). The main effect of sea level rise related to the project would result in shifting tides upward relative to the site topography so that typical tides will cover mudflat and salt flat areas more frequently if marsh accretion cannot keep pace with the rise in water levels. Currently, oceanic high tide levels are below most of the salt flats in the lower Slough, and are blocked by the sill at the Devereux Creek Bridge. With sea level rise of three (3) feet by 2100, the intertidal volume of the project site is expected to increase by roughly 100 to 350 percent, more frequently drowning the salt flats and the project site upstream of the sill. The larger intertidal volume would lead to longer open-mouth conditions after mouth breaches occurred, but larger inflows would be needed for breaches to occur because the site would hold more runoff.

By maximizing the project design to accommodate a larger intertidal volume and support natural tidal processes as sea level rises, the project is intended to benefit the area by reducing existing risks on surrounding development from the effects of sea level rise. As discussed previously, the project includes development of several coastal access amenities such as trails, bridges, and a public gathering area. These amenities are located primarily on the periphery of the project area to minimize future risks from hazards related to sea level rise. In addition, these amenities are designed in a manner that would tolerate some level of inundation and/or could be removed or relocated.

As described above, the proposed project implements adaptation planning consistent with the Commission's Sea Level Rise Policy Guidance and minimizes risks to life and property related to sea level rise hazards consistent with the requirements of Coastal Act Section 30253, as incorporated into the certified LRDP.

For the reasons discussed above, the Commission finds that the proposed project, as conditioned in the NOID and CDP, is consistent with Sections 30232 and 30253 of the Coastal Act and with all relevant polices of the certified UCSB Long Range Development Plan with regards to geologic stability and hazards.

7. California Environmental Quality Act

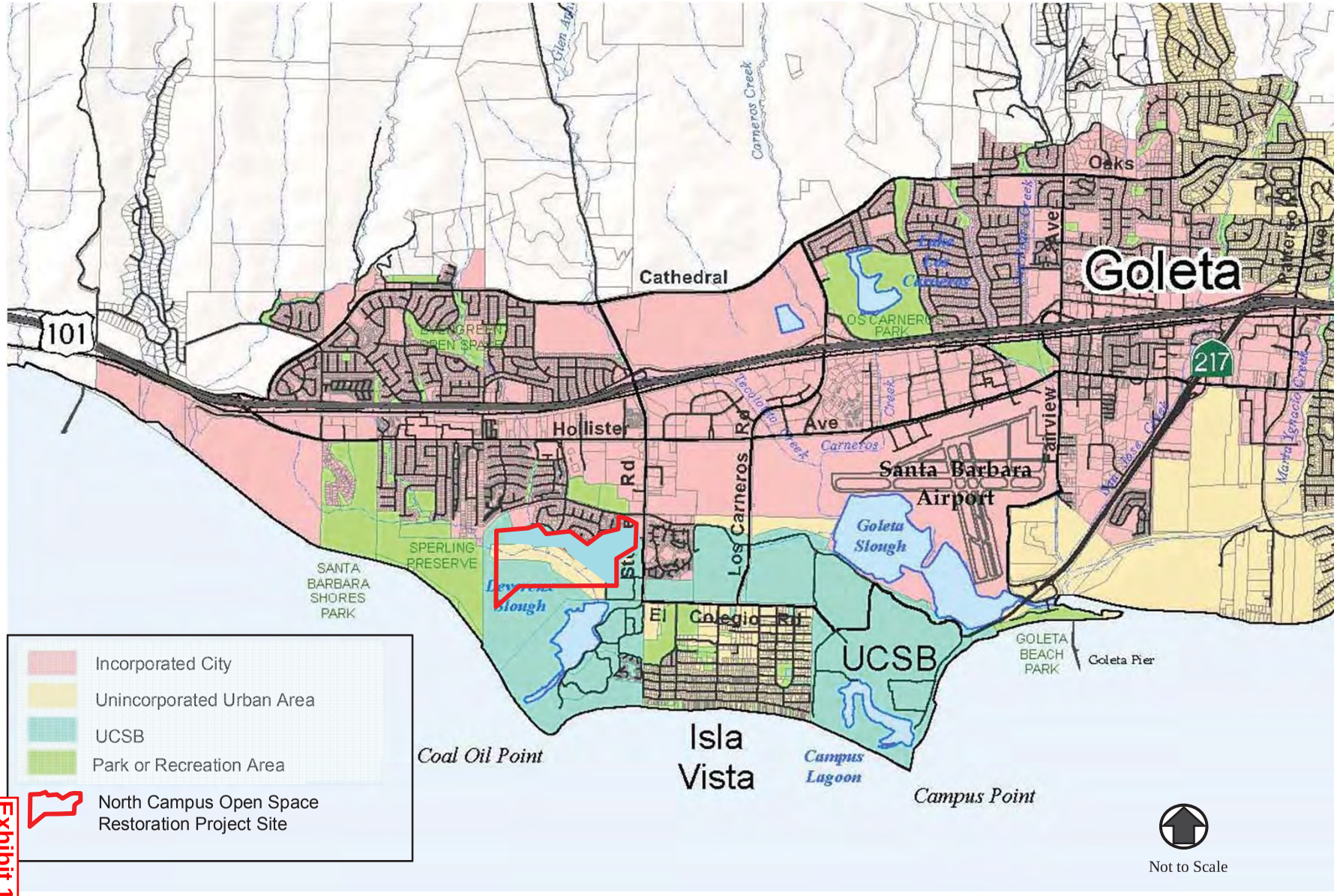
Pursuant to Section 21080.09(b) and (c) of the California Environmental Quality Act ("CEQA"), the University is the lead agency responsible for reviewing Long Range Development Plans and specific development proposals subject to LRDPs for compliance with CEQA. Here, the University prepared and certified a Mitigated Negative Declaration on March 2016.

As a responsible agency with authority to approve a Notice of Impending Development, as well as an agency with authority for issuing a CDP for portions of the proposed project in areas of the Commission's retained jurisdiction, the Commission has some CEQA responsibilities as well. Section 13096 of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications and Notices of Impending Development (NOID) to be supported by a finding showing that the application, as modified by any conditions of approval, is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of the Resources Agency has determined that the Commission's program of reviewing and approving LRDPs and CDPs qualifies for certification under Section 21080.5 of CEQA, thereby allowing the Commission to use this program in lieu of drafting an environmental impact report.

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 that would substantially lessen any significant adverse effect which the activity may have on the environment. For the reasons discussed in this report, the project, as submitted, is inconsistent with the governing LRDP and its coastal zone protection policies, and feasible alternatives are available that would substantially lessen significant adverse effects that the approval could have on the environment. The Commission has, therefore, conditioned the proposed Notice of Impending Development and Coastal Development Permit to include feasible measures adequate to ensure that all significant environmental impacts of the new, proposed development are avoided or mitigated to the extent feasible.

The Commission incorporates its findings on Coastal Act and LRDP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed in the preceding sections, the proposed development approved by this NOID and coastal development permit, as conditioned, is consistent with both the policies

and provisions of the certified 2010 Long Range Development Plan and the Coastal Act. Feasible mitigation measures that will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, that would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that both the Coastal Development Permit and the Notice of Impending Development, as conditioned herein, are consistent with CEQA, the Coastal Act, and the applicable polices and provisions of the certified Long Range Development Plan.



U.S. Fish & Wildlife Service
UCSB NCOS Restoration Project Environmental Assessment

FIGURE 1
Regional Location

Exhibit 1
Vicinity Map
CDP No. 4-16-0631 &
UCS-NOID-0006-16

Source: UCSB, 2015

U.S. Fish & Wildlife Service
UCSB NCOS Restoration Project Environmental Assessment

FIGURE 2
Project Site and Surrounding Land Uses

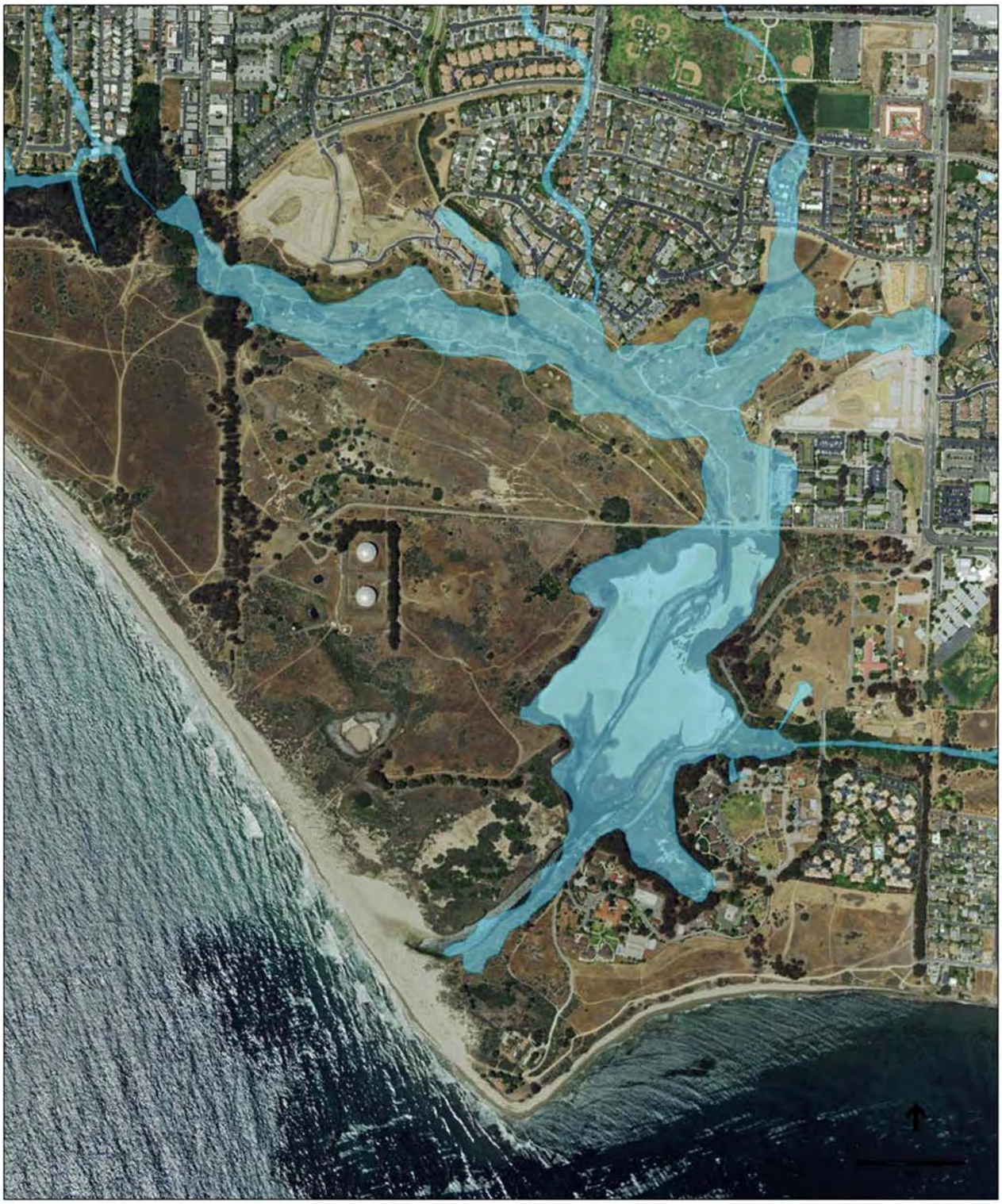
Exhibit 2
Project Site Boundary
CDP No. 4-16-0631 &
UCS-NOID-0006-16

Exhibit 3
Aerial Photo
CDP No. 4-16-0631 &
UCS-NOID-0006-16

Exhibit 4
1967 Aerial Photo
CDP No. 4-16-0631 & UCS-NOID-0006-16

University of California, Santa Barbara
North Campus Open Space Restoration Project

Figure 1.4-5
Historic Grading Near the Project Site



Source: UCSB, 2015

University of California, Santa Barbara

North Campus Open Space Restoration Project

Figure 1.4-10

Historic E

Exhibit 5
Historic Extent of Devereux Slough
CDP No. 4-16-0631 &
UCS-NOID-0006-16

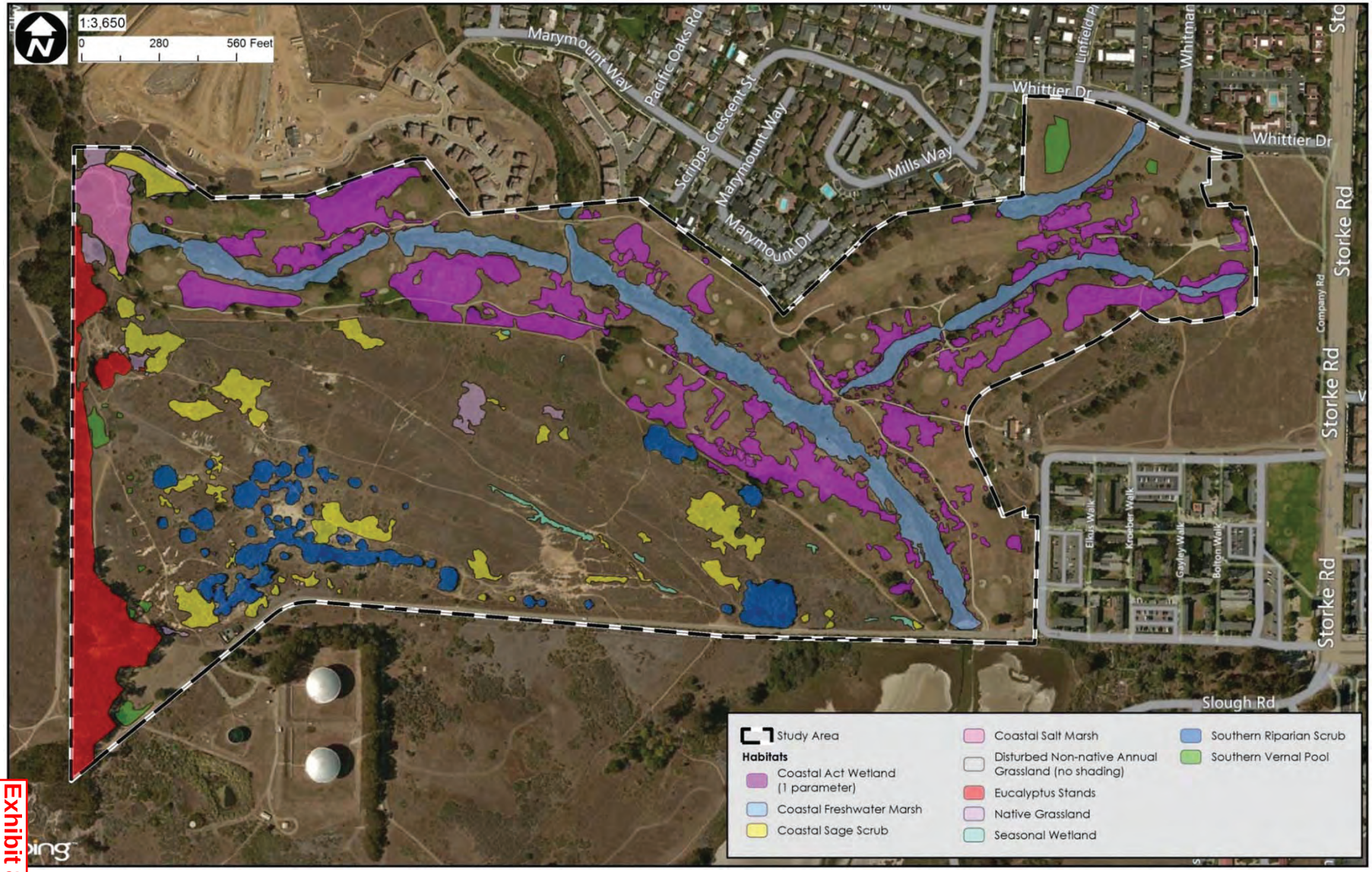
Exhibit 6
CDP & NOID Jurisdictions
CDP No. 4-16-0631 &
UCS-NOID-0006-16

G:\Planning\PJs\06-062 2010 LRDP\I-10.Misc\GIS\FigD1_LandUses_11x17.mxd Date: 6/13/2016

Exhibit 7
Certified 2010 UCSB LRDP
Land Use Map Figure D.1
CDP No. 4-16-0631 &
UCS-NOID-0006-16

Campus Planning & Design | LAND USES | 2014

Figure D.1



rce: Sage Institute, 2016

.S. Fish & Wildlife Service
CSB NCOS Restoration Project Environmental Assessment

FIGURE 3
Project Site Existing Habitat Types

Exhibit 8
Project Site Existing Habitat Types
CDP No. 4-16-0631 & UCS-NOID-0006-16

urce: Sage Institute, 2016

J.S. Fish & Wildlife Service
UCSB NCOS Restoration Project Environmental Assessment

FIGURE 4
Project Site Existing Waters and Wetlands

Exhibit 9
Wetland Determination
CDP No. 4-16-0631 & UCS-NOID-0006-16

HABITAT RESTORATION LEGEND

AQUATIC / SUBTIDAL	179,148 sf (4.11 acres)
MUDFLAT / SALT FLAT	266,374 sf (6.12 acres)
SALT MARSH	591,053 sf (13.57 acres)
HIGH MARSH / TRANSITION	753,928 sf (17.31 acres)
RIPARIAN	39,250 sf (0.90 acres)
NATIVE GRASSLAND	1,255,345 sf (28.82 acres)
COASTAL SAGE SCRUB	273,020 sf (6.27 acres)
SANDY DUNE ANNUAL	84,080 sf (1.93 acres)
BACK DUNE WOODLAND / SCRUB	78,068 sf (1.79 acres)
SEASONAL / VERNAL POND	150,883 sf (3.46 acres)
PLOVER NESTING AREA	131,186 sf (3.01 acres)
PASSIVE HABITAT ENHANCEMENT	1,005,906 sf (23.09 acres)
UPLAND CLAY ANNUALS	10,825 sf (0.25 acres)
BIOSWALE	14,457 sf (0.33 acres)
FRESH - BRACKISH WETLAND	5,011 sf (0.12 acres)

SCALE: 1"=120'-0"
0 60' 120' 240'

