1. LRDP-4UCS-16-003-2 July 14, 2016
   Solar Canopy at Structure 50 and lot 38 - height limit and parking lot tree removal. Pages D-25, D-27 through D-31, Figure D-4, I-11

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AMENDMENTS
AMENDMENTS

1. LRDP-4UCS-16-003-2 July 14, 2016
   Solar Canopy at Structure 50 and lot 38 - height limit and parking lot tree removal

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A. INTRODUCTION

The University of California, Santa Barbara campus is situated on more than a thousand acres of scenic California coastline. Its development reflects a balance between academic and environmental needs, both of which are addressed in this Long Range Development Plan (LRDP).

The LRDP identifies and describes the physical development needed to achieve the campus academic goals through 2025. It is a land use plan for the development of future campus facilities, and the stewardship of the campus environment. The LRDP also addresses the requirements of the California Coastal Act of 1976 (Coastal Act), which regulates development on California’s coast.

The LRDP is organized in sections. Section B outlines the LRDP’s overall context, describing academic conditions, the University’s location within a larger geographic region, and existing land uses on the 1,055 acre campus. Coastal Act environmental policies and regulations, along with an overview of previous master and development plans, are also discussed in this section.

The planning framework is summarized in Section C. The foundation of campus planning is the Academic Plan, which sets forth academic requirements for UC Santa Barbara. The physical space required to achieve these academic goals is discussed in this section, as well as applicable Coastal Act regulations as they relate to the LRDP. The section concludes with a summary of UC Santa Barbara’s sustainable programs, which shape both campus planning and operations.

Sections D through G outline the physical development plan for the campus, including land use and development, transportation and parking, land and marine resources and landscape, and utilities and infrastructure. These sections describe the numbers and locations of new academic buildings, housing, roads and parking, recreational facilities, and open-space areas. Coastal Act regulations and policies that apply to campus development are explained in each section, along with proposed actions and procedures that will ensure full compliance with the Coastal Act.

The last section of the LRDP — its implementation — contains a detailed set of development procedures and other information for implementing LRDP, as required by the Coastal Act.

This LRDP is a multi-phase outline for the development of the UC Santa Barbara campus over the coming years. It does not, however, commit the University to the construction of any particular project. Competing funding priorities, project plans, and construction schedules are determined within the annual capital improvement programs of the university system as a whole and must all be approved by the Chancellor, the University of California Office of the President, The Regents, and the State of California. The plans and maps show the location and limits of land uses and the scale of future development that could be constructed in accordance with the LRDP. Supplemental sketches generally illustrate some of the ways that future campus development may be completed consistent with University policy and the California Coastal Act.
**ACADEMIC PLAN**

UC Santa Barbara’s Academic Plan charts the campus’ broad academic direction by emphasizing and balancing the demand to both meet the instructional needs of students and fulfill the research mission critical to the campus academic excellence. Enrollment growth at UC Santa Barbara is driven by the campus responsibility to absorb a reasonable proportion of the increasing enrollments in the University of California system as a whole. Corresponding faculty growth will also create opportunities to enhance academic excellence while maintaining the core strengths of the campus. The Academic Plan recommends that additional resources generated from enrollment growth be used to increase academic distinction in targeted areas.

The Academic Plan views the collaborative, interdisciplinary symbiosis of research and teaching at UC Santa Barbara as an effective competitive edge upon which to build the campus future. Four interdisciplinary themes – environment, global and international issues, digital studies, and academy and society – graphically illustrate this philosophy. Nurturing and growing the campus research mission will also require a larger percentage of graduate students. Housing this larger number of faculty, staff, and students will, in turn, pose one of the greatest challenges in implementing the Academic Plan. For this reason, the LRDP prioritizes the development of new, efficient and affordable housing on campus lands.