Figure 5
Habitat Plan

PRELIMINARY
NOT FOR CONSTRUCTION

VERIFY SCALE

PREPARED BY: ESA

SHEET TITLE: HABITAT RESTORATION PLAN

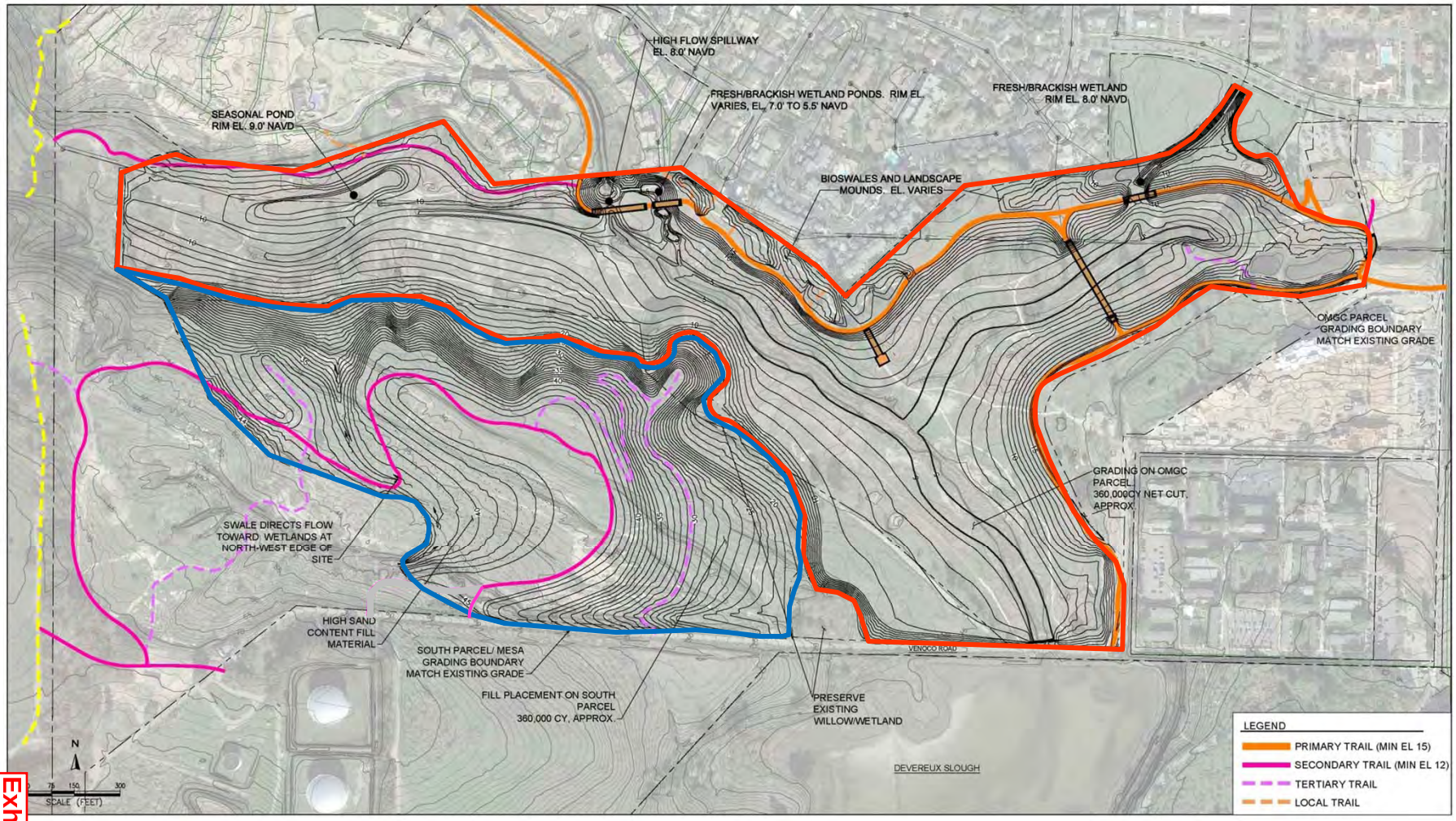
PROJECT: NORTH CAMPUS OPEN SPACE RESTORATION PROJECT

PREPARED FOR: UNIVERSITY OF CALIFORNIA SANTA BARBARA
SANTA BARBARA, CA 93106-1030

TRUE NATURE LANDSCAPE ARCHITECTURE

APPROVED
DESIGNED KJT
DRAWN KJT
INCHARGE B. BATTALIO C41756
SCALE AS NOTED
DATE 6/24/2016
SHEET FMXXXXX
LH-1 of 8

Exhibit 10
Restoration Plan
CDP No. 4-16-0631 & UCS-NOID-0006-16



Source: UCSB, 2015

Proposed Fill Area

Proposed Excavation Area

University of California, Santa Barbara

North Campus Open Space Restoration Project

Figure 2.3-1

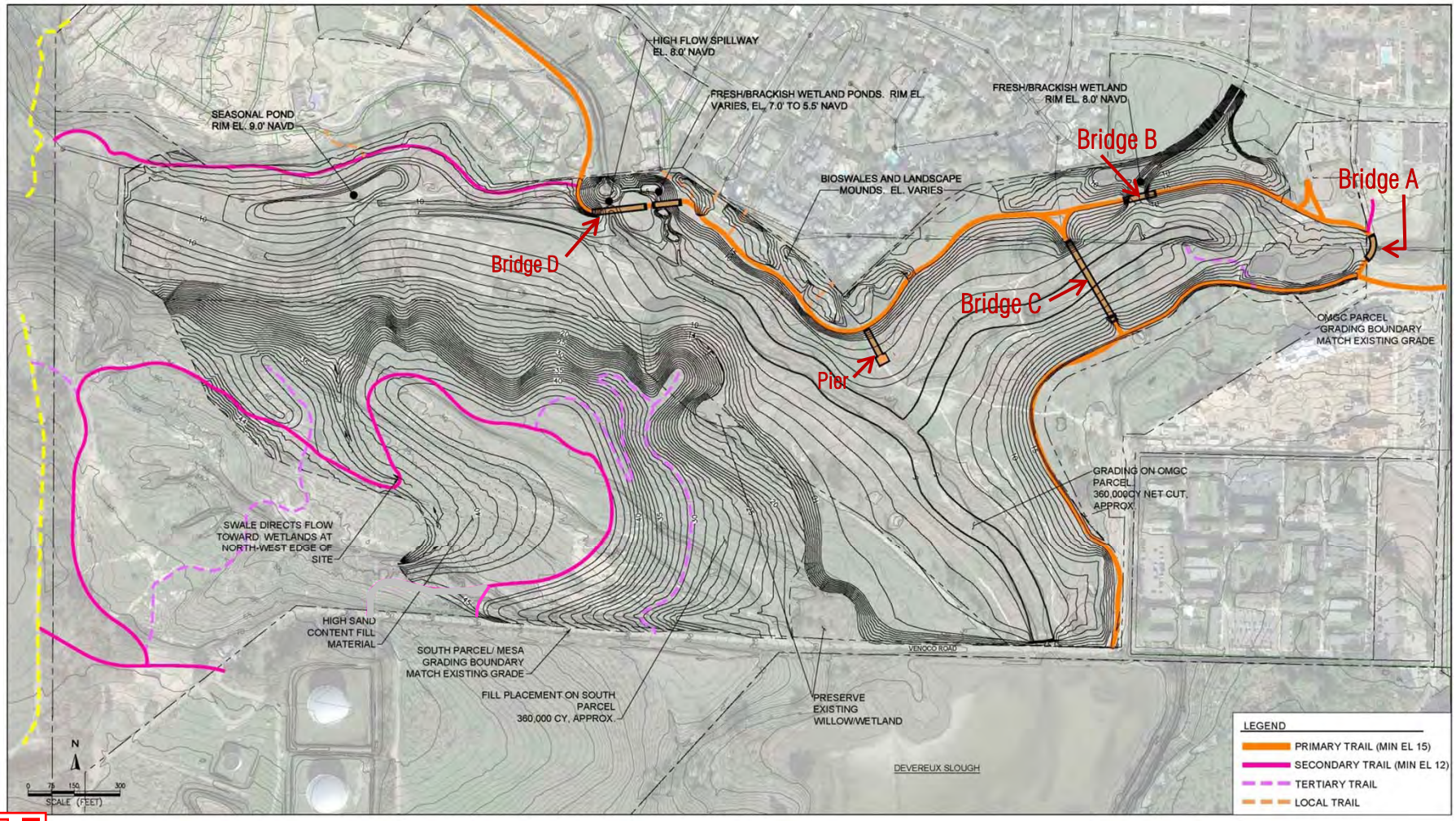
Proposed Grading Plan

Exhibit 11

Proposed Trail Locations

CDP No. 4-16-0631 &

UCS-NOID-0006-16



ource: ESA, 2016

Exhibit 12
Proposed Crossing/
Bridge Locations
CDP No. 4-16-0631 &
UCS-NOID-0006-16

iversity of California, Santa Barbara

orth Campus Open Space Restoration Project

Figure 2.7-1
Proposed Bridge Locations

Exhibit 13
Demolition Plan
CDP No. 4-16-0631 &
UCS-NOID-0006-16

CCC Original Jurisdiction Boundary

TREE TO SALVAGE AND STOCKPILE, TYP. (NOTE 3)

TREE TO REMOVE AND DISPOSE OFFSITE, TYP. (NOTE 6)

NATIVE PLANT SALVAGE AREA, TYP. (NOTE 4)

TREE TO REMOVE AND CHIP, TYP. (NOTE 5)

TREE TO PROTECT, TYP. INSTALL EXCLUSION FENCING AROUND PROTECTED TREES LOCATED NEAR GRADING ACTIVITIES (NOTE 2)

T AND SCHEDULE ON SHEET D–4 SHOWS ALL EXISTING TREES TO BE PROTECTED OR REMOVED. TREES SHALL BE EITHER:
ED IN PLACE (P.I.P.)
INTACT AND SALVAGED (SALVAGE)
WITH ROOT WAD INTACT AND SALVAGED (SALVAGE – VERTICAL)
AND CHIPPED (CHIP)
AND DISPOSED OFFSITE (DISPOSE OFFSITE)
ROTECTION FENCING AT ALL TREES AND OTHER VEGETATION TO REMAIN. SEE SPECS.
BE SALVAGED FOR FUTURE USE BY UNIVERSITY SHALL BE STOCKPILED ONSITE AT SUITABLE LOCATION APPROVED BY THE UNIVERSITY.
ELECT 60 TREE BRANCHES (15 FEET OR LONGER) PER SPECS.
TREES AND BUSHES SHALL BE CHIPPED AND TEMPORARILY STORED ONSITE FOR REUSE AS WOOD CHIP MULCH.
E TREES SHALL BE REMOVED AND DISPOSED OFFSITE.

LEGEND:

- TREE, P.I.P.
- TREE, REMOVE AND SALVAGE
- TREE, REMOVE AND SALVAGE (VERTICAL)
- TREE, REMOVE AND CHIP
- TREE, REMOVE AND DISPOSE OFF–SITE

N

0 60 120 240
SCALE (FEET)

VERIFY SCALE
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY.

TREE REMOVAL AND ENVIRONMENTAL PROTECTION

DRAFT 100% CD
NOT FOR CONSTRUCTION

Exhibit 14
Tree Removal Plan
CDP No. 4-16-0631 &
UCS-NOID-0006-16

PREPARED BY:
ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108
415.362.2300 phone

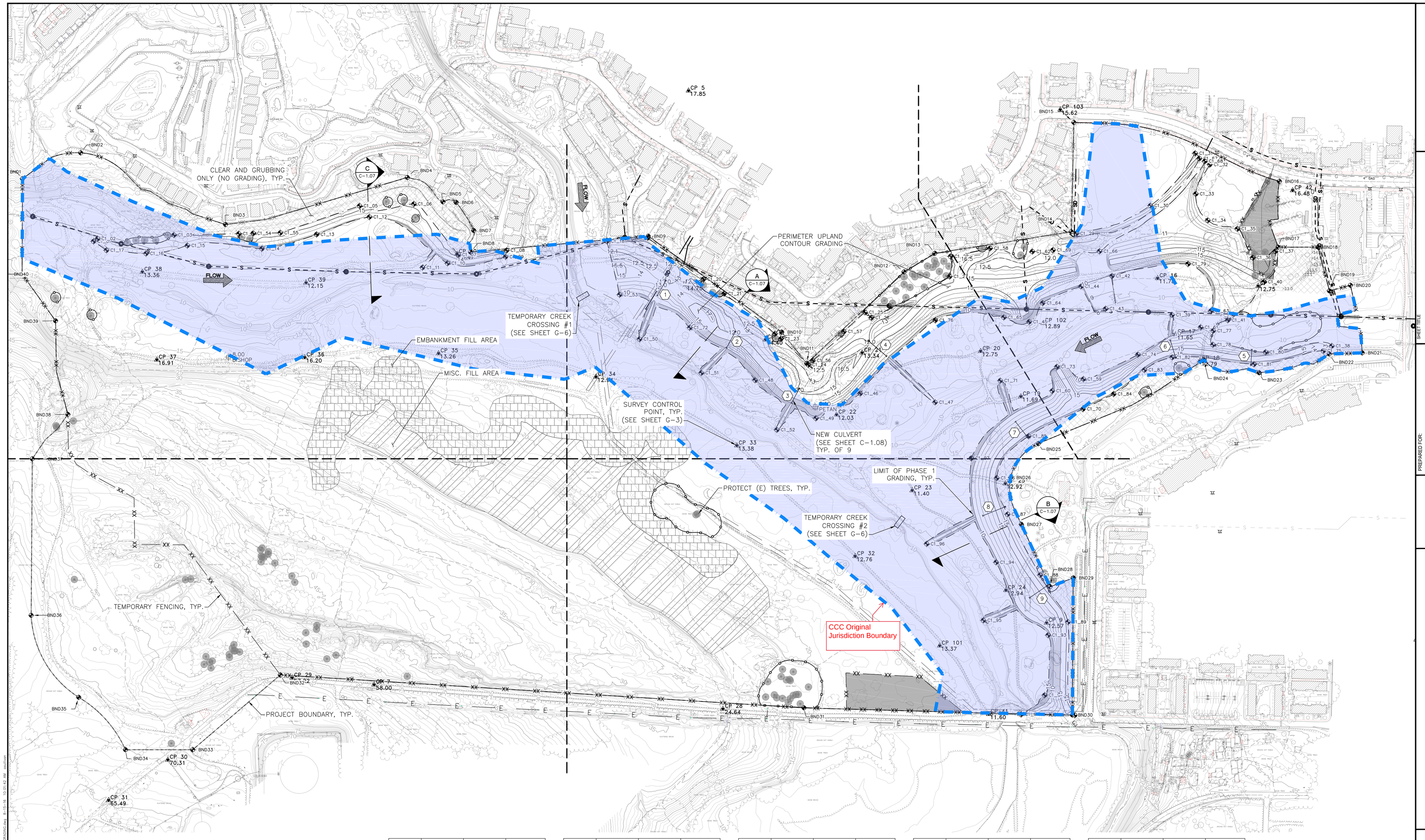
PROJECT
TREE REMOVAL AND ENVIRONMENTAL PROTECTION
NORTH CAMPUS OPEN SPACE RESTORATION

SHEET TITLE

PREPARED FOR:
UNIVERSITY OF CALIFORNIA
SANTA BARBARA
SANTA BARBARA, CA 93106-1030

APPROVED

DESIGNED ESA
DRAWN
INCHARGE B. BATTALIO C41756
UC PROJECT # XXXXXX
SCALE AS NOTED
DATE 8/18/2016
SHEET D-3
14 OF 55



NOTES:
1. THIS SHEET SHOWS LIMITS OF PHASE 1 GRADING.
   ND STAGE EARTHWORK IN MANNER THAT
   BSTRUCTION TO ACTIVE DRAINAGES.
   THAT PHASE 1 WORK WILL BE
   DURING THE RAINY SEASON (AFTER
   E SPECS FOR EXISTING DATA ON
   ER AND SURFACE WATER LEVELS.
   T FILL IS EXCAVATED SOIL MATERIAL
   PANSIVE CLAYS AND ORGANICS.
   OUS FILL IS ALL OTHER EXCAVATED
   IAL.
   COMPACT EMBANKMENT FILL AND
   OUS FILL IN DESIGNATED LOCATIONS.

PT #	EASTING	NORTHING	ELEVATION
C1_01	5,993,487.726	1,981,154.469	13.80
C1_02	5,993,500.742	1,981,162.956	13.66
C1_03	5,993,750.850	1,981,175.228	14.92
C1_04	5,993,963.197	1,981,179.360	15.72
C1_05	5,994,358.431	1,981,270.481	16.30
C1_06	5,994,536.044	1,981,276.653	15.24
C1_07	5,994,681.110	1,981,110.567	16.72
C1_08	5,994,839.640	1,981,124.969	14.94
C1_09	5,994,836.154	1,981,103.786	15.10
C1_10	5,994,646.134	1,981,082.647	17.36
C1_11	5,994,564.422	1,981,068.662	13.00
C1_12	5,994,390.655	1,981,234.235	13.99
C1_13	5,994,217.715	1,981,177.163	15.12
C1_14	5,994,038.680	1,981,130.344	17.00
C1_15	5,993,794.846	1,981,140.709	14.07
C1_16	5,993,659.518	1,981,114.518	13.26
C1_17	5,993,529.797	1,981,125.251	14.52
C1_18	5,995,167.894	1,981,154.840	15.68
C1_19	5,995,301.446	1,981,166.253	16.82
C1_20	5,995,483.618	1,981,030.536	15.64

PT #	EASTING	NORTHING	ELEVATION
C1_21	5,995,551.535	1,980,983.219	15.31
C1_22	5,995,718.203	1,980,851.929	14.42
C1_23	5,995,737.497	1,980,835.402	14.56
C1_24	5,995,826.839	1,980,750.358	14.15
C1_25	5,996,012.688	1,980,922.221	14.91
C1_26	5,996,033.495	1,980,904.524	14.82
C1_27	5,996,289.856	1,981,039.472	14.16
C1_28	5,996,292.538	1,981,105.159	14.94
C1_29	5,996,704.002	1,981,179.961	12.67
C1_30	5,996,946.588	1,981,271.328	14.74
C1_31	5,997,093.442	1,981,442.432	16.71
C1_32	5,997,141.019	1,981,405.532	16.12
C1_33	5,997,095.573	1,981,309.736	14.98
C1_34	5,997,134.628	1,981,223.164	14.30
C1_35	5,997,231.389	1,981,195.369	14.90
C1_36	5,997,281.916	1,981,100.976	14.20
C1_37	5,997,355.856	1,981,122.127	15.00
C1_38	5,997,540.541	1,980,812.019	12.87
C1_39	5,997,017.740	1,980,913.616	9.00
C1_40	5,997,318.468	1,981,021.769	13.63

PT #	EASTING	NORTHING	ELEVATION
C1_41	5,997,200.140	1,980,896.420	11.09
C1_42	5,996,821.063	1,981,041.015	11.13
C1_43	5,996,800.190	1,980,933.832	8.05
C1_44	5,996,719.745	1,981,006.854	11.84
C1_45	5,996,549.876	1,980,891.021	14.82
C1_46	5,995,996.887	1,980,656.446	14.72
C1_47	5,996,241.990	1,980,627.713	8.00
C1_48	5,995,652.916	1,980,699.988	16.52
C1_49	5,995,851.904	1,980,575.119	12.86
C1_50	5,995,274.940	1,980,834.518	8.00
C1_51	5,995,477.049	1,980,723.993	8.00
C1_52	5,995,724.195	1,980,537.630	8.00
C1_53	5,995,209.564	1,980,979.589	13.48
C1_54	5,994,009.801	1,981,180.557	15.66
C1_55	5,994,098.930	1,981,182.314	16.08
C1_56	5,995,841.779	1,980,764.537	14.33
C1_57	5,995,943.752	1,980,859.293	14.90
C1_58	5,996,422.078	1,981,131.852	14.90
C1_59	5,996,727.608	1,980,703.764	11.76
C1_60	5,996,625.483	1,980,665.131	11.70

PT #	EASTING	NORTHING	ELEVATION
C1_61	5,997,111.451	1,980,873.116	11.36
C1_62	5,996,560.357	1,981,121.089	13.61
C1_63	5,997,144.575	1,980,926.690	11.25
C1_64	5,996,594.266	1,980,952.510	14.17
C1_65	5,996,467.105	1,980,905.574	15.57
C1_66	5,996,780.342	1,981,121.909	10.78
C1_67	5,997,107.114	1,981,425.618	13.32
C1_68	5,997,124.931	1,981,416.888	14.92
C1_69	5,996,627.795	1,981,125.948	11.63
C1_70	5,996,726.096	1,980,605.713	13.21
C1_71	5,996,455.427	1,980,698.666	8.00
C1_72	5,995,438.995	1,980,871.802	14.15
C1_73	5,996,640.771	1,980,743.989	10.37
C1_74	5,996,905.902	1,980,783.857	12.32
C1_75	5,997,512.772	1,980,796.004	12.72
C1_76	5,996,242.633	1,980,896.178	12.61
C1_77	5,997,152.471	1,980,861.783	11.27
C1_78	5,997,151.266	1,980,816.158	11.26
C1_79	5,997,069.829	1,981,080.491	11.82
C1_80	5,997,323.879	1,980,791.767	11.08

PT #	EASTING	NORTHING	ELEVATION
C1_81	5,997,285.916	1,980,752.059	12.03
C1_82	5,997,018.077	1,980,774.745	12.51
C1_83	5,996,927.427	1,980,733.749	13.00
C1_84	5,996,826.514	1,980,654.753	13.75
C1_85	5,996,547.887	1,980,517.022	12.65
C1_86	5,996,444.023	1,980,380.032	13.01
C1_87	5,996,479.456	1,980,261.291	13.09
C1_88	5,996,585.673	1,980,062.307	13.77
C1_89	5,996,677.441	1,979,908.712	13.89
C1_90	5,996,699.594	1,979,603.917	14.02
C1_91	5,996,523.582	1,979,606.496	11.35
C1_92	5,996,600.809	1,979,669.435	16.01
C1_93	5,996,611.793	1,979,865.754	12.86
C1_94	5,996,441.700	1,980,103.974	11.92
C1_95	5,996,400.098	1,979,914.147	8.00
C1_96	5,996,214.500	1,980,164.253	8.00
C1_97	5,996,360.570	1,980,444.803	15.37

N

0 60 120 240
SCALE (FEET)

VERIFY SCALE
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PHASE 1 GRADING PLAN - SITE

DRAFT 100% CD
NOT FOR CONSTRUCTION

Exhibit 15
Phase 1 Grading Plan
CDP No. 4-16-0631 &
UCS-NOID-0006-16

PREPARED BY:
ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108
415.362.2300 phone

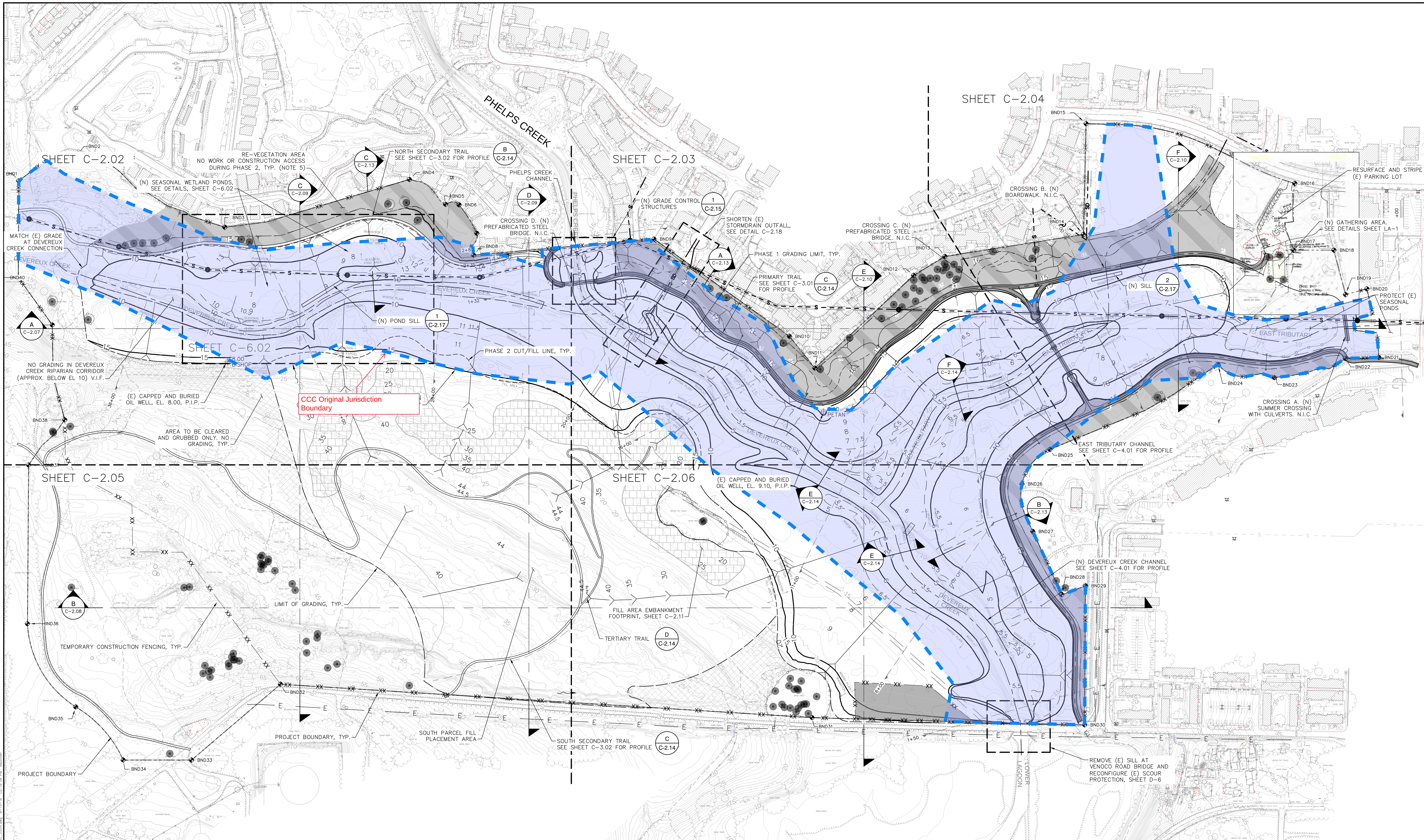
PROJECT
PHASE 1 GRADING PLAN - SITE
NORTH CAMPUS OPEN SPACE RESTORATION

SHEET TITLE

PREPARED FOR:
UNIVERSITY OF CALIFORNIA
SANTA BARBARA
SANTA BARBARA, CA 93106-1030

APPROVED

DESIGNED ESA
DRAWN
INCHARGE B. BATTALIO C41756
UC PROJECT # XXXXXX
SCALE AS NOTED
DATE 8/18/2016
SHEET C-1.01
19 OF 55


SHEET C-2.02
SHEET C-2.03
SHEET C-2.04
SHEET C-2.05
SHEET C-2.06
SHEET C-6.02
PHELPS CREEK
RE-VEGETATION AREA
NO WORK OR CONSTRUCTION ACCESS
DURING PHASE 2, TYP. (NOTE 5)
NORTH SECONDARY TRAIL
SEE SHEET C-3.02 FOR PROFILE
(N) SEASONAL WETLAND PONDS,
SEE DETAILS, SHEET C-6.02
PHELPS CREEK CHANNEL
CROSSING D. (N) PREFABRICATED STEEL BRIDGE. N.I.C.
(N) GRADE CONTROL STRUCTURES
SHORTEN (E) STORMDRAIN OUTFALL, SEE DETAIL C-2.18
PHASE 1 GRADING LIMIT, TYP.
PRIMARY TRAIL SEE SHEET C-3.01 FOR PROFILE
CROSSING C. (N) PREFABRICATED STEEL BRIDGE. N.I.C.
CROSSING B. (N) BOARDWALK. N.I.C.
RESURFACE AND STRIPE (E) PARKING LOT
(N) GATHERING AREA. SEE DETAILS SHEET LA-1
PROTECT (E) SEASONAL PONDS
(N) SILL
MATCH (E) GRADE AT DEVEREUX CREEK CONNECTION
(N) POND SILL
PHASE 2 CUT/FILL LINE, TYP.
NO GRADING IN DEVEREUX CREEK RIPARIAN CORRIDOR (APPROX. BELOW EL 10) V.I.F.
(E) CAPPED AND BURIED OIL WELL, EL. 8.00, P.I.P.
CCC Original Jurisdiction Boundary
AREA TO BE CLEARED AND GRUBBED ONLY. NO GRADING, TYP.
CROSSING A. (N) SUMMER CROSSING WITH CULVERTS. N.I.C.
EAST TRIBUTARY CHANNEL SEE SHEET C-4.01 FOR PROFILE
(E) CAPPED AND BURIED OIL WELL, EL. 9.10, P.I.P.
(N) DEVEREUX CREEK CHANNEL SEE SHEET C-4.01 FOR PROFILE
LIMIT OF GRADING, TYP.
FILL AREA EMBANKMENT FOOTPRINT, SHEET C-2.11
TERTIARY TRAIL
TEMPORARY CONSTRUCTION FENCING, TYP.
PROJECT BOUNDARY, TYP.
SOUTH PARCEL FILL PLACEMENT AREA
SOUTH SECONDARY TRAIL SEE SHEET C-3.02 FOR PROFILE
REMOVE (E) SILL AT VENOCO ROAD BRIDGE AND RECONFIGURE (E) SCOUR PROTECTION, SHEET D-6
PROJECT BOUNDARY
LOWER LAGOON
DEVEREUX CREEK
EAST TRIBUTARY
SCALE (FEET)
0 60 120 240
VERIFY SCALE

NOTES:

1. THIS SHEET SHOWS FINISHED GRADES FOR PHASE 1 AND PHASE 2 GRADING.
2. PERFORM AND STAGE EARTHWORK IN MANNER THAT MINIMIZES OBSTRUCTION TO ACTIVE DRAINAGES.
3. ...RADING SHALL ONLY BE PERFORMED OUTSIDE THE RAINY SEASON (APR 15 TO OCT 15).
4. ...LOW DIVERSION AND DEWATERING ACCORDING TO SHEET G-09 AND THE SPECS.
5. ...ON WILL BE PERFORMED BY OTHERS WITHIN THE LIMITS SHOWN DURING PHASE 2. NO ...LOWED.
6. ...T FILL IS EXCAVATED SOIL MATERIAL FREE OF EXPANSIVE CLAYS AND ORGANICS. ...OUS FILL IS ALL OTHER EXCAVATED SOIL MATERIAL.
7. ... COMPACT EMBANKMENT FILL AND MISCELLANEOUS FILL IN DESIGNATED LOCATIONS.
8. ...UBGRADE FOR EMBANKMENT FILL PRIOR TO PLACEMENT PER SPECS.
9. ... IS BALANCED ON SITE. THERE IS NO IMPORT OR EXPORT OF EARTH ANTICIPATED. THE ... AREA MAY BE REDUCED IN AREA AND/OR DEPTH TO BALANCE CUT AND FILL.
10. ... SOUTH FILL AREA INCLUDES 12-INCH MIN LAYER OF TOPSOIL. SEE SPECS FOR TOPSOIL ...T. DO NOT OVERCOMPACT TOPSOIL.
11. ...RADE OF TRANSITION SLOPES (BETWEEN EL. 10 AND 15) SHALL BE SCARIFIED FOR FUTURE ...BY OTHERS).
12. ... COMPLETION OF GRADING, INSTALL EROSION CONTROL MEASURES PER EROSION CONTROL ...ND SPECS.

Exhibit 16
Phase 2 Grading Plan
CDP No. 4-16-0631 &
UCS-NOID-0006-16

PHASE 2 GRADING PLAN - SITE

DRAFT 100% CD
NOT FOR CONSTRUCTION

PREPARED BY:

ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108
415.262.2300 phone

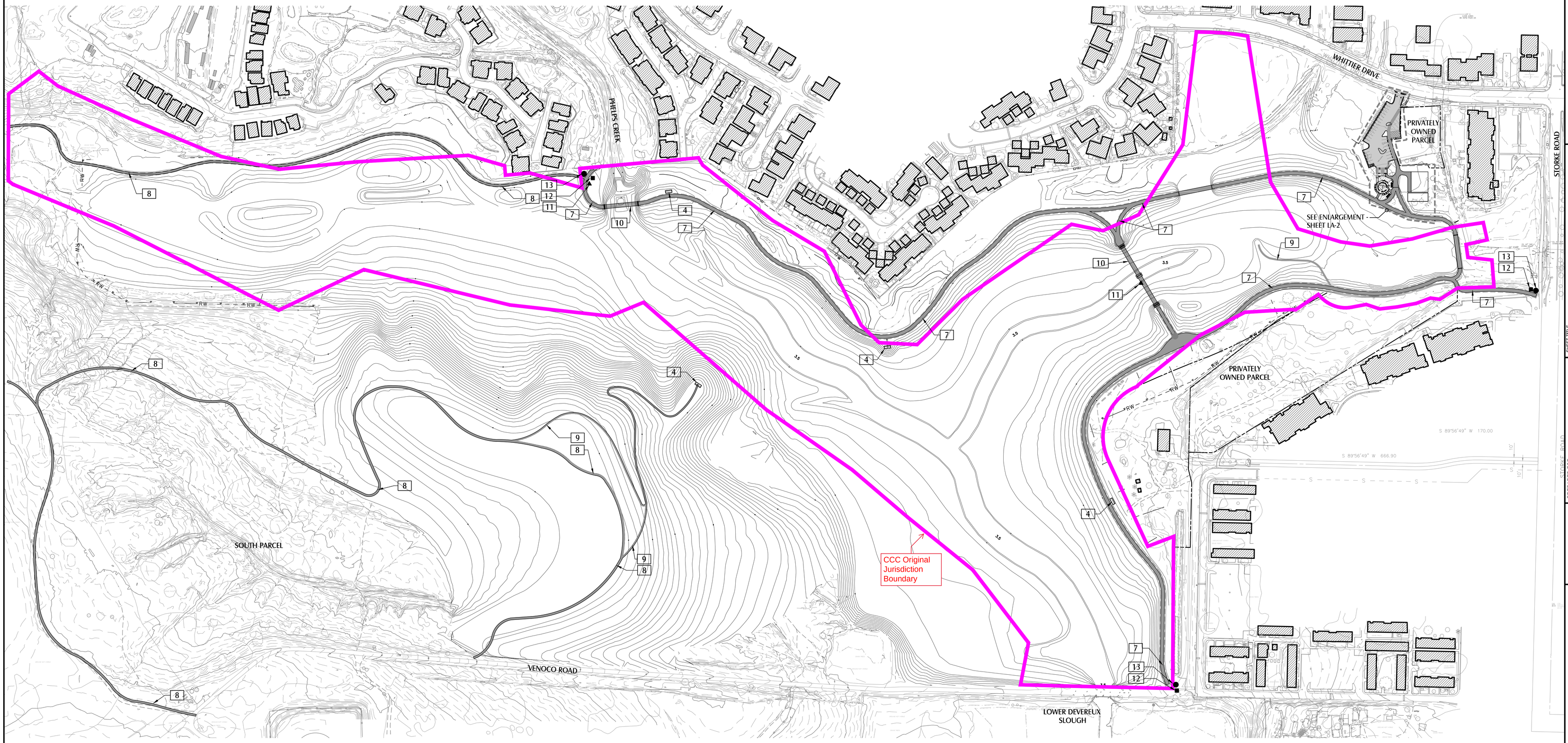
SHEET TITLE: PHASE 2 GRADING PLAN - SITE