The Academic Plan’s strategy for managed growth would increase enrollment from the current cap of 20,000 to 25,000 students, at a rate of about 1 percent a year over the planning horizon to 2024-2025. Graduate students would increase from about 2,870 to 4,250 in order to meet the target of about 17 percent of total enrollment. Faculty would correspondingly increase from about 1,100 to 1,400. Staff growth, which has not kept pace with faculty and student growth, would also increase, with 1,400 expected new staff positions by 2025, for a total of about 5,000 (Table A.1)

**LONG RANGE DEVELOPMENT PLAN**

The LRDP is the physical counterpart to the Academic Plan. Taking its direction from the Academic Plan, the Development Plan is based upon a number of key principles, briefly described below:

**MATURE THE ACADEMIC PROGRAMS**
The LRDP will provide students with the best possible educational environment by simultaneously advancing the continued development of academic programs and steady enrollment growth.

**STRENGTHEN THE CAMPUS FORM**
The LRDP integrates components of the campus plan and housing studies, which were developed to define a physical form for the campus that would support its academic excellence. The LRDP will strengthen this campus form by:

- Emphasizing the development of an academically focused campus core
- Strengthening the academic setting with buildings that frame malls and avenues
- Enhancing vistas and their relationships to the coastal site
- Continuing to improve the overall quality of the built environment

**HOUSE STUDENTS, FACULTY, AND STAFF**
More students, faculty, and staff would require more housing. UC Santa Barbara plans to:

- House 100 percent of additional students (50 percent of total students) on campus
- Build nearly 1,800 housing units for faculty and staff
- Develop a series of housing neighborhoods around a Greenbelt, which would provide greater access for pedestrians and bicycle riders
INTEGRATE SUSTAINABLE PRACTICES
As environmental stewards, the campus will minimize its impact on the environment by:

- Reducing automobile use by increasing housing on or near campus
- Defining and protecting environmentally sensitive areas of the campus, including coastal resources
- Continuing implementation of environmentally friendly transportation programs including bicycling, carshare, vanpools, and public transit
- Continuing to expand enhancement programs for the surrounding natural environment: the sloughs, lagoon, and shoreline
- Working toward becoming a more “carbon-neutral” campus
- Managing resources sustainably through increased conservation programs and by incorporating state-of-the-art efficiency measures into campus development.

CONTRIBUTE TO REGIONAL SOLUTIONS
UC Santa Barbara’s growth extends beyond the campus borders. The University will contribute its fair share both financially and with its expertise, making the Santa Barbara/Goleta area a better place by:

- Working closely with adjacent jurisdictions to improve the community
- Continuing to provide services to the community
- Strengthening connections to the Isla Vista community and coordinating the campus physical development with the redevelopment of Isla Vista
- Implementing mitigation measures identified in the environmental impact report prepared for this LRDP.

PLANNING PROCESS
The LRDP is the culmination of extensive planning and review by academic and administrative officers, faculty, staff, students, interested citizens, and representatives of local government.

A Working Group, appointed by Chancellor Henry T. Yang and chaired by former Executive Vice Chancellor Gene Lucas, guided its preparation. The campus consulted with the City of Goleta, City of Santa Barbara, County of Santa Barbara, utility providers, and many citizen groups.

Both the LRDP and the environmental impact report solicited broad campus and community participation, including:

- Public meetings and presentations to campus groups and committees, and community groups
- Internet postings for both the notification and distribution of information
- Pamphlets and flyers of key issues and summaries
- Public hearings and testimony
- Public review periods and written responses
- Newspaper notices of meetings and hearings
- Public service announcements and press notices