PROJECT: NORTH CAMPUS OPEN SPACE RESTORATION

PREPARED FOR: UNIVERSITY OF CALIFORNIA SANTA BARBARA SANTA BARBARA, CA 93106-1030

APPROVED	
DESIGNED	ESA
DRAWN	
INCHARGE	B. BATTALIO C41756
UC PROJECT #	XXXXXX
SCALE	AS NOTED
DATE	8/18/2016
SHEET	C-2.01

28 OF 55



LAYOUT NOTES

1. LOCATION OF FEATURES SHOWN ON DRAWINGS TO BE CONSTRUCTED WHICH ARE NOT NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IN CASE OF DISCREPANCY, CONTACT UNIVERSITY REPRESENTATIVE IMMEDIATELY IN WRITING FOR RESOLUTION PER SPECIFICATIONS.
2. OBTAIN A COPY OF THE STRUCTURAL SOILS REPORT FROM UNIVERSITY REPRESENTATIVE. ADHERE TO ALL APPLICABLE RECOMMENDATIONS. CONTACT UNIVERSITY REPRESENTATIVE FOR DECISION IF DISCREPANCIES ARE NOTED.
3. INSTALL FLEXIBLE JOINTS BETWEEN PAVEMENT AND FIXED OBJECTS, BETWEEN NEW PAVING WORK AND EXISTING PAVEMENT, AND BETWEEN DISSIMILAR PAVING MATERIALS.
4. CONTRACTOR SHALL MARK OUT LOCATIONS OF HARDSCAPE FEATURES ON SITE AND REVIEW IN FIELD WITH UNIVERSITY REPRESENTATIVE PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. CONTRACTOR SHALL READ AND UNDERSTAND THE SPECIFICATIONS PRIOR TO START OF CONSTRUCTION. FAILURE TO ADHERE TO THE SPECIFICATIONS MAY RESULT IN A DELAY OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS RESPONSIBLE FOR ANY LOSS DUE TO THEIR DECISION TO ALTER THE DESIGN OR LAYOUT OF THIS PROJECT IN ANY WAY WITHOUT THE CONSENT OF THE UNIVERSITY REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE UNIVERSITY REPRESENTATIVE.
3. CONTRACTOR SHALL MAKE MODIFICATIONS TO MATERIAL OR METHOD OF INSTALLATION AS REQUIRED BY LOCAL CODE, AND SHALL NOTIFY THE UNIVERSITY REPRESENTATIVE OF SUCH CHANGES.
4. LAYOUT OF THE PARKING LOT AND ENTRY GATHERING AREA WERE DESIGNED USING AERIAL SURVEY ONLY - NO GROUND SURVEY WAS PROVIDED. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES TO DETERMINE THAT DESIGN CAN BE IMPLEMENTED AS SHOWN ON PLANS TO MEET DESIGN INTENT AND ALL LOCAL CODE & ADA ACCESSIBILITY REQUIREMENTS. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND PROPOSED DESIGN THAT WOULD PREVENT THE INSTALLATION FROM BEING IMPLEMENTED TO BE CONSISTENT WITH DESIGN INTENT AS SHOWN ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE UNIVERSITY REPRESENTATIVE IN WRITING IMMEDIATELY.
5. ANY LOSS OR DAMAGE RESULTING FROM ALTERATION OF THE GRADES THAT WOULD CONFLICT WITH THE DESIGN INTENT AS SHOWN ON PLANS WITHOUT PRIOR APPROVAL OF THE UNIVERSITY REPRESENTATIVE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL LOCATE AND VERIFY UTILITIES AS OUTLINED IN PROJECT SPECIFICATIONS PRIOR TO EXCAVATION AND INSTALLATION. ANY CONFLICTS SHALL BE REPORTED TO THE UNIVERSITY REPRESENTATIVE IMMEDIATELY.
7. REFERENCE GRADING AND EROSION CONTROL PLANS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	ADD ALT #1 - SHADE SAILS: "COMMERCIAL 95" ARCHITECTURAL SHADE CLOTH SAIL FABRIC "DESERT SAND" COLOR; POWDER COAT "ANTIQUE BRONZE" COLOR POSTS. SUBMIT SHOP DRAWINGS. REFERENCE SPECIFICATIONS.		7/LD-1
2	ADD ALT #2 - 18" HIGH STONE SEATWALL, TYP.		9/LD-1
3	ADD ALT #2 - 18" WIDE FLAGSTONE BANDING, TYP.		13/LD-1
4	ADD ALT #3 - RUSTIC WOOD BENCH, TYP. OF (4)		14/LD-1
5	ADD ALT #4 - PERMEABLE VEHICULAR PAVING, TYP. PACIFIC INTERLOCK HYDROFLO "ESTATE" STYLE, WITH BEVEL EDGE, SANTA BARBARA TAN COLOR, 80MM THICK. SEE DETAIL FOR SUB-GRADE PREPARATION, MATERIALS, AND EDGE RESTRAINT. REF. SPECS.		5/LD-1
6	ADD ALT #4 - CONC. CURB & GUTTER, TYP. CONSTRUCT 6" CONC. CURB & 18" GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAIL 4-030, TYPE A CURB W/ 2% GUTTER CROSS SLOPE.		3/LD-2
7	ADD ALT #4 - 6" CONCRETE CURB (NO GUTTER), TYP.		4/LD-2
8	10' WIDTH PRIMARY TRAIL PER CIVIL, TYP. SEE CIVIL ENGINEER'S DRAWINGS		
9	6' WIDTH SECONDARY TRAIL PER CIVIL, TYP. SEE CIVIL ENGINEER'S DRAWINGS		
10	4' WIDTH TERTIARY TRAIL PER CIVIL, TYP. SEE CIVIL ENGINEER'S DRAWINGS		
11	BRIDGE PER STRUCTURAL ENGINEER. SEE STRUCTURAL ENGINEER'S DRAWINGS		
12	INTERPERATIVE SIGNAGE SUPPLIED BY UNIVERSITY (CCBER) - N.I.C.		
13	COASTAL ACCESS SIGN		4/LD-1
14	PET WASTE STATION		3/LD-1
15	PEAK `CAMPUS' 5-STATION BICYCLE RACK, TYP.		6/LD-1
16	AGENCY PARTICIPATION SIGNAGE, TYP. SUPPLIED BY UNIVERSITY (CCBER) - N.I.C.		
17	"GAIL'S GOLD" COLOR STABILIZED D.G. PATHS & GATHERING AREA W/ HEADER, TYP.		1/LD-1
18	ACCESSIBLE PARKING STRIPING, TYP. AFTER COMPLETION OF SLURRY SEAL, PAINT BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PAVEMENT MARKING AND STRIPING FOR ACCESSIBLE PARKING SPACE PER CALTRANS STANDARD PLANS A24C AND A90A.		
19	ACCESSIBLE PARKING SIGNAGE. INSTALL ACCESSIBLE PARKING SIGNS (R99(CA) AND R99B(CA)) AND METAL POST PER CALTRANS STANDARD PLAN A90A AT LOCATIONS SHOWN ON PLAN.		
20	BIKE PATH STRIPING, TYP. PAINT 4" WHITE DIAGONALS AT 3`-0" O.C. MAX WITH 4" WHITE LINE BORDERS AT LOCTIONS INDICATED ON PLANS. TO BE PAINTED AFTER SLURRY COAT SEAL OVER EXISTING AC PAVING HAS BEEN COMPLETED.		
21	CONCRETE WALK, TYP.	11	LD-1
22	CCBER VEHICLE & UTILITY PARKING AREA. SLURRY COAT SEAL OVER EXISTING PAVING. PAINT 4" WHITE DIAGONALS AT 3`-0" O.C. MAX WITH 4" WHITE LINE BORDERS. ORIENT DIAGONALS AT 90 DEGREES FROM BIKE LANE DIAGONAL STRIPING TO DISTINGUISH PARKING AREA. PAINT STRIPING AFTER SLURRY SEAL HAS BEEN COMPLETED.		
23	DETECTABLE WARNING PANEL, TYP.		8/LD-2
24	CONCRETE CURB & GUTTER, TYP. CONSTRUCT 6" CONC. CURB & 18" GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAIL 4-030, TYPE A CURB W/ 2% GUTTER CROSS SLOPE (ADD ALT #4 - NO GUTTER WHERE FACE OF CURB MEETS PERMEABLE PAVERS).		3/LD-2
25	ROLLED CONCRETE CURB & GUTTER. CONTRACTOR TO CREATE SMOOTH AND TAPERED TRANSITIONS BETWEEN ROLLED CONC. CURB AND RAISED CONC. CURB TO ELIMINATE ANY SHARP OR ABRUPT EDGES.		9/LD-2
26	NEW AC PAVING, TYP. CONSTRUCT MIN. 3" THICK ASPHALT CONCRETE OVER MIN. 12" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MIN. 95% COMPACTION AND COMPACT TOP MIN. 12" OF SUBGRADE MATERIAL TO MIN. 95% COMPACTION. MAINTAIN FLUSH CONDITION WITH ADJACENT EXISTING PAVING & EXISTING GRADES. SLURRY SEAL OVER NEW AND EXISTING AC PAVING PER PLANS AT SAME TIME.		2/LD-2
27	SLURRY COAT SEAL OVER EX. AC PAVING, TYP. REFERENCE SPECIFICATIONS.		
28	RECONFIGURE AND WIDEN EX. CONCRETE APRON AS REQUIRED TO SPECIFIED WIDTH. CONSTRUCT CONCRETE DRIVEWAY PER PLAN "A" COUNTY STANDARD DETAIL 4-040, MIN. 6" THICK WITH #4 REBAR AT 18" O.C., BOTH WAYS, OVER 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED MIN. 95% COMPACTION. WEAKENED PLANE AND EXPANSION JOINTS PER SANTA BARBARA COUNTY PUBLIC WORKS STANDARDS.		5/LD-2
29	PROPOSED EDGE OF AC PAVING, TYP. REFERENCE HEADER DETAIL WHERE AC PAVING MEETS PLANTER AREA.		12/LD-1
30	PARKING STALL STRIPING, TYP. PAINT 4" WIDE PARKING SPACE STRIPING PER CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD)		
31	PERMANENT BOLLARDS W/ CHAIN FOR FIRE ACCESS.		8/LD-1
32	"UCSB PARKING ONLY" SIGN. SUPPLIED BY UNIVERSITY - N.I.C.		
33	CONCRETE WHEELSTOP, TYP. CONSTRUCT 6` LONG, 6" WIDE, 4" HIGH CONCRETE WHEELSTOP W/ #3 REBAR SPIKES.		1/LD-2
34	CONSTRUCT 5`-6" WIDE, 6` LONG CONC. CURB RAMP, CASE C PER CALTRANS STANDARD PLAN A88A (2010), WITH RETAINING CURB ON SOUTH SIDE OF RAMP AND TAPERED CURB ON NORTH SIDE OF RAMP. CURB RAMP SHALL BE MIN, 4" THICK W/ #4 REBAR AT 18" O.C., BOTH WAYS, OVER MIN. 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED TO MIN. 95% COMPACTION. SEE CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING INFORMATION.		
35	CONCRETE CURB (NO GUTTER), TYP.		4/LD-2
36	PLANTER AREA - SAWCUT & REMOVE EXISTING ASPHALT CONCRETE PER DEMO PLANS. SEE DEMOLITION PLANS PREPARED BY ESA.		
37	CONSTRUCT 5`-6" WIDE, 6` LONG CONC. CURB RAMP WITH RETAINING CURB ON BOTH SIDES OF RAMP. CURB RAMP SHALL BE MIN, 4" THICK W/ #4 REBAR AT 18" O.C., BOTH WAYS, OVER MIN. 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED TO MIN. 95% COMPACTION. SEE CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING INFORMATION.		
38	CONSTRUCT 2` WIDE CURB OPENING IN RAISED CURB @ PERMEABLE PAVERS - TYPICAL AT EVERY PARKING STALL LOCATED ON THE WEST END OF PARKING LOT ONLY AS INDICATED ON PLANS. REFERENCE DETAILS.		11/LD-2

Exhibit 17
Landscape Amenities Plans
CDP No. 4-16-0631 & UCS-NOID-0006-16

SCALE: 1"=120'-0"
0 60' 120' 240'

LANDSCAPE AMENITIES PLAN - OVERALL -

PRELIMINARY
NOT FOR CONSTRUCTION

VERIFY SCALE
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PREPARED BY:
ESA
550 Kearny Street Suite 900 San Francisco, CA 94108 415.262.2000 phone

SHEET TITLE
LANDSCAPE AMENITIES PLAN OVERALL

PROJECT
NORTH CAMPUS OPEN SPACE RESTORATION PROJECT

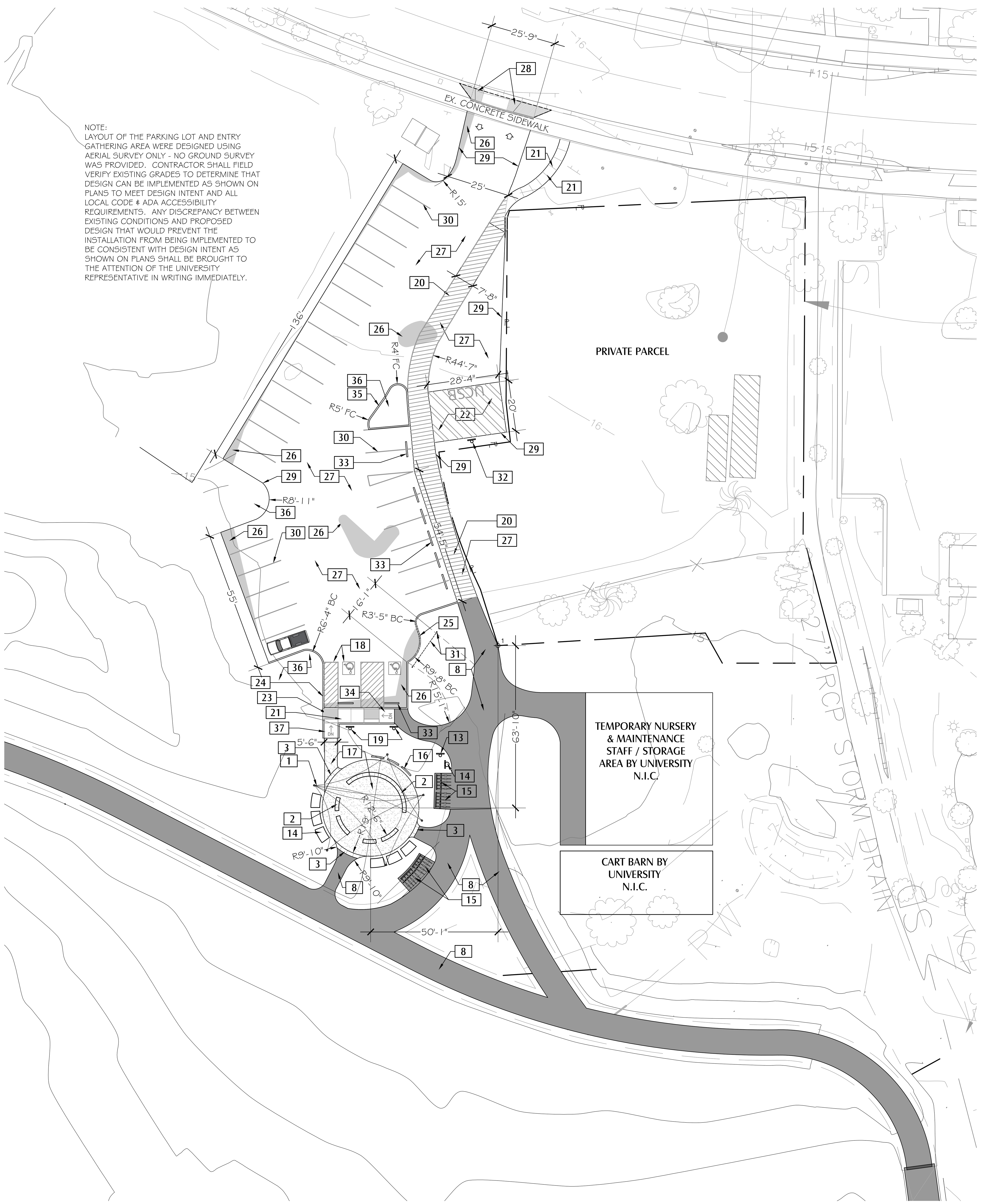
PREPARED FOR:
UNIVERSITY OF CALIFORNIA
SANTA BARBARA
SANTA BARBARA, CA 93106-1030

TRUE NATURE
LANDSCAPE ARCHITECTURE
KIMBERLY TRUE, MLA
5266 Hollister Ave. Suite 230
Goleta, CA 93111
TrueNatureDesign.com
805-770-2150

SUBMITTALS
6/27/2016 100% DD
7/14/2016 REVISED 100% DD
7/29/2016 50% CD
8/15/2016 50% CD-GWD APP

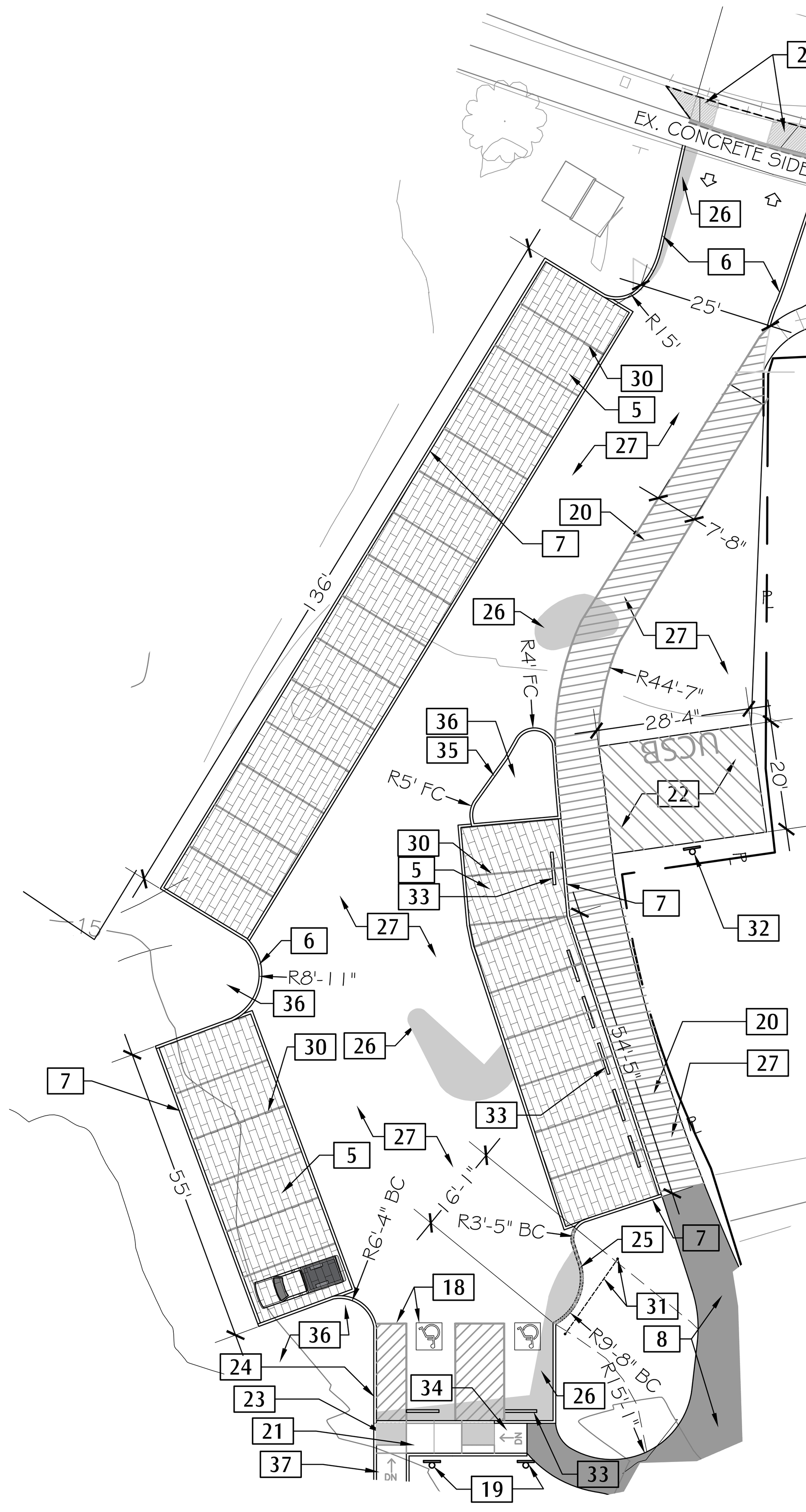
REGISTERED LANDSCAPE ARCHITECT KIMBERLY J. TRUE No. 5862 RELEASED FOR BIDDING NOT FOR CONSTRUCTION SIGNATURE DATE EXP. DATE STATE OF CALIFORNIA

APPROVED	
DESIGNED	KJT
DRAWN	KJT
INCHARGE	C41756
SCALE	AS NOTED
DATE	6/24/2016 100% DD
SHEET	FM150120
	LA-1 of 12



NOTE:
LAYOUT OF THE PARKING LOT AND ENTRY GATHERING AREA WERE DESIGNED USING AERIAL SURVEY ONLY - NO GROUND SURVEY WAS PROVIDED. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES TO DETERMINE THAT DESIGN CAN BE IMPLEMENTED AS SHOWN ON PLANS TO MEET DESIGN INTENT AND ALL LOCAL CODE & ADA ACCESSIBILITY REQUIREMENTS. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND PROPOSED DESIGN THAT WOULD PREVENT THE INSTALLATION FROM BEING IMPLEMENTED TO BE CONSISTENT WITH DESIGN INTENT AS SHOWN ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE UNIVERSITY REPRESENTATIVE IN WRITING IMMEDIATELY.

LANDSCAPE AMENITIES PLAN



ADD ALT #4 PARKING LOT PLAN

NOTE:
LAYOUT OF THE PARKING LOT AND ENTRY GATHERING AREA WERE DESIGNED USING AERIAL SURVEY ONLY - NO GROUND SURVEY WAS PROVIDED. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES TO DETERMINE THAT DESIGN CAN BE IMPLEMENTED AS SHOWN ON PLANS TO MEET DESIGN INTENT AND ALL LOCAL CODE & ADA ACCESSIBILITY REQUIREMENTS. ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND PROPOSED DESIGN THAT WOULD PREVENT THE INSTALLATION FROM BEING IMPLEMENTED TO BE CONSISTENT WITH DESIGN INTENT AS SHOWN ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE UNIVERSITY REPRESENTATIVE IN WRITING IMMEDIATELY.

NOTES:

1. SEE SHEET LA-1 FOR LAYOUT NOTES & GENERAL NOTES
2. REFERENCE CIVIL ENGINEER'S GRADING AND EROSION CONTROL PLANS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	ADD ALT #1 - SHADE SAILS: "COMMERCIAL 95" ARCHITECTURAL SHADE CLOTH SAIL FABRIC "DESERT SAND" COLOR; POWDER COAT "ANTIQUE BRONZE" COLOR POSTS. SUBMIT SHOP DRAWINGS. REFERENCE SPECIFICATIONS.		7/LD-1
2	ADD ALT #2 - 18" WIDE STONE SEATWALL, TYP.		9/LD-1
3	ADD ALT #2 - 18" WIDE FLAGSTONE BANDING, TYP.		12/LD-1
4	ADD ALT #3 - RUSTIC BENCH, TYP.		
5	ADD ALT #4 - PERMEABLE VEHICULAR PAVING, TYP.		5/LD-1
6	ADD ALT #4 - CONC. CURB & GUTTER, TYP. CONSTRUCT 6" CONC. CURB & 18" GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAIL 4-030, TYPE A CURB W/ 2% GUTTER CROSS SLOPE.		3/LD-2
7	ADD ALT #4 - CONCRETE CURB (NO GUTTER), TYP.		7/LD-2
8	10` WIDTH PRIMARY TRAIL PER CIVIL, TYP. SEE CIVIL ENGINEER`S DRAWINGS		
9	6` WIDTH SECONDARY TRAIL PER CIVIL, TYP. SEE CIVIL ENGINEER`S DRAWINGS		
10	4` WIDTH TERTIARY TRAIL PER CIVIL, TYP. SEE CIVIL ENGINEER`S DRAWINGS		
11	BRIDGE PER STRUCTURAL ENGINEER. SEE STRUCTURAL ENGINEER`S DRAWINGS		
12	INTERPERATIVE SIGNAGE SUPPLIED BY UNIVERSITY (CCBER) - N.I.C.		
13	COASTAL ACCESS SIGN		4/LD-1
14	PET WASTE STATION		3/LD-1
15	PEAK `CAMPUS` 5-STATION BICYCLE RACK, TYP.		6/LD-1
16	AGENCY PARTICIPATION SIGNAGE, TYP. SUPPLIED BY UNIVERSITY (CCBER) - N.I.C.		
17	"GAIL`S GOLD" COLOR STABILIZED D.G. PATHS & GATHERING AREA W/ HEADER, TYP.		1/LD-1
18	ACCESSIBLE PARKING STRIPING, TYP. AFTER COMPLETION OF SLURRY SEAL PAINT BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PAVEMENT MARKING AND STRIPING FOR ACCESSIBLE PARKING SPACE PER CALTRANS STANDARD PLANS A24C AND A90A.		
19	ACCESSIBLE PARKING SIGNAGE. INSTALL ACCESSIBLE PARKING SIGNS (R99(CA) AND R99B(CA)) AND METAL POST PER CALTRANS STANDARD PLAN A90A AT LOCATIONS SHOWN ON PLAN.		
20	BIKE PATH STRIPING, TYP. TO BE PAINTED AFTER SLURRY COAT SEAL OVER EXISTING AC PAVING HAS BEEN COMPLETED.		
21	CONCRETE WALK, TYP.		11/LD-1
22	CCBER VEHICLE & UTILITY PARKING AREA; SLURRY COAT SEAL OVER EXISTING PAVING. PAINT STRIPING AFTER SEAL HAS BEEN COMPLETED.		
23	DETECTABLE WARNING PANEL, TYP.		6/LD-2
24	CONCRETE CURB & GUTTER, TYP. CONSTRUCT 6" CONC. CURB & 18" GUTTER PER SANTA BARBARA COUNTY DEPT. OF PUBLIC WORKS (COUNTY) STANDARD DETAIL 4-030, TYPE A CURB W/ 2% GUTTER CROSS SLOPE (ADD ALT #4 - NO GUTTER WHERE FACE OF CURB MEETS PERMEABLE PAVERS).		3/LD-2
25	ROLLED CONCRETE CURB & GUTTER		8/LD-2
26	NEW AC PAVING, TYP. CONSTRUCT MIN. 3" THICK ASPHALT CONCRETE OVER MIN. 12" THICK CLASS 2 AGGREGATE BASE COMPACTED TO MIN. 95% COMPACTION AND COMPACT TOP MIN. 12" OF SUBGRADE MATERIAL TO MIN. 95% COMPACTION.		2/LD-2
27	SLURRY COAT SEAL OVER EX. AC PAVING, TYP. REFERENCE SPECIFICATIONS.		
28	RECONFIGURE AND WIDEN EX. CONCRETE APRON AS REQUIRED TO SPECIFIED WIDTH. CONSTRUCT CONCRETE DRIVEWAY PER COUNTY STANDARD DETAIL 4-040, MIN. 6" THICK WITH #4 REBAR AT 18" O.C., BOTH WAYS, OVER 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED MIN. 95% COMPACTION. WEAKENED PLANE AND EXPANSION JOINTS PER SANTA BARBARA COUNTY PUBLIC WORKS STANDARDS.		4/LD-2
29	PROPOSED EDGE OF AC PAVING, TYP.		13/LD-1
30	PARKING STALL STRIPING, TYP. PAINT 4" WIDE PARKING SPACE STRIPING PER CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD)		
31	PERMANENT BOLLARDS W/ CHAIN		8/LD-1
32	UCSB PARKING ONLY SIGN. SUPPLIED BY UNIVERSITY - N.I.C.		
33	CONCRETE WHEELSTOP, TYP. CONSTRUCT 6` LONG, 6" WIDE, 4" HIGH CONCRETE WHEELSTOP W/ #3 REBAR SPIKES.		1/LD-2
34	CONSTRUCT 5`-6" WIDE, 6` LONG CONC. CURB RAMP, CASE C PER CALTRANS STANDARD PLAN A88A (2010), WITH RETAINING CURB ON SOUTH SIDE OF RAMP AND TAPERED CURB ON NORTH SIDE OF RAMP. CURB RAMP SHALL BE MIN, 4" THICK W/ #4 REBAR AT 18" O.C., BOTH WAYS, OVER MIN. 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED TO MIN. 95% COMPACTION.		
35	CONCRETE CURB (NO GUTTER), TYP.		7/LD-2
36	PLANTER AREA - SAWCUT & REMOVE EXISTING ASPHALT CONCRETE PER DEMO PLANS. SEE DEMOLITION PLANS PREPARED BY ESA.		
37	CONSTRUCT 5`-6" WIDE, 6` LONG CONC. CURB RAMP WITH RETAINING CURB ON BOTH SIDES OF RAMP. CURB RAMP SHALL BE MIN, 4" THICK W/ #4 REBAR AT 18" O.C., BOTH WAYS, OVER MIN. 4" THICK CLASS 2 AGGREGATE BASE, COMPACTED TO MIN. 95% COMPACTION.		

SCALE: 1"=20'-0"
0 20' 20' 80'

LANDSCAPE AMENITIES PLAN - ENTRY & GATHERING AREA -

PRELIMINARY
NOT FOR CONSTRUCTION

VERIFY SCALE
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PREPARED BY:
ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108
415.262.2300 phone

SHEET TITLE
LANDSCAPE AMENITIES PLAN
ENTRY & GATHERING AREA

PROJECT
NORTH CAMPUS OPEN SPACE
RESTORATION PROJECT

PREPARED FOR:
UNIVERSITY OF CALIFORNIA
SANTA BARBARA
SANTA BARBARA, CA 93106-1030

TRUE NATURE
LANDSCAPE ARCHITECTURE
KIMBERLY TRUE, MLA
5266 Hollister Ave. Suite 230
Goleta, CA 93111
TrueNatureDesign.com
805-770-2100

SUBMITTALS
6/27/2016 100% DD
7/14/2016 REVISED 100% DD
7/29/2016 50% DD

REGISTERED LANDSCAPE ARCHITECT
KIMBERLY J. TRUE
NO. 5596
PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION
SIGNATURE
EXP. DATE
STATE OF CALIFORNIA

APPROVED	
DESIGNED	KJT
DRAWN	KJT
INCHARGE	B. BATTALIO C41756
SCALE	AS NOTED
DATE	6/24/2016 100% DD
SHEET	FM150120

LA-2 OF 12

INSTALL WATTLES AT (N) SD SWALE OVERFLOW INLETS (TYP. OF 9)

PHASE 1 FILL AREA REQUIRES ZONE D EROSION CONTROL TREATMENT. EXTENTS OF FILL AREA MAY VARY.

CCC Original Jurisdiction Boundary

NOTES:
1. HYDROSEED:
1 AREAS SHOWN
DISTURBED FOR FILL PLACEMENT
AREAS AS NEEDED
EMENTAL EROSION & SEDIMENT CONTROL AS NEEDED
GH END OF RAINY SEASON (APRIL 15)

ZONE D – HYDROSEED

N

SCALE (FEET)
0 60 120 240

VERIFY SCALE
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

PHASE 1 EROSION CONTROL PLAN

DRAFT 100% CD
NOT FOR CONSTRUCTION

Exhibit 18
Erosion Control Plans
CDP No. 4-16-0631 &
UCS-NOID-0006-16

PREPARED BY:
ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108
415.262.2300 phone

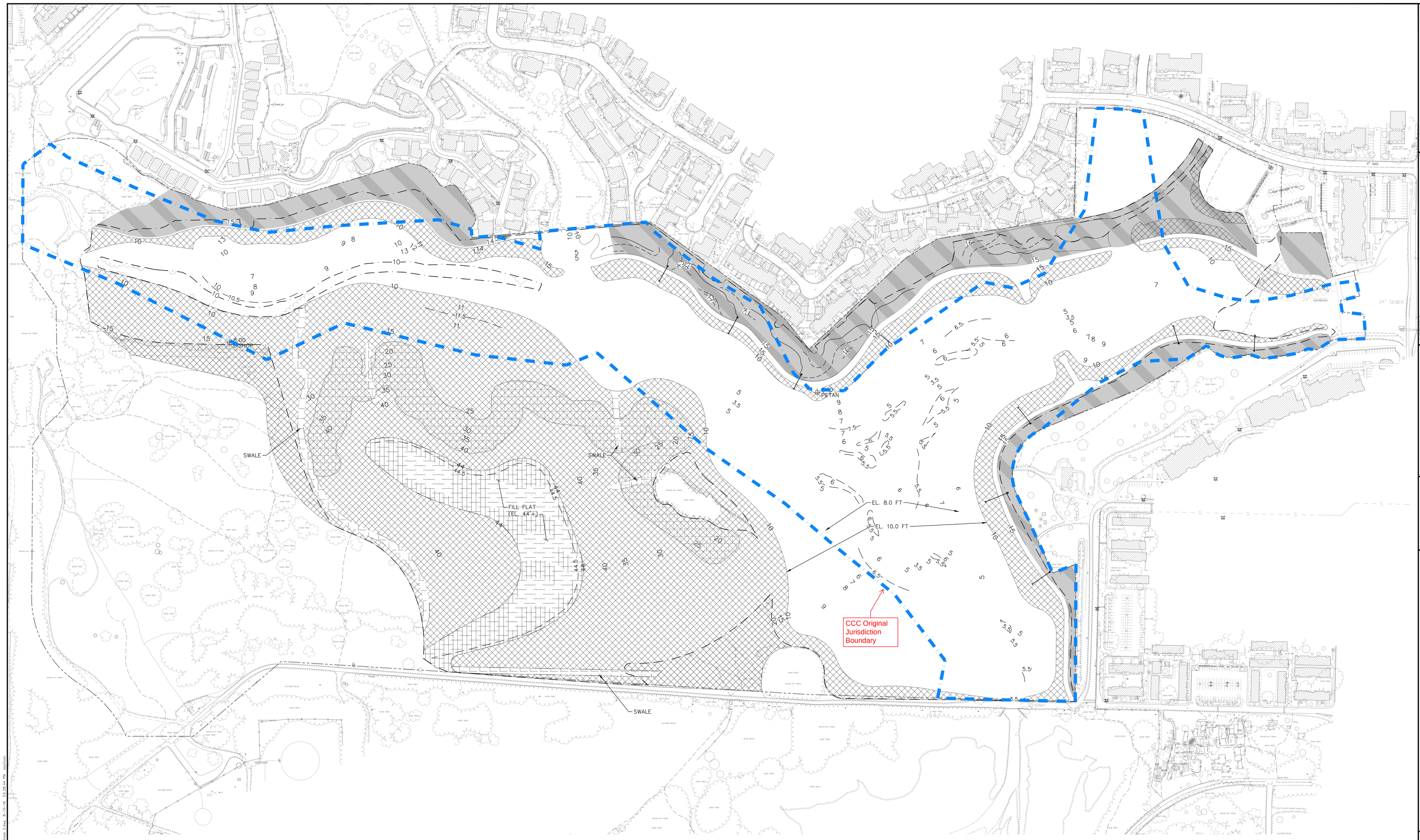
SHEET TITLE
PHASE 1 EROSION CONTROL PLAN

PROJECT
NORTH CAMPUS OPEN SPACE RESTORATION

PREPARED FOR:
UNIVERSITY OF CALIFORNIA
SANTA BARBARA
SANTA BARBARA, CA 93106-1030

APPROVED

DESIGNED ESA
DRAWN
INCHARGE B. BATTALIO C41756
UC PROJECT # XXXXXX
SCALE AS NOTED
DATE 8/18/2016
SHEET
C-1.09
27 OF 55



NOTES:
1. CONTRACTOR SHALL APPLY EROSION CONTROL TREATMENTS AS INDICATED:
   ZONE A – FILL PLACEMENT SLOPES: HYDROSEED AND INSTALL COIR WATTLES
   ZONE B – SWALES: HYDROSEED AND INSTALL EROSION CONTROL FABRIC AND NETTING
   ZONE C – FILL PLACEMENT FLATS: APPLY MULCH, X" THICK, MIN.
   ZONE D – MARSH TRANSITION SLOPES: HYDROSEED

ZONE A – FILL SLOPES: HYDROSEED AND INSTALL COIR WATTLES

ZONE B – SWALES: HYDROSEED, INSTALL COIR WATTLES AND EROSION CONTROL FABRIC AND NETTING

ZONE C – FILL FLATS: APPLY MULCH

ZONE D – TRANSITION SLOPES: HYDROSEED

N

SCALE (FEET) 0 60 120 240

VERIFY SCALE
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PHASE 2 EROSION CONTROL PLAN

DRAFT 100% CD
NOT FOR CONSTRUCTION

PREPARED BY:
ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108
415.362.2300 phone

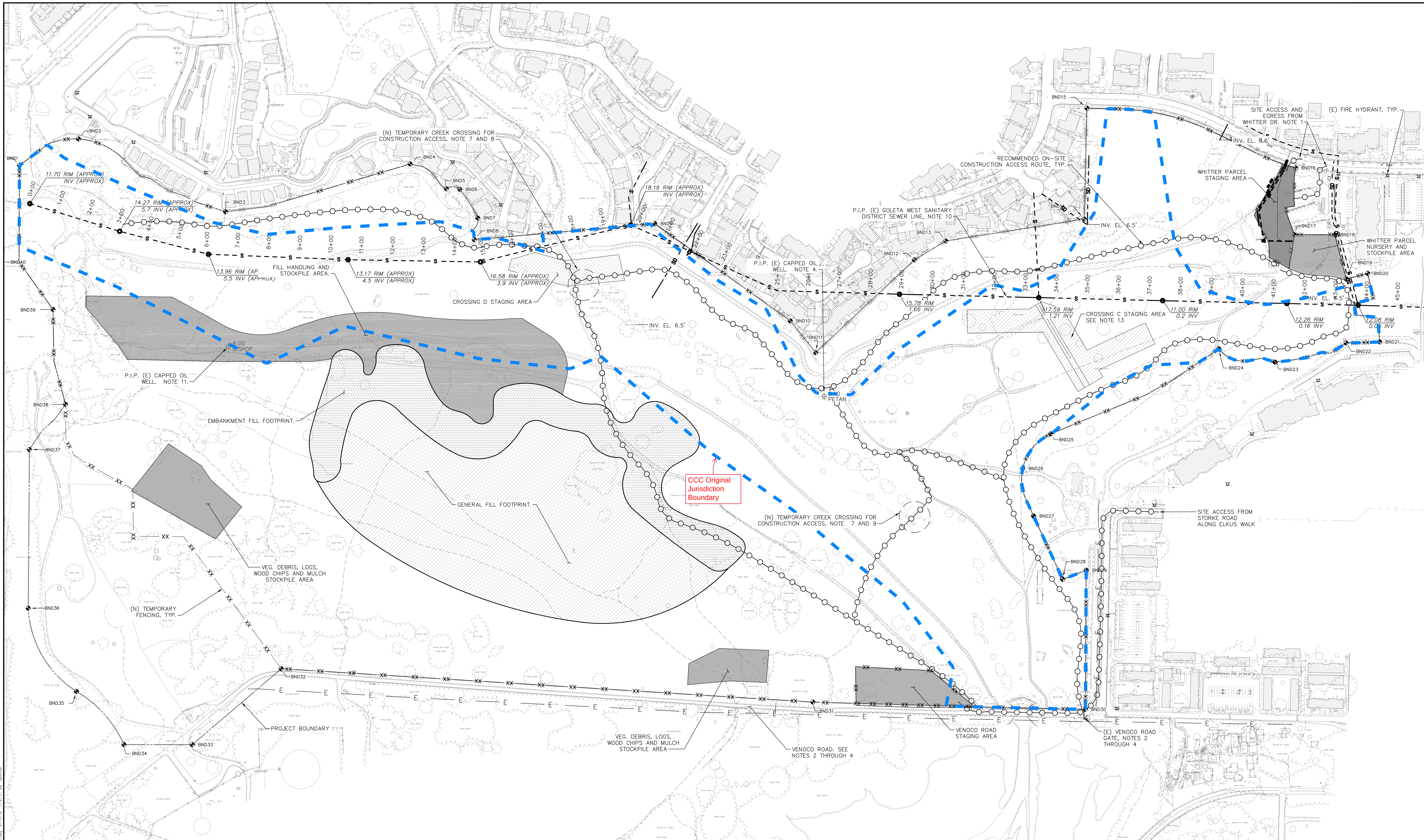
SHEET TITLE: PHASE 2 EROSION CONTROL PLAN

PROJECT: NORTH CAMPUS OPEN SPACE RESTORATION

PREPARED FOR:
UNIVERSITY OF CALIFORNIA
SANTA BARBARA
SANTA BARBARA, CA 93106-1030

APPROVED
DESIGNED ESA
DRAWN
INCHARGE B. BATTALIO C41756
UC PROJECT # XXXXX
SCALE AS NOTED
DATE 8/18/2016
SHEET C-5.01
51 OF 55

J:\projects\...\04141407\09\02 - UCSB NCOS Stage 2 Design\10 CAD\Sheets\...CCC_ESA_02-.05b\EROSION CONTROL_Phase 2.dwg 8-15-16 03:26:44 PM dbattalio



...SS TO THE SITE IS LIMITED TO WHITTIER DRIVE. CONTROLLED ACCESS IS ALSO ALLOWED FROM VENOCO ROAD. COORDINATE WITH CITY OF GOLETA AS NEEDED AND REPAIR ANY DAMAGE TO THE CITY'S

...ISTING GATE VENOCO ROAD IS FROM STORKE ROAD AND ALONG ELKUS WALK. LIMIT ACCESS TO MINIMUM NEEDED AND PROTECT ADJACENT PRIVATE PROPERTIES. KEEP GATE LOCKED WHEN NOT IN USE.

...IS CLOSED TO VEHICULAR TRAFFIC. VENOCO ROAD INCLUDES A PUBLIC TRAIL THAT WILL REMAIN OPEN TO PEDESTRIAN AND BICYCLE TRAFFIC THROUGHOUT CONSTRUCTION.

...OR SHALL PROVIDE A FLAGPERSON DURING ANY CONSTRUCTION TRAFFIC ON VENOCO ROAD TO ALLOW SAFE PUBLIC USE OF VENOCO ROAD THROUGHOUT CONSTRUCTION.

...OR SHALL INSTALL A PERIMETER CHAIN LINK FENCE AROUND THE PROJECT AREA TO PREVENT PUBLIC ACCESS TO THE PROJECT SITE.

...OR SHALL CONSTRUCT TEMPORARY ACCESS ROADS WITHIN THE PROJECT AREA AS NEEDED TO PERFORM THE WORK. TEMPORARY ACCESS ROADS SHALL BE LIMITED TO ROUTES SHOWN ON DRAWINGS.

...SHALL DESIGN AND INSTALL TEMPORARY CONSTRUCTION ACCESS CROSSINGS OF PHELPS CREEK AND DEVEREUX CREEK (DOWNSTREAM END) FOR USE THROUGHOUT CONSTRUCTION. CROSSINGS SHALL BE ...PREVENT CROSSINGS FROM CAUSING DAMAGE DURING CREEK FLOWS.

...Y PHELPS CREEK CROSSING SHALL FREESPAN THE CHANNEL AND WITH BOTTOM DECK ELEVATION THAT MATCHES TOP OF BANK (APPROX ELEV 12.5 FEET) OR HIGHER. A BRIDGE AT TOP OF BANK ...L LIKELY BE OVERTOPPED DURING CREEK FLOWS. ANCHOR BRIDGE AS NEEDED TO RESIST EXPECTED FLOWS.

...Y DEVEREUX CREEK CROSSING ALLOW SAFE VEHICULAR TRAFFIC AND BE DESIGNED TO NOT CAUSE FLOODING UPSTREAM OF THE PROJECT AREA DURING STORM EVENTS.