The results of the review process were approved by the LRDP Working Group, the UC Santa Barbara Chancellor, and The Regents of the University of California before the LRDP proceeded to the Coastal Commission for final review and approval.
<table>
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<th>2010-2025 LRDP</th>
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<tr>
<td><strong>Enrollment</strong></td>
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<td></td>
<td>20,000 students</td>
<td>5,000 additional students at 1% per year</td>
<td>25,000 students</td>
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<tr>
<td><strong>Faculty and Staff</strong></td>
<td>1,054 faculty 3,631 staff</td>
<td>336 additional faculty 1,400 additional staff</td>
<td>1,400 faculty 5,031 staff</td>
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<td><strong>Building Space SF</strong></td>
<td>2.7 M. ASF / 5.4 M. GSF$^2$</td>
<td>1.8 M. additional ASF / 3.6 M. GSF</td>
<td>4.5 M. ASF / 9 M. GSF</td>
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<td><strong>Housing</strong></td>
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<td></td>
<td>6,652 bedspaces</td>
<td>~4,800 net additional bedspaces</td>
<td>~11,450 single student bedspaces</td>
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<tr>
<td></td>
<td>553 student family units +151 student family units$^3$</td>
<td>~200 net additional student family units</td>
<td>~900 student family units</td>
</tr>
<tr>
<td></td>
<td>65 faculty units +161 faculty units$^4$</td>
<td>~1,800 additional faculty and staff units</td>
<td>~2,000 faculty/staff units</td>
</tr>
<tr>
<td><strong>Play Fields</strong></td>
<td>26 acres</td>
<td>Approximately 2.5 additional acres</td>
<td>29 acres</td>
</tr>
<tr>
<td><strong>Parking Spaces</strong></td>
<td>6,700 spaces (non-housing) 3,880 constructed or planned (housing) 10,580 total spaces</td>
<td>5,100 spaces replaced 3,000 net additional spaces constructed$^5$</td>
<td>13,580 total spaces. The University will also strive to reduce to 12,580 total parking spaces if an Isla Vista parking program is adopted, or 13,230 spaces if not.</td>
</tr>
</tbody>
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1. Three-quarters on-campus average head count
2. Assignable Square Feet (ASF) describes the amount of space between wall surfaces that constitutes the area required for a given program, ASF does not include corridors, restrooms, building support spaces, and structural elements such as walls and columns.
3. Pending the completion of Sierra Madre housing
4. Pending the completion of North Campus housing
5. The 650 space reduction in net additional spaces constructed shall be to non-housing spaces only, i.e. commuter parking.
B. CONTEXT

The development of the UC Santa Barbara campus has been principally shaped by the academic characteristics that distinguish the institution as a top-tier public research university. The setting of the campus in the region is also important in understanding the relationship of the campus to its surroundings (Figure B.1* at the end of this chapter). The planning context for the LRDP is further shaped by the plans of local governments and regional organizations.

The UC Santa Barbara campus is a complex mix of land uses on nearly 1,055 acres including housing, instruction and research facilities, roads and parking, athletic fields, and significant open spaces and natural reserve areas. This LRDP incorporates, where appropriate, the content and direction of other plans prepared since 1954 into a contemporary framework for advancing the physical development of the campus through 2025.

REGIONAL SETTING

SANTA BARBARA COUNTY

Formed in 1850, Santa Barbara was one of the 26 original counties of California. It contains approximately 3,800 square miles located on the Pacific coast of southern California. The population of the area south of the Santa Ynez Mountains, known as the South Coast, contains more than 200,000 people, or one-half of the entire county. The South Coast is located along a large coastal mesa south of the east-west trending Santa Ynez Mountains. With a gentle Mediterranean climate, South Coast temperatures typically range from lows in the mid-40s to highs in the mid-80s (degrees Fahrenheit).

CITY OF SANTA BARBARA

The City of Santa Barbara’s western boundary is located about eight miles to the east of the campus and about 100 miles due west of Los Angeles, between the Pacific Ocean and the foothills of the Santa Ynez mountains. The city has a population of over 90,000 residents within about 20 square miles, and is internationally renowned for its Mission Revival architecture, natural beauty, and pleasant climate. The Santa Barbara Airport is located 10 miles west of downtown Santa Barbara, on fill in the Goleta Slough immediately north of UC Santa Barbara’s Main Campus.

CITY OF GOLETA

The City of Goleta, which partly borders the campus to the north, has a population of approximately 30,000 in an area of almost eight square miles and over 5,000 acres. The developed portion of the community consists primarily of conventional suburban subdivisions with commercial and retail development along major roadways. Principal open spaces range from smaller parks arranged along the foothill canyons and creeks to large expanses of public open spaces such as the Ellwood-Devereux Regional Open Space west of UC Santa Barbara.
ISLA VISTA
The 1.8 square mile, 1,900-acre unincorporated community of Isla Vista is situated on a coastal bluff overlooking the Pacific Ocean and is surrounded on three sides by the UC Santa Barbara campus. The mostly student residential community of approximately 23,000 residents (2010 Census), including approximately 8,450 USCB students, contains 1960s and 1970s era apartment buildings lining an urban grid of streets with a small neighborhood-serving commercial downtown on the Embarcadero Loop.