...STRUCTION TRAFFIC ACROSS THE SANITARY SEWER, EXCEPT AT DESIGNATED CROSSING LOCATIONS WITH ADDITIONAL PROTECTION MEASURES, AS APPROVED BY UTILITY OWNER (GOLETA WEST SANITARY ...MUM PROTECTION MEASURES INCLUDE 5-FEET MINIMUM DEPTH OF SOIL COVER (INCLUDING 2-FEET CRUSHED ROCK) AND STEEL TRENCH PLATES.

...OIL WELLS "PETAN" AND "BISHOP" ARE LOCATED WITHIN THE GRADING LIMITS. PROTECT THROUGHOUT CONSTRUCTION BY MAINTAINING 5 FEET (MIN) TO 10 FEET (MAX) OF COVER OVER CAPPED WELLS. CLEARLY ...S IN FIELD.

...OR SHALL ONLY STAGE AND STOCKPILE MATERIALS IN DESIGNATED AREAS.

...OR SHALL COORDINATE SITE ACCESS WITH PUBLIC ACCESS CONTRACTOR AND PROVIDE STAGING AND ACCESS AS NEEDED FOR INSTALLATION OF BRIDGES/CROSSINGS. SEE SPECS.

Exhibit 19
Construction Staging Plan
CDP No. 4-16-0631 &
UCS-NOID-0006-16

PREPARED BY:
ESA
550 Kearny Street Suite 800 San Francisco, CA 94108 415.262.2300 phone

SHEET TITLE
SITE ACCESS AND STAGING

PROJECT
NORTH CAMPUS OPEN SPACE RESTORATION

PREPARED FOR:
UNIVERSITY OF CALIFORNIA
SANTA BARBARA
SANTA BARBARA, CA 93106-1030

APPROVED	
DESIGNED	ESA
DRAWN	
INCHARGE	B. BATTALIO C41756
UC PROJECT #	XXXXXX
SCALE	AS NOTED
DATE	8/18/2016
SHEET	

SITE ACCESS AND STAGING

DRAFT 100% CD
NOT FOR CONSTRUCTION

G-6
6 OF 55

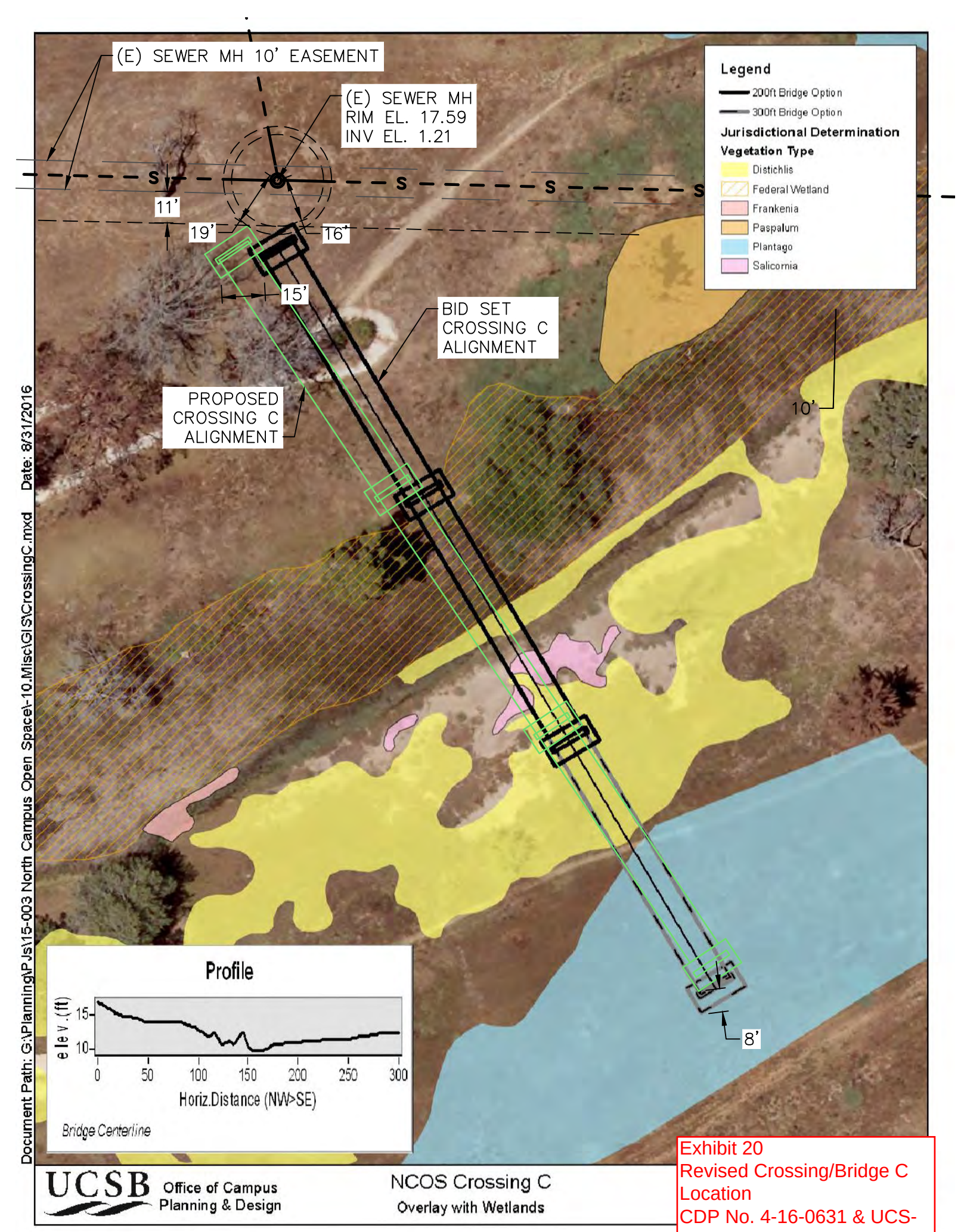


Exhibit 20
Revised Crossing/Bridge C Location
CDP No. 4-16-0631 & UCS-NOID-0006-16

NCOS Project Boundary
Cut/Fill
15 to 20 ft fill
10 to 15 ft fill
5 to 10 ft fill
2.5 to 5 ft fill
0 to 2.5 ft fill
0 to 2.5 ft cut
2.5 to 5 ft cut
5 to 10 ft cut
10 to 15 ft cut
15 to 20 ft cut
N
0
250
500 Feet
North Campus Open Space Project Proposed Grading Phase 1
Office of Campus
Planning & Design
SB
Exhibit 21
Special Condition 17
Phase 1 Grading Limits
CDP No. 4-16-0631 & UCS-
NOID-0006-16
]s\15-003 North Campus Open Space\-10.Misc\GIS\NCOS ESHA gradingPh1 111616.mxd Date: 11/17/2016

1. Former golf course parking lot and clubhouse.

2. Former golf course parking lot and Sierra Madre student housing.

3. Whittier Parcel. The drainage channel that extends across the parcel can be seen on the left and center portions of the photo.

University of California, Santa Barbara

North Campus Open Space Restoration Project

Refer to Figure 5.1-1 for Photo Locations

Figure 5.1-2

Project Site Photos

4. Sierra Madre Student Housing is on the right and left sides of the photo. A wetland restoration area is in the foreground and the project site is in the center background.

5. View from the Venoco Road bridge looking south at the Devereux Slough. Mudflat areas can be seen on the right and left sides of the photo.

University of California, Santa Barbara

North Campus Open Space Restoration Project

Refer to Figure 5.1-1 for Photo Locations

Figure 5.1-3

Project Site Photos

6. View from the Venoco Road bridge looking north across the South Parcel. Rip rap and bank armoring for the bridge can be seen in the foreground.

7. View of the South Parcel from Venoco Road. Erosion channels and areas devoid of vegetation can be seen in the photo.

University of California, Santa Barbara

North Campus Open Space Restoration Project

Refer to Figure 5.1-1 for Photo Locations

Figure 5.1-4

Project Site Photos

8. View of the former Ocean Meadows Golf Course. Residences under construction in the UCSB Ocean Walk project are on the left site of the photo. Vegetation in the Devereux Creek channel is on the right side of the photo.

9. View of the former Ocean Meadows Golf Course. Residences in the UCSB Ocean Walk project are on the left side of the photo. The Devereux Creek channel is in the center of the photo.

University of California, Santa Barbara

North Campus Open Space Restoration Project

Refer to Figure 5.1-1 for Photo Locations

Figure 5.1-5

Project Site Photos

10. View of the former Ocean Meadows Golf Course. Phelps Creek is on the on the right side of the photo, and its confluence with Devereux Creek can be seen in the center of the photo.

11. View of the former Ocean Meadows Golf Course. Residences in the University Village neighborhood are on the left side of the photo. The small structure on the right side of the photo is located on private property adjacent to the project site.

University of California, Santa Barbara

North Campus Open Space Restoration Project

Refer to Figure 5.1-1 for Photo Locations

Figure 5.1-6

Project Site Photos

12. View of Devereux Creek on the former Ocean Meadows Golf Course.

13. View of the South Parcel

University of California, Santa Barbara

North Campus Open Space Restoration Project

Refer to Figure 5.1-1 for Photo Locations

Figure 5.1-7

Project Site Photos

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

M E M O R A N D U M

FROM: Jonna D. Engel, PhD, Ecologist

TO: Denise Venegas, Coastal Program Analyst

SUBJECT: University of California, Santa Barbara North Campus Open Space Restoration Project

DATE: November 22, 2016

Documents reviewed:

ESA. June 28, 2016. North Campus Open Space Restoration Project. Prepared for UCSB Office of Budget and Planning.

Stratton, Lisa (UCSB, Cheadle Center for Biodiversity and Ecological Restoration) June 2016. Biological Assessment, UCSB North Campus Open Space Restoration Project. Approved by CalTrans, USFWS, US ACOE.

Rodriguez Consulting Inc. March 2016. Final Initial Study and Mitigated Negative Declaration. North Campus Open Space Restoration Project. Prepared for UCSB Office of Campus Planning and Design.

ESA. September 25, 2015 (Revised December 22, 2015). North Campus Open Space Restoration Project Detailed Project Program. Prepared for UCSB Office of Budget and Planning.

ESA (Eve Pier Kieli). December 21, 2015. Jurisdictional Wetland Impacts UCSB NCOS. To: Lisa Stratton.

Sage Institute Inc. December 8, 2015. Jurisdictional Determination. Prepared for UCSB and Rodriguez Consulting.

I have been included from the start in planning and information meetings for the University of California, Santa Barbara's (UCSB) North Campus Open Space (NCOS) Restoration Project. I attended one of the first meetings on June 13, 2012, organized by Dr. Lisa Stratton, Director Ecosystem Management, at the UCSB Cheadle Center for Biodiversity and Ecological Restoration. At that meeting we learned that UCSB was considering a large scale restoration project to restore the ecological integrity of the lower watershed that includes Devereux Slough. Over the years I have received

Exhibit 23
Dr. Jonna Engel Memorandum, dated November 22, 2016
CDP No. 4-16-0631 & UCS-NOID-0006-16

planning documents associated with the project including the project description and restoration plan prepared by the UCSB Office of Budget and Planning and Environmental Science Associates (ESA), the Mitigated Negative Declaration prepared by Rodriquez Consulting, and the Biological Assessment prepared by Dr. Stratton and approved by the State of California Department of Transportation (CalTrans), the US Fish and Wildlife Service (USFWS) and the US Army Corps of Engineers (ACOE). On January 15, 2016 I attended a meeting for stakeholders including local, state, and federal regulatory agencies where UCSB presented project details and asked for comments and concerns. And on June 28, 2016 I participated in a site visit for Coastal Commission staff during which we walked a large portion of the project site including the entire perimeter, examined existing conditions, and discussed project plans in detail.

The possibility for an ecosystem scale restoration was made possible when The Trust for Public Land purchased Ocean Meadows Golf Course (OMGC) in 2013 and then gifted the land to UCSB with a deed restriction that the site be restored. In addition to the 63.8 acre OMGC Parcel, the UCSB NCOS Restoration Project includes restoration of the 68.9 acre South Parcel and the 3.7 acre Whittier Parcel. These 136.4 acres of UCSB's NCOS include portions of Devereux Creek, Phelps Creek, and several tributaries, upper Devereux Slough and the adjacent uplands, which were all dramatically modified by the excavation and fill of 500,000 cu. yds. of soil associated with the 1965 development of OMGC.

The primary goals of the restoration project are to; 1) restore tidal connection between the existing lower Devereux Slough and the former upper slough that was filled with the creation of OMGC, 2) restore historic topography and drainage patterns that were obliterated by borrow and fill work for construction of OMGC, and 3) enhance, restore, and establish freshwater and estuarine wetlands and an associated mosaic of native upland habitats. Successful realization of these goals would result in recovery of much of the native habitat and natural functions of the Devereux Slough Ecosystem that were lost when OMGC was developed and/or have been adversely impacted since by invasive species and human activities.

Currently the three parcels proposed for restoration are significantly degraded. The OMGC Parcel is relatively flat and consists of fill soils with a channel through the middle for Devereux Creek. The vegetation is primarily non-native turf grasses with scattered non-native landscape trees and a few native trees, annual non-native weeds, limited areas of native wetland and riparian habitat, and bare ground. The hydrologic connection on the parcel between Devereux Creek and the lower Devereux Slough is limited by a sheet pile sill just upstream of the Veneco Road Bridge crossing.

With the exception of a 12.78-acre native habitat restoration area that was part of the UCSB North Campus Faculty Housing Project, the South Parcel was severely disturbed in the past by the excavation of a significant amount of cut material that was used as fill on the OMGC Parcel. Comparison of 1950's elevation lines on the South Parcel to the topography there today show a drop in grade of 5 to 10 feet across the entire site resulting from excavation of soil that was used to fill the upper slough on the OMGC

site. Soil excavation combined with off-road, mountain, and dirt-bikers, who have created extensive unauthorized trails and several unauthorized “bike-parks” with jumps over the years, have left the South Parcel in a seriously denuded and degraded condition. What vegetation persists is dominated by non-native annual grassland characterized by large patches of non-native invasive fennel, black mustard, and pampas grass. Four east-west pointing drainage swales were created to direct water across the South Parcel to Devereux Slough. A seasonal wetland occurs along the length of the topmost drainage swale. Toward the top of the south parcel there is an area dominated by sandy soil that supports native habitat comprised of back-dune and coastal sage scrub plants. And scattered across the property and along the interface with the golf course are small patches of native grassland and riparian scrub as well as a few seasonal wetlands.

The Whittier parcel is generally flat with two shallow vernal ponds and a southwesterly drainage channel that supports seasonal wetland plants.

In spite of the fact that the three parcels described above have been subject to significant disturbance, they continue to support some wetlands and environmentally sensitive habitat areas (ESHA). The natural resource policies of the Coastal Act include several that relate to the protection of wetlands and ESHA. Section 30233, which regulates the fill and dredging of wetlands, identifies a short list of allowable uses in wetlands, and Section 30240, which protects ESHA, limits uses in ESHA to those that are resource dependent. Habitat restoration is both under both an allowable use under Section 30233 and a resource dependent use that may be permitted in ESHA pursuant to Section 30240. While the UCSB NCOS Restoration Project initially involves complete removal or significant impacts to small areas of wetlands and ESHA in the project footprint, the ultimate goal is to restore the natural topography and to enhance, restore, and create native wetland and upland habitat resulting in increased biological diversity and ecological functioning of the 136 acre area and culminating in a Devereux Slough Ecosystem that closely resembles its historical condition.

The proposed restoration will involve topographically modifying the OMGC, South, and Whittier Parcels to restore the upper Devereux Slough and adjacent mesa to a more natural geomorphic configuration, hydrologic regime, and habitat mosaic. The OMGC Parcel will be excavated to create a subtidal slough channel, surrounding mudflats and marsh plain, and gradual transition slopes. Approximately 350,000 cu. yds. of cut material will be generated by this excavation. The project excavation has been designed to remove the least amount of fill while simultaneously replicating the historic topography. The design of the excavation and fill was also limited by and sensitive of the surrounding development, 100 year flood projections, and sea level rise scenarios.

The proposed restoration project includes enhanced aesthetic and recreational values for local residents with an improved network of trails designed to create varied experiences such as wildlife and habitat viewing opportunities and access to the beach and adjacent properties. While the trail network includes segments that extend into habitat and a few boardwalks and bridges, the primary purpose of the project is

restoration of the Devereux Slough Ecosystem and associated native plants and animals, therefore the trail system has been designed to maximize the amount of undisturbed habitat by being largely confined to the perimeter of the habitat area. The proposed bridge at crossing C is designed to cross a stretch of wetland off of the main slough channel. The restoration plans currently propose a 200 or 300 foot bridge for this crossing. I recommend the 300 foot design in order to maximize the amount of wetland habitat that can be restored in this area. Furthermore, since the bridge is designed to cross over restored sensitive wetland habitat, there should never be any artificial night lighting allowed on the bridge. The introduction of night lighting within or adjacent to the restored habitats would have significant adverse impacts on the very wildlife the restoration project is designed to accommodate.

As stated above, the primary purpose of the proposed project is restoration of the Devereux Slough Ecosystem; thus the trail system has been largely confined to the project perimeter to maximize the amount of undisturbed habitat. Recently neighbors of the project have been circulating a petition for a trail and new footbridge over Devereux Creek and the restored upper slough that would cross right through the middle of the proposed restoration over the main channel of Devereux Creek. The neighbors are petitioning for this trail and footbridge to have a more direct route to the South Parcel nature trails. According to the petition, the proposed trail would save pedestrians approximately 0.6 miles to the west / 0.9 miles to the east of additional walking distance to get to the South Parcel nature trails, but it would introduce disturbance in the form of human traffic and noise which can disturb feeding, nesting, roosting, and other animal behaviors in the center of the restoration area. A bridge, and the associated pedestrian uses, in this location are inconsistent with the goals of the restoration and does not minimize habitat disturbance. Intentionally directing disturbance through the middle of the restoration would have significant adverse impacts on the very wildlife the restoration project is designed to protect and should not be approved.

The table below, excerpted from Table 3 of the August 3, 2016 UCSB NCOS Coastal Development Permit and Notice of Impending Development Project Description, provides a breakdown of the acres of existing, impacted, preserved, enhanced, restored and post project native habitat areas:

Habitats	Existing (acres)	Impacted (acres)	Preserved (acres)	Enhanced (acres)	Restored (acres)	Post Project Habitat Area
Aquatic/Subtidal	0	0	0	0	3.98	3.98
Mudflat/Salt Flat	0	0	0	0	5.92	5.92
Salt Marsh	1.35	0.19 (converted to mudflat)	1.16	0	13.50	14.66
High Marsh/ Transition (CCC Wetland)	13.74	13.74	0	0	18.51	18.51

Riparian	0	0	0	0	0.99	0.99
Native Grassland	1.96	0.48	1.48	3.40	24.07	28.95
Coastal Sage Scrub	4.64	1.52	3.12	8.84	13.41	25.37
Sandy Dune	2.25	0	2.25	1.86	2.09	6.20
Southern Riparian Scrub	4.22	0.34	3.88	0	1.66	5.4
Seasonal/Vernal Pond	1.40	0.24	1.16	0	3.24	4.40
Plover Nesting	0	0	0	0	3.01	3.01
Upland Clay Annuals	0	0	0	0	0.25	0.2
Fresh/Brackish Wetland (Coastal Freshwater Marsh	9.14	7.56	1.58	0	0.63	2.21
South Parcel NCFH Mitigation Area-ESHA	12.78	0	12.78	0	0	12.78
Total	51.48	24.07	27.41	14.10	91.26	132.58

The project footprint currently supports 1.35 acres of salt marsh, 13.74 acres of high marsh, 1.36 acres of native grassland, 4.64 acres of coastal sage scrub, 2.25 acres of sandy dune, 4.25 acres of southern riparian scrub, 1.40 acres of seasonal/vernal pond, 9.14 acres of fresh/brackish wetland, and 12.78 acres of South Parcel NCFH Mitigation Area ESHA. Following completion of the proposed restoration the project footprint will support 3.98 acres of aquatic/subtidal habitat, 5.92 acres of mudflat/salt flat, 14.66 acres of salt marsh, 18.51 acres of high marsh, 0.99 acres of riparian, 28.95 acres of native grassland, 25.37 acres of coastal sage scrub, 6.20 acres of sandy dune, 5.54 acres of southern riparian scrub, 4.40 acres of seasonal/vernal pond, 3.01 acres of plover nesting habitat, 0.25 acres of upland clay annuals, 2.21 acres of fresh/brackish wetland, and 12.78 acres of South Parcel NCFH Mitigation Area ESHA. A total of 81.10 acres of new native habitat will be created by the proposed restoration.

As shown in the table above, the proposed restoration project would result in a significant increase in every existing habitat on the site except fresh/brackish wetland. Currently there are 9.14 acres of this habitat type on the site and after the project there will be 2.21 acres. Restoration of upper Devereux Slough requires excavation of the OMGC parcel to re-create the upper subtidal slough channel, surrounding mudflats and marsh plain. Restoring the upper slough also requires removal of the tide gate at the Veneco Road Bridge to allow mixing of fresh and saline waters. These activities, essential to the principal goals of the restoration, result in the conversion of 6.93 acres of fresh/brackish wetland to subtidal slough and mudflat habitat. Habitat conversion is often an aspect of restoration projects, and as such, is an allowable use under Sections 30233 and 30240 of the Coastal Act. Temporary impacts, such as habitat removal, de-watering, excavation, topographic re-contouring, and planting, are inherent aspects of restoration projects and are also allowable under Sections 30233 and 30240. The

ultimate goal of restoration projects, as the name implies, is to restore an area's natural habitats and functioning. Good restoration projects contribute to the mission of the Coastal Commission which is to protect and enhance California's coast and ocean.

Construction of the proposed restoration project is planned to occur in phases. During phase 1 upland areas adjacent to residential developments along the north and east site perimeter will be improved. Phase 1 includes grading and revegetation activities and creation of staging areas and construction access routes. Existing native vegetation appropriate for the restored site will be salvaged and stored for re-installation later in the project. Phase 2 will include the bulk of the mass grading effort as well as the fine grading and construction of public access subgrades, foundations, and structures. Phase 2 will also include erosion control efforts and landscape planting. Phase 3 will include removal of temporary water control structures and completion of slough grading, trails and bridges, and habitat re-vegetation.

No sensitive species have been identified on the project site to date. Therefore, no construction timing constraints have been required to avoid breeding and spawning months. However, UCSB will conduct preconstruction surveys within 30 days prior to all phases of construction and if sensitive species are observed, relocation, avoidance, and/ or minimization measures will be implemented as specified by the California Department of Fish and Wildlife or the US Fish and Wildlife Service. I recommend that in addition, the notice of impending development and coastal development permit be conditioned to require that a qualified environmental resource specialist monitor project operations during all construction activities to prevent adverse impacts to any sensitive species that may occur on the project site.

The 1965 development of Ocean Meadows Golf Course had numerous adverse impacts including filling the upper Devereux Slough, creation of an artificial break between freshwater and estuarine habitat, sedimentation of lower Devereux Slough resulting in loss of more than 30% of its water volume capacity, loss of seasonal wetlands, and invasion of non-native species, to name a few. Benefits of the UCSB NCOS Restoration Project include; 1) restoration of the historic hydrological connection from the watershed of the South Parcel to the north west corner of the upper slough to restore the natural transition of fresh to saline conditions, 2) restoration of wetlands characteristic of the historic conditions including freshwater marsh, freshwater/brackish marsh, salt marsh, mudflats and salt flats, and seasonal/vernal pods, 3) restoration of natural geomorphology and the subsequent reduction in sedimentation of the lower slough, and 4) an improved network of trails including upgrades along the Veneco Road trail which is a segment of the California Coastal Trail. In addition, the project will greatly improve the habitat quality for sensitive western pond turtles, red legged frogs, and tidewater gobies with the incorporation of the Phelps Creek Grade Control Structure that creates a gradual fresh to salt water gradient in a series of three elevation drops over a distance of 100 feet with small ponds and native habitat in each successive tier. And finally, the project will improve the quality of water coming onto the site from the surrounding development and storms by improving stormwater outflow and culvert design and infrastructure and implementation of best management practices.

In conclusion I enthusiastically support the UCSB NCOS Restoration Project and find that it is very well planned and designed and will likely achieve the primary goal of restoring the natural geomorphology and the biological diversity and natural function of the Devereux Slough Ecosystem.

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0006-16 & CDP Application No. 4-16-0631 (North Campus Open Space Restoration Project).

Application and Notice of Impending Development by the University of California at Santa Barbara for restoration and enhancement of North Campus Open Space, which is comprised of the former Ocean Meadows Golf Course, Whittier and South Parcel properties, to restore tidal connection to Devereux Slough and provide public access opportunities.

To: *The California Coastal Commission*

The signatories of a petition to the University of California Santa Barbara, supported by the Board of the First University Housing Association, Goleta, ask the Coastal Commission to make the approval of the above project ***contingent*** *on the University agreeing to include a North-South footbridge at Phelps Creek in the construction phase of the project.*

Background

The UCSB North Campus Open Space (NCOS) refers to an area directly to the west of the university (See Figure 1). It is comprised of:

1. an area previously known as the 'South Parcel', owned by the university
2. an adjoining area immediately to the north which until recently was a golf course.

Directly to the south-east is the Devereux Slough, which connects with the sea and drains and floods with the tide. Originally the slough extended northward through eastern and western creeks. But in 1965 they were filled in to create the golf course, completely destroying the rare natural environment.

The objective of the NCOS project is to recreate this environment. To this end, the golf course was acquired in 2013 by the Trust for Public Land (TPL). The TPL then gave this land to the university so that the two land parcels could be united to form the basis for the NCOS project.

An enormous amount of preparatory work has been done over the past three years, and a number of conceptual plans developed. There has undoubtedly also been a serious effort to involve the local community in the development of these plans. However, it has become evident that, for reasons that are not clear, this effort has failed to reach many of the local residents who will be most directly affected.

They are now highly concerned that the plan as finally adopted omits a key element: a north-south footbridge over the western arm of the restored creek. The effect of this is to completely cut off access from the north to the new trails in the open space to the south.

This represents a serious loss of access. The university has claimed that this is not so, because the former golf course was private land which could not be crossed, so the public has lost nothing. But the golf course was in fact crossed every day by local people for at least the past 50 years. The many well-worn trails criss-crossing the open space are clear evidence of this (See also the accompanying comments of petition signatories).

The Footbridge

Fortunately this potentially very negative situation can be transformed by the simple addition of a footbridge.

Figure 2 illustrates this. The entire residential area lies to the north and east. The main access to the open space from the north has always been at the location where Phelps Creek joins what little remains of the Devereux creek to the west. In fact so little remains that most people are unaware of it as they cross over the buried pipe through which it flows at the crossing point.

But once this west-running creek is restored, it will no longer be possible to cross at this point unless a footbridge is provided. Without it, the map shows that the shortest distance from this point to the start of any of the new trails will be 0.6 miles to the west or 0.9 miles to the east. In contrast, access to the nearest trail via a footbridge at Phelps Creek, as illustrated on the map, would be about 100 yards.

Objections to a footbridge

In a reply (copy attached) to an earlier request submitted during the public comment period in March this year, UCSB's Resource and Planning Director admitted that "….a bridge in a similar location….was included as an alternative in the initial planning process, but the final design sites a bridge further to the east to accommodate easy pedestrian access through the open space from University Village neighborhoods to the coast and to Isla Vista school".

There is no mention of access to the open space trails. A perfunctory glance at the map shows that the primary purpose of the eastern bridge is to provide a shortcut along the northern perimeter bike path for commuters from the new university housing (west of Phelps Creek) to Isla Vista School and the university main campus.

The reply from UCSB added that 'Both funding constraints and sensitive habitat protection preclude siting two bridges across the aquatic/subtidal and mudflat/salt flat zones'. On the second point, it has to be borne in mind that the NCOS project is essentially a massive landscape engineering project. It is not an environmental restoration project in the usual sense. In order to recreate the environment of 50 years ago, it will be necessary to almost completely destroy the environment that has grown up since. It is therefore meaningless to talk of 'sensitive habitat protection' in this context.

Finally, on the earlier point, the choice should be clear: if there is insufficient funding for two bridges, then the bridge which would genuinely improve access to the open space trails should be given priority. If the university wants to reduce commuting distances, then the university should shoulder the cost.

Public Access

It is understandable that the NCOS project planners may be reluctant to make any further changes to a plan to which they have already devoted so much time and effort. But as a consequence of this project, the extensive network of trails on the open space that the public has enjoyed for at least the past 50 years will be for the most part destroyed, and replaced with a much more limited network. And because of the restoration of the western arm of the slough, access to these trails will be made far more difficult and remote if there is no directly connecting footbridge.

Recent correspondence with those most directly involved with the implementation of the project suggests that there is a fear that a footbridge would attract too many people. But no evidence has been given to justify this fear. Clearly the local people who already regularly cross overland to the open space would become users of the bridge. And residents of the new North Campus university housing which is immediately adjacent to Phelps Creek would surely also want to use it. But beyond that, there is little evidence to suggest that the presence of the bridge would cause a major influx of new visitors.

Both the Trust for Public Land and the California Coastal Commission are committed to improving public access to the coast and to coastal lands. That was the explicit objective of the TPL when it gave the land to the university. But the NCOS plan in its current form will clearly restrict rather than enhance public access to the open space trails. However, it is not too late to correct this situation: if the university will commit to constructing a footbridge at Phelps Creek, the public will be able to continue to access the trails in the same way that they have enjoyed for decades past.

We emphasize: *we are not asking for a modification of the NCOS project proposal in any way, except for the addition of a footbridge at Phelps Creek, and a short connecting path to the beginning of the nearest planned trail.*

Accompanying documents

Figure 1. Map of NCOS project plan

Figure 2. Distances to the nearest trail access points via the East, West or footbridge.

Email from the UCSB Resource and Planning Director

Letter of Support from the First University Village Housing Association
(The second university village does not appear to have an organized housing association).

Petition text, signatories and comments

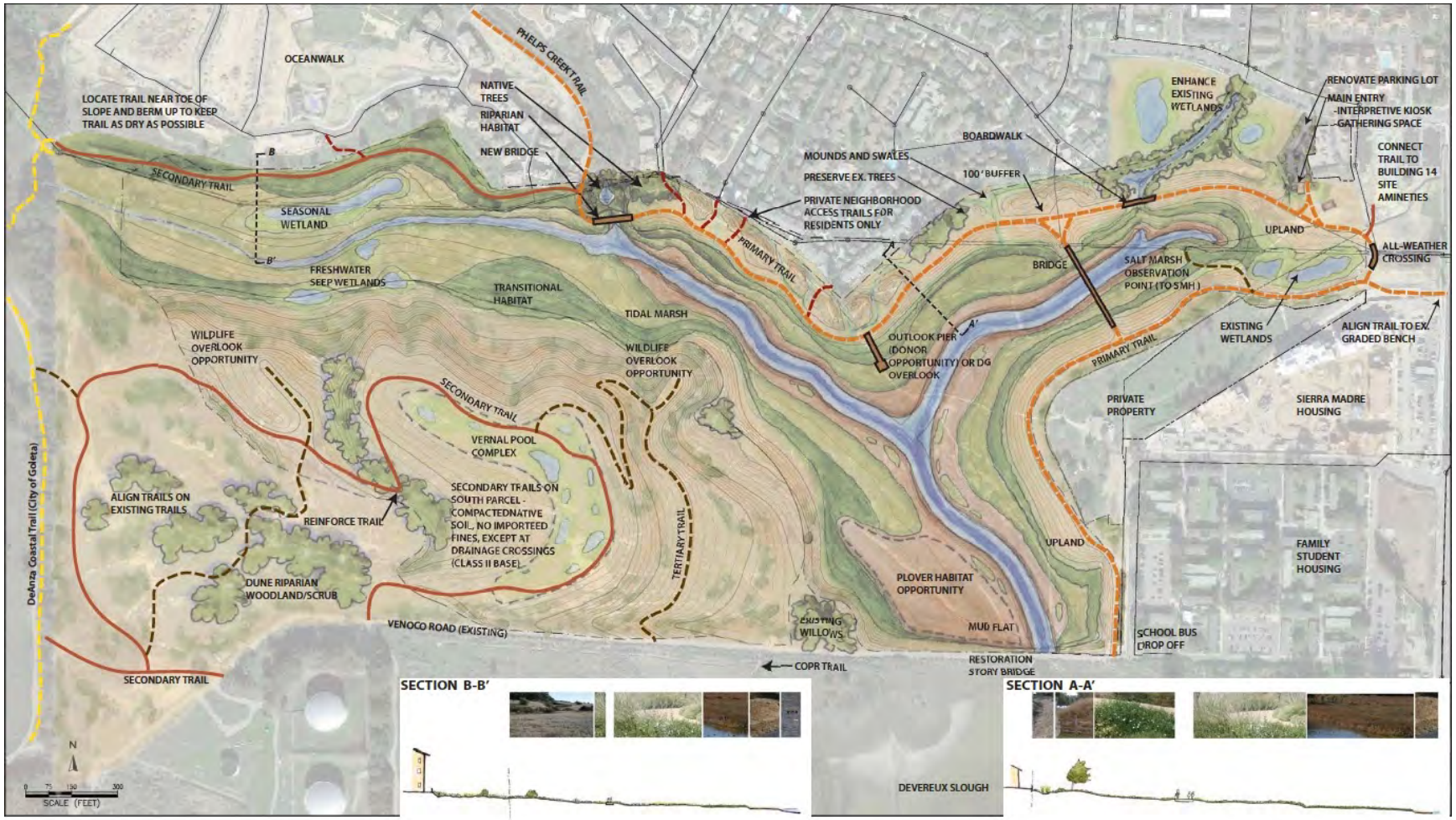
The petition to the university was launched on the website of ***change.org***:

"*A Footbridge to the UCSB North Campus Open Space*"

It can be found by selecting '*Search*' on the **change.org** home page, then by typing '*UCSB footbridge*' in the search box.

150 flyers advertising the petition were distributed by hand to houses in the First and Second University Housing complexes, both of which are adjacent to the ex-golf course. The content of the flyer was essentially the same as appears on the petition web page. Within two weeks, without further prompting, the petition gained 120 signatures – 77% from the immediate surrounding area, 92% from Goleta and Santa Barbara combined. (The petition now has over 130 signatures, and the number is still increasing).

Figure 1


OCEANWALK
PHELPS CREEK TRAIL
LOCATE TRAIL NEAR TOE OF SLOPE AND BERM UP TO KEEP TRAIL AS DRY AS POSSIBLE
NATIVE TREES
RIPARIAN HABITAT
NEW BRIDGE
B
B'
SECONDARY TRAIL
SEASONAL WETLAND
FRESHWATER SEEP WETLANDS
TRANSITIONAL HABITAT
TIDAL MARSH
WILDLIFE OVERLOOK OPPORTUNITY
WILDLIFE OVERLOOK OPPORTUNITY
SECONDARY TRAIL
VERNAL POOL COMPLEX
ALIGN TRAILS ON EXISTING TRAILS
REINFORCE TRAIL
SECONDARY TRAILS ON SOUTH PARCEL - COMPACTEDNATIVE SOIL, NO IMPORTEED FINES, EXCEPT AT DRAINAGE CROSSINGS (CLASS II BASE)
TERTIARY TRAIL
DUNE RIPARIAN WOODLAND/SCRUB
VENOCO ROAD (EXISTING)
SECONDARY TRAIL
DeAnza Coastal Trail (City of Goleta)
COPR TRAIL
EXISTING WILLOWS
MUD FLAT
PLOVER HABITAT OPPORTUNITY
UPLAND
RESTORATION STORY BRIDGE
SCHOOL BUS DROP OFF
FAMILY STUDENT HOUSING
SIERRA MADRE HOUSING
PRIVATE PROPERTY
PRIMARY TRAIL
OUTLOOK PIER (DONOR OPPORTUNITY) OR DG OVERLOOK
A'
BRIDGE
SALT MARSH OBSERVATION POINT (TO SMH)
EXISTING WETLANDS
ALIGN TRAIL TO EX. GRADED BENCH
ALL-WEATHER CROSSING
UPLAND
CONNECT TRAIL TO BUILDING 14 SITE AMINETIES
RENOVATE PARKING LOT
MAIN ENTRY -INTERPRETIVE KIOSK -GATHERING SPACE
ENHANCE EXISTING WETLANDS
BOARDWALK
MOUNDS AND SWALES
PRESERVE EX. TREES
100' BUFFER
PRIVATE NEIGHBORHOOD ACCESS TRAILS FOR RESIDENTS ONLY
PRIMARY TRAIL
SECTION B-B'
SECTION A-A'
DEVEREUX SLOUGH
N
0 75 150 300
SCALE (FEET)

Distance from Phelps Creek trail to nearest open space access point:

Without Phelps Creek footbridge: West — 0.6 miles East — 0.9 miles

With Phelps Creek footbridge: South — 100 yards

Figure 2

Date: Friday, April 1, 2016 8:21 AM

From: Robert Silsbee <Robert.Silsbee@vcadmin.ucsb.edu>

To: 'mfreeston@cox.net' <mfreeston@cox.net>

Cc: Chuck Haines <chuck.haines@ucsb.edu>

Subject: RE: Proposal for a revision of the North Campus Project: possible email problem

Michael,

Thank you for sending your alternative proposal for a north-south bridge across the North Campus Open Space. As described in more detail at the open space website, the University engaged The Trust for Public Land beginning in the summer and fall of 2013 to conduct community workshops to solicit input for the North Campus Open Space project. These community-based design workshops and focus groups provided a broad cross-section of input about neighbors' perspectives regarding site access, site use, and maintenance in the context of the ecological restoration goals. A concept with a bridge in a similar location to the one depicted in your recent proposal was included as an alternative in the initial conceptual planning process, but the final design sites a bridge further to the east to accommodate easy pedestrian access through the open space from University Village neighborhoods to the coast and to Isla Vista school. Both funding constraints and sensitive habitat protection preclude siting two bridges across the aquatic/subtidal and mudflat/salt flat zones. The final bridge location will also provide improved pedestrian access than was previously available when the privately-owned Ocean Meadows Golf Course was not available to the public for coastal access.

Sincerely, Bob

———————————————————————

Robert Silsbee, Resource & Planning Director

Administrative Services Division

4129 Cheadle Hall, Mail Code 2033

University of California, Santa Barbara

Santa Barbara, CA 93106-2033

(805) 893-5190

rmsil@ucsb.edu

-----Original Message-----
From: mfreeston@cox.net [mailto:mfreeston@cox.net]
Sent: Saturday, March 26, 2016 12:20 AM
To: Openspace <openspace@vcadmin.ucsb.edu>
Cc: mfreeston@cox.net
Subject: Proposal for a revision of the North Campus Project: possible email problem

FIRST UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION
P.O. Box 2031
Goleta, California 93118

California Coastal Commission
South Central Coast District
89 South California Street, Suite 200
Ventura, CA 93001

October 9, 2016

RE: University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0006-16 & CDP Application No. 4-16-0631 (North Campus Open Space Restoration Project).