COMMUNITY PLANS

UC Santa Barbara is surrounded by three main political jurisdictions: the City of Goleta (to the north), the County of Santa Barbara (including the community of Isla Vista west of the Main Campus and Goleta Beach Park on the east), and the City of Santa Barbara Airport, to the north. While all three entities are engaged in long-range planning efforts that coincide with the preparation of the LRDP, plans for the neighboring community of Isla Vista are particularly important to the development of UC Santa Barbara.

SANTA BARBARA AIRPORT MASTER PLAN
The Airport Master Plan is an evaluation of current and forecasted airport activity, facility requirements, and a review of various alternatives for the 950-acre Santa Barbara Airport. The Airport includes 400 acres of aviation uses, the 400-acre Goleta Slough Ecological Reserve and 100 acres of commercial and industrial uses on the north side of Hollister Avenue. The objective of the Airport Master Plan is to provide guidance for future development which will satisfy aviation demand in an environmentally and fiscally responsible manner while adhering to appropriate Federal Aviation Administration (FAA) safety design standards.

GOLETA SLOUGH ECOSYSTEM MANAGEMENT PLAN
Under the joint jurisdiction of the City of Santa Barbara, the County of Santa Barbara, UC Santa Barbara, and the City of Goleta, the Goleta Slough Ecosystem covers over 2,200 acres of sensitive wetland habitat area between the Santa Barbara Airport, UC Santa Barbara and More Mesa to the east. A joint agency committee led by the City of Santa Barbara has been coordinating activities among the numerous jurisdictions and special districts and assisting in long-term ecological restoration of the Slough and adjacent sensitive resources that are part of the larger Goleta Slough Ecosystem. In 2013/14, the Goleta Slough Management Committee is preparing an update to their Management Plan and a Preliminary Sea Level Rise Vulnerability Assessment.

GOLETA BEACH MASTER PLAN
Goleta Beach, located immediately to the east of the Main Campus, has suffered from severe erosion over the last few decades. Beach erosion from climate cycles (El Niño), winter storms, and loss of ocean sand have reduced the area for recreation and threaten park facilities. The county has undertaken a master planning process to determine the best long-term solution to managing shoreline erosion and preserving recreational uses.

CITY OF GOLETA COMPREHENSIVE PLAN
Formed in 2002, the City of Goleta adopted its first General and Coastal Plan in 2006. Major issues include how to accommodate development while preserving agricultural lands, sensitive resources, jobs-housing balance and quality of life. Goleta’s primary physical relationship to UC Santa Barbara is where its residential neighborhoods abut University housing on the Storke, West, and North campuses, and on Los Carneros, Hollister, and Storke roads where the University contributes to local traffic.
ELLWOOD-DEVEREUX COAST
A joint agency and community planning effort began in 2001 to prepare a land use concept for the Ellwood-Devereux Coast, a 652-acre stretch of coastline containing University housing, oil and gas facilities, recreation, open space, and sensitive habitat (Figure B.2). The Ellwood-Devereux Open Space and Habitat Management Plan was jointly prepared by the County of Santa Barbara, the City of Goleta, and UC Santa Barbara. The Open Space Plan identifies specific habitat, trail, and coastal access improvements for the Ellwood-Devereux open space area, and policies to guide the long-term management of this valuable resource. Key components of the Open Space Plan include protecting large areas of coastal open space and purchasing the 137-acre Sperling Preserve for the protection of Monarch butterfly habitat and sensitive coastal resources.

ISLA VISTA MASTER PLAN
The community plan with the most direct interface with the plans and goals of the 2010 LRDP is the Isla Vista Master Plan, adopted by Santa Barbara County in 2007. The Isla Vista Master Plan calls for significant redevelopment of the commercial core and allows for redevelopment and intensification of residential areas. The Master Plan pending before the California Coastal Commission revises the land use and redevelopment plans for the community including changes to zoning, parking, and other development and environmental protection requirements. The Master Plan, developed and funded in collaboration with the County Redevelopment Agency, the University, and the Isla Vista Recreation and
Park District, represents the first comprehensive physical plan for this important campus neighborhood. The Master Plan is based on a number of new planning concepts for the land use plan and different approaches to county transportation, parking, and open space requirements. Community redevelopment is proposed to be implemented through zoning changes, new design standards, and some key catalyst projects intended to spur private redevelopment.

**Isla Vista Concept Plan**

1. **Create Two District Neighborhoods**
   - Downtown
   - Estero Park Neighborhood

2. **Activate the Downtown**
   - Create incentives for mixed-use infill with the application of a building type-based zoning system
   - Re-establish Anisq’Oyo Park as the focal point of the community
   - Increase physical and visual connection to the Ocean

3. **Improve the UCSB/Community Interface**
   - Extend the grid of streets network onto campus for pedestrian connections
   - Terminate Pardall Road with a formal space
   - Improve the visual connection with design changes to the existing Pardall Road pedestrian bridge

4. **Enhance Transportation Alternatives**
   - Implement a parking management system with separate districts for residential area and downtown
   - Integrate bus route improvements
   - Provide a car share program

5. **Enhance the Parks and Public Spaces**
   - Implement new open space designs that integrate certain areas to link existing paths
   - Enhance and improve the usability of existing parks
   - Increase accessibility to the Pacific Ocean

6. **Encourage Incremental Growth**
   - Implement a building type-based zoning system to ensure appropriate housing types within each area

7. **Create a Safe Environment for Pedestrians and Bicyclists**
   - Implement street transformations
   - Integrate traffic calming devices

**Figure B.3 Isla Vista Concept Plan**

**Concept**
The Isla Vista Master Plan focuses on creating two distinct neighborhoods within a quarter–mile walking radius: one neighborhood in the downtown and the other neighborhood to the west, around Estero Park (Figure B.3). Isla Vista would be revitalized by creating incentives for mixed-use infill development and re-establishing Anisq’Oyo Park as a community focus. The Master Plan views the relationship between the town and the campus as the UCSB/community interface, with extensions of the grid street network into the campus. Pardall Road is envisioned as both a key linkage and an opportunity to establish more formal open space, as well as improving the visual connection between Isla Vista and the campus. Alternative transportation programs would be enhanced with a parking management system, integrated bus routes, and car share programs. The primary forms of transportation in Isla Vista are bicycles and walking, so the Master Plan suggests a number of ways to create a safer environment for bicyclists and pedestrians through traffic-calming measures and changes to street designs. A large portion of the public spaces in Isla Vista are the streets and sidewalks, so the Master Plan proposes new designs between the parks while enhancing the usefulness of the parks and increasing access to the ocean.

**Land Use**
The overall distribution of land uses in Isla Vista would remain approximately the same, but increased development densities would be permitted to provide a financial incentive for private sector re-
investment and more efficient parcel assembly. The community’s land use plan would regulate
development in the Coastal Zone. Some redevelopment would be allowed within the buffer zone of
the downtown Anisq’Oyo’ Park pond to create a more functional park with better links to downtown
circulation. Inclusionary housing requirements are proposed to help increase affordable housing in the
region.

Transportation & Parking
In Isla Vista, alternative forms of transportation are the norm. The transportation plan for Isla Vista
follows the community’s desire to allow the safe and effective movement of goods and people in a
system that is not dominated by the automobile. Improvements to the system focus on enhancing
the circulation system for pedestrians and bicyclists. Instead of conventional expansion projects, the
Master Plan looks at intersection improvements in terms of traffic circles and roundabouts. Roadway
improvements focus on traffic-calming techniques and ways to make the system more accommodating
to bicycles, pedestrians, and transit. Since the streets of Isla Vista are lined with parked cars, the
Master Plan emphasizes alternative forms of transportation to discourage automobile use and would
allow some form of residential parking permit program that would not inhibit coastal access. The Master
Plan also provides for remote and community car storage and downtown structured parking. An in-lieu
parking program has been instituted that would allow developers to pay a fee in lieu of providing on-
site parking so that revenue can be used for parking and mobility improvements such as consolidated
parking lots or parking structures.