The California Coastal Commission:

The First University Village Homeowners' Association (Association) would like to express its support for the proposal of Michael Freeston. The Association consists of the owners of 95 residential lots, many of which are adjacent to the area of the USCB North Campus Open Space Project (Project).

Residents within the Association have enjoyed access to the Project Area as well as the surrounding area and beach for more than 50 years. The Project as currently proposed reduces access from what we currently enjoy. Residents in the Association and the surrounding community will need to access the trails in the southeast portion of the project area from either the west or east end of the Project area, rather than more directly from the center.

Michael Freeston, a homeowner in the Association, proposes that UCSB construct a footbridge to facilitate access to the southern side of the Project. We support this proposal and ask you to consider what Mr. Freeston would like to communicate to the commission. We also ask you to consider the wishes of many in community near the Project area – the homeowners, families, and residents within the Association as well as those in the surrounding area that currently enjoy this amazing place.

Thank you for your consideration,

First University Village Homeowners Association

Michael Struven, President

change.org

Recipient: Dr. Cristina Sandoval, Dr. Henry Yang, Marc Fisher, Anne M. Wells, and Dr. Lisa Stratton

Letter: Greetings,

Every day many people enjoy a walk or a run across what used to be the Ocean Meadows golf course. But this will no longer be possible if UCSB's planned environmental restoration project goes ahead unmodified. There will be no access to this land from the north (University Village) side. There will only be a bike path along the northern perimeter.

It will be impossible to cross directly from north to south (without swimming) because the creeks which originally extended the length of the golf course are to be restored. The nearest access to the new open space trails will be from the Ellwood Mesa to the west (about 0.6 miles) or from the Venoco road (about 0.9 miles) to the south. The shortest route to the start of the Coal Oil Point Reserve Pond Trail will be about 0.8 miles. Many people also use the open space trails to reach the beach. This too will therefore no longer be possible.

All of this represents a serious loss of amenity to the large number of people in Goleta who have enjoyed these open space trails for the past fifty years. But there is an obvious solution: a footbridge. In the current UCSB plan there is already a bridge, but this will simply provide a shortcut along the northern perimeter. What is needed is an additional bridge located approximately where people cross on to the ex-golf course now (opposite the entrance from the new university housing). This bridge would connect with a trail already planned in the UCSB proposal. And this trail connects with the other planned trails.

The footbridge would be just that: no bikes or vehicles of any kind. This would protect sensitive environmental areas along the trails to the south and would allow a much simpler structure than the major bridge design in the current restoration plan. I envision a single-file wooden bridge with passing places. With this bridge, access to the open space from the north would be restored.

Therefore the signatories of this petition ask the University to agree to include the construction of a North-South footbridge at Phelps Creek in the North Campus Open Space project plan.

Signatures

Name	Location	Date
Michael Freeston	, United States	2016-09-13
Gill Freeston	Goleta, CA, United States	2016-09-17
VALERIE OESTERLING	Goleta, CA, United States	2016-09-17
Merrilee Miller	Goleta, CA, United States	2016-09-17
Jean Schultz	Goleta, CA, United States	2016-09-17
Linda L Hill	Goleta, CA, United States	2016-09-17
Becca Eliasen	Goleta, CA, United States	2016-09-17
Yvette Saville	Goleta, CA, United States	2016-09-17
Robert Woods	Goleta, CA, United States	2016-09-18
Jeremy Anticouni	Goleta, CA, United States	2016-09-18
David and Sabrina Enyeart	GOLETA, CA, United States	2016-09-18
Aaron Marcuse-Kubitza	Goleta, CA, United States	2016-09-18
Cherie Briggs	Goleta, CA, United States	2016-09-18
Janice Powell	Goleta, CA, United States	2016-09-18
Dakota Begg	Santa Barbara, CA, United States	2016-09-18
Claudia Leufkens	Goleta, CA, United States	2016-09-18
Anna Roberts	Goleta, CA, United States	2016-09-18
Maureen Mezzetta	Goleta, CA, United States	2016-09-18
Cynthia Struven	Goleta, CA, United States	2016-09-18
Bob Craig	Goleta, CA, United States	2016-09-18
sarmis luters	Redondo Beach, CA, United States	2016-09-18
Doug Tribert	Aiken, SC, United States	2016-09-19
John Latto	Goleta, CA, United States	2016-09-19
Logan Craig	Goleta, CA, United States	2016-09-19
Charles Sanders	San Diego, CA, United States	2016-09-19
Jonathan Bormet	Goleta, CA, United States	2016-09-19
robin bisio	santa barbara, CA, United States	2016-09-19
Bryan Morrison	Seattle, WA, United States	2016-09-19
Mike Miller	Goleta, CA, United States	2016-09-19
James Kruidenier	Goleta, CA, United States	2016-09-19

Name	Location	Date
Robert Nieder	Goleta, CA, United States	2016-09-19
Dezhong Wang	Goleta, CA, United States	2016-09-19
Sheri Scott	Goleta, CA, United States	2016-09-19
Sarah Griggs	Santa Barbara, CA, United States	2016-09-19
Beth Kuttner	charlottesville, VA, United States	2016-09-19
Linda Greene	Santa Barbara, CA, United States	2016-09-19
Viv Alexander	Santa Barbara, CA, United States	2016-09-19
Kyle Hoffman	Santa Barbara, CA, United States	2016-09-19
Karyn Benjamin	Santa Barbara, CA, United States	2016-09-19
Patricia Craychee	Santa Barbara, CA, United States	2016-09-19
Katie Davis	Goleta, CA, United States	2016-09-19
Lorna Kemmerer	Santa Barbara, CA, United States	2016-09-19
Tom Hoffman	Santa Barbara, CA, United States	2016-09-19
Vickie Craig	Goleta, CA, United States	2016-09-19
John Moore	San Diego, CA, United States	2016-09-19
Dwayne Hauschild	Santa Barbara, CA, United States	2016-09-19
Phillip Conrad	Goleta, CA, United States	2016-09-19
Nell Eakin	Santa Barbara, CA, United States	2016-09-19
Marco Scussat	Goleta, CA, United States	2016-09-19
Joan Rakowski	Goleta, CA, United States	2016-09-19
Eric Beuville	Goleta, CA, United States	2016-09-19
Clarke Moody	Tewksbury, NJ, United States	2016-09-19
Jamie Pilkington	Chatham, NY, United States	2016-09-19
Nancy Kelly	Goleta, CA, United States	2016-09-19
Jacque Ohl-Trlica	Goleta, CA, United States	2016-09-19
Richard Goeden	Goleta, CA, United States	2016-09-19
John Vallee	Santa Barbara, CA, United States	2016-09-19
David Scott	Goleta, CA, United States	2016-09-19
tom giffin	Goleta, CA, United States	2016-09-19
Phebe Mansur	Goleta, CA, United States	2016-09-19
David Dillon	Goleta, CA, United States	2016-09-20
Crystal Godwin	Goleta, CA, United States	2016-09-20

Name	Location	Date
Christina Demourkas	Santa Barbara, CA, United States	2016-09-20
Frances Gordon	Goleta, CA, United States	2016-09-20
David West	Goleta, CA, United States	2016-09-20
John Lee	Goleta, CA, United States	2016-09-20
April Gustafsen	Glendale, CA, United States	2016-09-20
Elena Aronova	Santa Barbara, CA, United States	2016-09-20
Daniel Becerra	Goleta, CA, United States	2016-09-20
Marc Muench	Santa Barbara, CA, United States	2016-09-20
Lisa Jacobson	Goleta, CA, United States	2016-09-20
Mary Malone	Goleta, CA, United States	2016-09-20
g.hollingshead@verizon.net hollingshead	Santa Barbara, CA, United States	2016-09-20
Adam Sabra	Goleta, CA, United States	2016-09-20
JULIA HOLDEN	Goleta, CA, United States	2016-09-20
Ellen Hamilton	Goleta, CA, United States	2016-09-20
Hilary Bernstein	Goleta, CA, United States	2016-09-20
Juan Cobo	Goleta, CA, United States	2016-09-20
J. Sears McGee	Santa Barbara, CA, United States	2016-09-20
Randa Garst	Goleta, CA, United States	2016-09-20
Christopher Leslie	Ventura, CA, United States	2016-09-20
Coral Anfinsen	Goleta, CA, United States	2016-09-20
Michael Struven	Goleta, CA, United States	2016-09-21
Scott Jacobs	Goleta, CA, United States	2016-09-21
Hillary Young	Goleta, CA, United States	2016-09-21
Randolph Bergstrom Bergstrom	Goleta, CA, United States	2016-09-21
Debra Bergstrom	Goleta, CA, United States	2016-09-21
Roberta Solodkin	Goleta, CA, United States	2016-09-21
Nicole Janowicz	Goleta, CA, United States	2016-09-21
Brice Erickson	Goleta, CA, United States	2016-09-21
Elide Oliver	Goleta, CA, United States	2016-09-22
Tammy Salsido	Goleta, CA, United States	2016-09-22
Connie Weinsoff	Goleta, CA, United States	2016-09-23

Name	Location	Date
Jurij Solovij	Goleta, CA, United States	2016-09-24
thomas nowak	Goleta, CA, United States	2016-09-24
Guy Wood	Goleta, CA, United States	2016-09-24
Matt Da Vega	Goleta, CA, United States	2016-09-24
Deena Ferro	Goleta, CA, United States	2016-09-25
Margaret Parson	Goleta, CA, United States	2016-09-25
Paul Parsons	Goleta, CA, United States	2016-09-25
India Craig	Goleta, CA, United States	2016-09-25
James Siu	Goleta, CA, United States	2016-09-25
juliette omori	Goleta, CA, United States	2016-09-25
Otger Campas	Goleta, CA, United States	2016-09-26
Karl Karlson	Goleta, CA, United States	2016-09-26
Catherine Ingbar	Encinitas, CA, United States	2016-09-26
Tomoyuki Ichiba	Goleta, CA, United States	2016-09-26
Barbara Won	Goleta, CA, United States	2016-09-26
Drew McKenna	Goleta, CA, United States	2016-09-26
Connor Garst	Goleta, CA, United States	2016-09-26
Gabriel Li	Santa Barbara, CA, United States	2016-09-26
Bjorn Gustafsen	Glendale, CA, United States	2016-09-26
Stefanie Muench	Santa Barbara, CA, United States	2016-09-26
Dmitri Strukov	Goleta, CA, United States	2016-09-26
Ines Casillas	Goleta, CA, United States	2016-09-26
A Doyle	Goleta, CA, United States	2016-09-26
Jan Frodesen	Goleta, CA, United States	2016-09-26
Bill Mandigo	Goleta, CA, United States	2016-09-26
Luc Jaeger	Goleta, CA, United States	2016-09-26
Maria del Carmen Jaeger	Goleta, CA, United States	2016-09-26
Katherine Gotsis	Goleta, CA, United States	2016-09-26
Anthony Krock	Goleta, CA, United States	2016-09-27
James Pattison	Goleta, CA, United States	2016-09-27
Yuan Wu	Goleta, CA, United States	2016-09-27
Jacinta Hoang	Goleta, CA, United States	2016-09-29

Name	Location	Date
Silvia Bermudez	Goleta, CA, United States	2016-09-29
Andre Hug	Goleta, CA, United States	2016-09-29
Meg Cramer	Goleta, CA, United States	2016-09-30
Cheryl Guthrie	Goleta, CA, United States	2016-10-01
Bonnie Wilson	Goleta, CA, United States	2016-10-01
Shannon Harrer	Goleta, CA, United States	2016-10-04
Winthrop Saville	Soquel, CA, United States	2016-10-07

Comments

Name	Location	Date	Comment
VALERIE OESTERLING	Goleta, CA	2016-09-17	I grew up in this neighborhood and I loved the access that EVERYONE had to the ocean. Now there are locked gates where I used to enter the space. I want everyone to have equal access especially across the creeks and where is water coming from to restore the creeks? Thank you.
Merrilee Miller	Goleta, CA	2016-09-17	I support it!
Rebecca Eliasen	Goleta, CA	2016-09-17	Our family loves going for walks in the open space!
yvette saville	Soquel, CA	2016-09-17	I support this idea!
Robert Woods	Goleta, CA	2016-09-18	We need everyone to sign this to make UCSB do the right thing. If they really care for the community this would already be in the plan.
David and Sabrina Enyeart	GOLETA, CA	2016-09-18	We would like to have additional pedestrian bridge.
Cherie Briggs	Goleta, CA	2016-09-18	It should also be noted that the current plan will direct more of the beach foot traffic from our neighborhood to the Coal Oil Point Reserve Pond Trail, through the Reserve, and directly past the snowy plovers. Using our current route, which cuts across the old Ocean Meadows golf course (using the current bridge, which is slightly to the north west of the proposed site), we completely avoid the Coal Oil point Reserve.
Janice Powell	Goleta, CA	2016-09-18	During meetings with local citizens, the Trust...Lands verbally committed to maintaining at least some existing routes and plan options included 2 or more bridges. Having Norrh-South as well as East-West paths was also discussed as important.
Claudia Leufkens	Goleta, CA	2016-09-18	I currently rely on this walking area for a majority of my exercise. From Phelps at Cannon Green to Devereaux Slough and back is a beautiful and peaceful place and I would be very very sad to lose my access to the proposed walking trails.
Maureen Mezzetta	Goleta, CA	2016-09-18	I care about this open space and the fact that it is left open and accessible for the pubic. I use it every day!
Bob Craig	Goleta, CA	2016-09-18	I am passionate about access to this public space. UCSB often ignores the needs of the people in the community adjacent to the University.
Logan Craig	Goleta, CA	2016-09-19	I have been walking and running along the ellwood bluffs my entire life. This footbridge will provide continued access to me and all of my neighbors.
Mike Miller	Goleta, CA	2016-09-19	There has always been access to the beach trails at this proposed location via a dirt trail covering a drainage pipe through which the creek flows. If the creek were to be restored to its natural flow, the removal of this drainage pipe and dirt path above would take away the only crossing within a half mile in either direction. It is necessary for restoration but the proposed bridge would be the best solution to the dilemma this presents for the local residents who have enjoyed this access for many years. I completely agree that a foot bridge is in order and support this petition. Please do not block our beach access for the sake of restoration. Let's maintain the enjoyment of this open space for everybody, especially those that have used it for years.
Marianne Kruidenier	Goleta, CA	2016-09-19	I am signing because I have used this trail for many years and would hate to see it go.
Linda Greene	Santa Barbara, CA	2016-09-19	I have lived in Goleta since 1974. I have seen all the open land slowly being taken away. We need to have a foot bridge to allow access to our beaches. It's the right thing to do for our community.

Name	Location	Date	Comment
Nell Eakin	Santa Barbara, CA	2016-09-19	MontecitoCountry Club did the same thing to our neighborhood at Rametto Road. Closed our decades long beach access, and allegedly LIED about it too, with numerous wittnesses. Stop bully from stealing our beach access.
Joan Rakowski	Goleta, CA	2016-09-19	I walk there several times a week
Eric Beuville	Goleta, CA	2016-09-19	We need to keep access throughout this open space.
Clarke Moody	Tewksbury, NJ	2016-09-19	I have enjoyed the direct access to the ocean through the open space while visiting friends many times in the past.
Nancy Kelly	Santa Barbara, CA	2016-09-19	This is a huge amenity to our housing development. Many people love to hike along these trails and there would be absolutely no access for us if a bridge was not built. Thank you.
Jacque Ohl-Trlica	Goleta, CA	2016-09-19	My backyard property runs directly along the North Campus Open Space and I agree that there needs to be an additional access to the coastline for people living in this area. Our coastal access has become very limited due to the UCSB professor campus housing that was built a couple of years ago and now this open space project will further impact coastal access to the neighborhoods north of the open space. I find it hard to imagine that the Coastal Commission will go along with this closure to coast access.
Richard Goeden	Goleta, CA	2016-09-19	The bridge is needed to supply access to the park by the people who use the park.
Phebe Mansur	Goleta, CA	2016-09-19	This is a beautiful area to walk and all should have access.
Crystal Godwin	Goleta, CA	2016-09-20	We have lived on Pacific Oaks for over 20 years and have seen so much development by UCSB - this is enough. A simple footbridge for our trips to the beach, walking the dog, just getting to the beautiful open space would make common sense. We appreciate you taking the initiative getting the neighborhood involved.
Ellen Hamilton	Goleta, CA	2016-09-20	I've been a resident in this area for over 35 years, and have enjoyed being able to walk freely across this space to the ocean. Please consider this plan for walking access.
Hilary Bernstein	Goleta, CA	2016-09-20	It is important for North Campus residents to be able to enjoy this wildlife area, and a bridge would help facilitate families from different housing communities to meet for recreational purposes.
Christopher Leslie	Ventura, CA	2016-09-20	I think there should be North to South access for this area which can be carefully planned to avoid disturbing wildlife. I currently hike/bike through this area weekly and it would be good to have this additional crossing over the creek. Thanks.
Michael Struven	Goleta, CA	2016-09-21	Great idea; my wife and I walk through there now frequently. This would allow us (and others) to more fully enjoy and appreciate the preserve rather than walking all the way around. After all, that's why the area is being preserved -to enjoy and appreciate it.
Hillary Young	Goleta, CA	2016-09-21	beach access would be critical. If the issue if cost of bridge I would be happy to orchestrate fundraising for additional proposed costs...
Roberta Solodkin	Goleta, CA	2016-09-21	I have walk to the beach many times a week and the route takes me across the new reserve area.
Jurij Solovij	Goleta, CA	2016-09-24	The University promised, when the acquisition was done by one of their underwritten organizations, that the Ex-Golf Course would stay as OPEN SPACE for light use (walking) by the community. UCSB and Regents need to honor that promise.

Name	Location	Date	Comment
Deena Ferro	Goleta, CA	2016-09-25	My family has enjoyed the trails and bluffs for the last 12 years and I have been going there for the last 20+ years - it is the reason why we live here! It would be devastating to our family to have that access taken away!
Margaret Parson	Goleta, CA	2016-09-25	I walk across the open space to the beach daily
juliette omori	goleta, CA	2016-09-25	i think the public should have access ... and this modest alteration to UCSB's plan should be welcomed by the university. You never know .. it may inspire a whole new crop of students!
Barbara Won	Goleta, CA	2016-09-26	I'm signing because I would like to preserve pedestrian access to the beach. Thank you!
Ines Casillas	Goleta, CA	2016-09-26	It's incredibly important to maintain a footbridge here not just for our University community but for neighboring residences. This would significantly impact how children in our neighborhood interact with our environment. PLEASE. We need a footbridge.
Jan Frodesen	Goleta, CA	2016-09-26	I'm signing because I live in North Campus housing and have enjoyed walking access to this area for years. This would help many people continue to enjoy the open space, including those, such as myself, who are "oldsters" and thus cannot walk long distances just to get to the trails. Thank you!
Bill Mandigo	Goleta, CA	2016-09-26	I walk my docs on leash and want access that is being denied or limited under the plan
Luc Jaeger	Goleta, CA	2016-09-26	Thank you for having started this petition. I fully support it as a footbridge will also allow the flow of people walking around to be less congested.
Katherine Gotsis	Goleta, CA	2016-09-26	This property is behind my home and we need a footbridge to access the ocean!
Anthony Krock	Goleta, CA	2016-09-27	It's a good idea and the neighborhood should have better access.
Yuan Wu	Goleta, CA	2016-09-27	I am signing because I really do not want to lose the access to the ocean by walking, which my family and I are enjoying. Please help.
Silvia Bermudez	Santa Barbara, CA	2016-09-29	A footbridge is a fair and just compromise to the UCBS's planned restoration project. Let build communities that worked together
Wink Saville	Soquel, CA	2016-10-07	Safe and easy access to the open space is very important to me, providing the foot bridge seems a very good way to achieve that.