Open Space
The Master Plan for Isla Vista proposes to develop a wide variety of public spaces for different types
of recreation. Unique to the county, the community has its own elected Isla Vista Recreation and Park
District, which manages community open spaces. Open spaces in the Master Plan provide community
focal points for both social and entertainment opportunities and native species preservation. The Master
Plan would improve connections to the ocean and mountains by better connecting the pedestrian
network to key parks and open spaces. Sustainable landscape practices are encouraged in community
parks. The plan for Anisq’Oyo’ in downtown is to create a clear pedestrian link to the Pardall commercial
area and redesign the amphitheater and pond surroundings to better meet the needs of a changing
population.

Zoning
New zoning districts have been approved for Isla Vista that will improve the design quality of what is
built and simplify the approval process (Figure B.4). A variable density program was adopted which
is better suited to a predominately student community and provides incentives to redevelop property.
Development standards are established for new housing types that are more appropriate to the
neighborhoods, along with new residential unit sizes.

Downtown Design
The basic principles for improving the downtown area are better visual and pedestrian connections to
Anisq’Oyo’ Park, framing the open space with appropriate mixed-use buildings, and enhancing the park
as a community focal point. The Master Plan proposes ways to improve downtown streets and manage
parking so that circulation changes reinforce establishment of the Pardall Road segment as the primary
commercial area.

Catalyst Projects
The Isla Vista Master Plan includes a number of capital projects designed to revitalize the community
and improve the quality of life for its residents. Some of these projects are infrastructure – such as
parking, roads, and streetscape – and others are development projects such as a community center
and the redesign of local parks. Each project is intended to carry out a vision of how the Master Plan
can be realized in a way that is faithful to the unique character of the community and demonstrates that
redevelopment can improve the quality of life for residents.

**UCSB CAMPUS**

**ACADEMIC SETTING**

From its designation in 1958 as a “general campus” of the University of California, UC Santa Barbara has increased its enrollment from 2,500 to 20,000 over 50 years. Established first as a small, independent teachers’ college, the Santa Barbara campus joined the University of California system in 1944 and has grown to become a top-tier research university, entering the ranks of the American Association of Universities - the top 1.5 percent in North America - in 1995. With more than 200 majors, degrees, and credentials offered through five schools and the Graduate Division, UC Santa Barbara offers a pre-eminent program for scholarship, teaching, and public service. The campus is home to 10 national centers and institutes, including the National Center for Ecological Analysis and Synthesis and the world-renowned Kavli Institute for Theoretical Physics. The Arts and Lectures Program complements a strong teaching and research emphasis with over 125 cultural events each year.

The academic plan for the future sets out a number of key strategies based on UC Santa Barbara’s notable departmental and programmatic strengths. Interdisciplinary activities that have contributed substantially to the remarkable achievements of the last 15 years will continue to give the campus much of its competitive edge. A number of broad interdisciplinary academic themes – environment, global and international issues, and digital studies – go beyond individual departments and colleges and in some cases thread through the entire campus. Given the range of opportunities, the campus’s academic
future will be based on thoughtful choices, selective investments, and balanced commitments.

A key academic strategy is to manage enrollment growth to about 1 percent per year to the year 2025, for a total of 25,000 students, with a slower rate of growth in summer and off-campus programs. This growth will include an increase in the graduate student population to at least 17 percent. This expansion will require UC Santa Barbara to add some 300 permanent faculty, or about 18 per year. Combined with the likely need to replace over half of the current faculty due to retirements and separations, the University can expect to make almost 800 new appointments in the next two decades.

PHYSICAL SETTING
The 1,055-acre UC Santa Barbara campus is located in southern Santa Barbara County on a coastal bluff overlooking the Pacific Ocean (Figure B.5*). To the north lies the Goleta Valley and the east-west trending Santa Ynez Mountains. West of the campus are open spaces along the coast and residential subdivisions of the newly incorporated City of Goleta. Immediately to the north and east of the campus is the Goleta Slough which, along with the Santa Barbara Municipal Airport, lies within the northerly extension of the corporate limits of the City of Santa Barbara. The Main Campus is located along a narrow marine terrace that runs from Ventura County to the east to Point Conception on the west. At about 35 feet above the sea, steep bluffs extend from the sandy beach to surround many portions of the campus, which also includes two large water bodies: the Campus Lagoon on the Main Campus and Devereux Slough on the West Campus.

LAND USE
The University of California at Santa Barbara is made up of four principal campuses: the 422-acre Main Campus acquired in 1948, the 184-acre Storke Campus purchased in 1962, the 273-acre West Campus purchased partly in 1967 and partly in 2007, and the 174-acre North Campus purchased in 1994 (Figure B.9). The University also owns two apartment buildings in Isla Vista. UC Santa Barbara currently occupies nearly 3 million assignable square feet (ASF) of academic buildings and other facilities.

Existing land use on the campus is comprised of academic uses for teaching and research, administrative and support uses, housing, recreation, and open spaces (Table B.1 and Figure B.6*). Academic and support uses are concentrated on the Main Campus, which is also developed with undergraduate student housing. The Storke and West campuses, representing about 460 acres of land, contain housing for students, faculty, and staff, as well as playfields, greenhouses.

<table>
<thead>
<tr>
<th>TABLE B.1: 2010 LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
</tr>
<tr>
<td>Open Space</td>
</tr>
<tr>
<td>Academic</td>
</tr>
<tr>
<td>Student Housing</td>
</tr>
<tr>
<td>Environmentally Sensitive Habitat Areas</td>
</tr>
<tr>
<td>Coal Oil Point Reserve/ESHA</td>
</tr>
<tr>
<td>Recreation</td>
</tr>
<tr>
<td>Water Bodies</td>
</tr>
<tr>
<td>Faculty Housing</td>
</tr>
<tr>
<td>Administrative and Support</td>
</tr>
<tr>
<td>Coal Oil Point Reserve</td>
</tr>
<tr>
<td>Not Designated</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Source: UC Santa Barbara Campus Planning and Design, 2010
and community gardens, open areas, and approximately 165 acres of sloughs, wetlands, and wooded slopes. The 33-acre Devereux site on West Campus includes buildings and facilities associated with a non-University residential program for persons with developmental disabilities. North Campus surrounds the Ocean Meadows Golf Course and includes a 70-acre conservation area, as well as student housing and land for faculty housing. In 2014, the University received a donation of the 64-acre Ocean Meadows Golf Course and is added to the LRDP as the North Campus Open Space. See Figure B.7* for the 2010 campus built environment and boundaries.

**Leaseholds**

In addition to land used for University purposes, three parcels of land now owned by the University are subject to pre-existing leases: a 17.5-acre Venoco Oil Company lease on North Campus for the Ellwood Marine Terminal, a one-acre Southern California Gas Company lease at the east entrance of the Main Campus for a natural gas storage wellhead, and a portion of the Devereux site for continuing Devereux School operation. The Venoco lease expires in 2016, at which time the property will be returned to open space. The Southern California Gas leasehold is ongoing, and the Devereux School lease is for 10 years (to 2017), with renewal options up to 60 years.

**Academic & Support**

The University has more than 2.7 million ASF (just over 5 million GSF) on the campus in eight general functional categories (Table B.2 and figure B.7). The campus typically uses ASF in planning, as that is the usable space of a building. The Coastal Commission prefers the use of GSF as that relates to full building size. Both measurements will be used in this document. There are 150 permanent instruction and research buildings on the Main Campus, generally arranged along pedestrian concourses in a north-south or east-west direction. The pedestrian open space network converges at the center of the campus at the Davidson Library, which, at eight stories, is the campus’ physical and symbolic center. General classroom, instructional, and research space is located on the Main Campus within a 10-minute walk of the library, except for the Marine Biotechnology Laboratory to the south and Embarcadero Hall in Isla Vista.

Along with academic and student support uses, administrative services functions include offices, warehouses, garages, and various other support functions dealing with the administration of the campus as well as the maintenance and operation of the physical plant.

**Housing**

During the 2005-2006 academic year, UC Santa Barbara provided housing for more than 6,200 students in student apartments, residence halls, and family apartments, housing

### TABLE B.2: 2010 NON-RESIDENTIAL SPACE

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Assignable Square Feet</th>
<th>Gross Square Feet</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instruction and Research</td>
<td>1,360,773</td>
<td>2,721,500</td>
<td>50</td>
</tr>
<tr>
<td>Student Services</td>
<td>391,691</td>
<td>783,400</td>
<td>14</td>
</tr>
<tr>
<td>Library</td>
<td>273,149</td>
<td>546,200</td>
<td>10</td>
</tr>
<tr>
<td>Institutional Services</td>
<td>223,802</td>
<td>447,600</td>
<td>8</td>
</tr>
<tr>
<td>Organized Research Units</td>
<td>216,771</td>
<td>433,500</td>
<td>8</td>
</tr>
<tr>
<td>Academic Support</td>
<td>134,451</td>
<td>269,000</td>
<td>5</td>
</tr>
<tr>
<td>Classrooms</td>
<td>95,032</td>
<td>190,000</td>
<td>4</td>
</tr>
<tr>
<td>Public Services</td>
<td>24,637</td>
<td>50,000</td>
<td>1</td>
</tr>
<tr>
<td>Non-Institutional Agencies</td>
<td>9,067</td>
<td>18,000</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,729,373</strong></td>
<td><strong>5,452,700</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

approximately 30 percent of enrollment. UCSB also leases 65 townhouses for faculty on West Campus. Housing is located on all of the University’s campuses (Table B.3). About 3,470 students, or 17 percent of University students, are housed on the Main Campus in six residence halls located on the southeast side of the Main Campus, and Manzanita Village to the southwest. On Storke Campus, 2,345 students (11 percent) live in three housing complexes: the Storke Apartments for about 340 student families to the north, the Santa Ynez apartment complex for about 680 mostly upper division students to the south, and 1,325 students in Santa Catalina (formerly Francisco Torres). West Campus Apartments house 250 students, or about 1 percent. The remainder of University-housed students live in the Westgate or El Dorado apartments (1 percent).

A number of housing projects are either under construction or approved for construction. On the Storke Campus, San Clemente student housing was recently completed, with 976 graduate student beds.

On North Campus, 161 units of faculty housing have been approved and are under construction at the end of Phelps Road, and 151 units of family housing are under construction along Storke Road north of the West Campus Apartments.

The remaining 13,800 students (70 percent) live in community housing, with 40 percent in Isla Vista, 12 percent in Goleta, 7 percent in Santa Barbara, and 11 percent in other parts of Santa Barbara and Ventura counties (Table B.4).

Open Space
Open space areas at UC Santa Barbara are an extraordinary mix of horticultural, native, and naturalized landscapes found in a range of conditions, from the most developed urban areas in the region to rarely visited natural reserves. UC Santa Barbara is surrounded by the ocean, lagoons, marshes, wetlands, and pockets of native vegetation. This heritage has influenced both the University’s

<table>
<thead>
<tr>
<th>TABLE B.3: 2007 ON-CAMPUS HOUSING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project</strong></td>
</tr>
<tr>
<td>Eastside Residence Halls</td>
</tr>
<tr>
<td>(Anacapa, Santa Rosa, Santa Cruz)</td>
</tr>
<tr>
<td>Eastside Residential Towers</td>
</tr>
<tr>
<td>(San Nicolas, San Miguel)</td>
</tr>
<tr>
<td>Manzanita Villages</td>
</tr>
<tr>
<td>San Rafael Hall</td>
</tr>
<tr>
<td>Santa Catalina (Francisco Torres)</td>
</tr>
<tr>
<td>San Clemente</td>
</tr>
<tr>
<td>El Dorado Apartments</td>
</tr>
<tr>
<td>Westgate Apartments</td>
</tr>
<tr>
<td>Santa Ynez Apartments</td>
</tr>
<tr>
<td>Storke Family Housing</td>
</tr>
<tr>
<td>West Campus Family Apartments</td>
</tr>
<tr>
<td>West Campus Point Faculty Housing</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>TABLE B.4: WHERE STUDENTS LIVE 2006-2007</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td>Isla Vista</td>
</tr>
<tr>
<td>Campus</td>
</tr>
<tr>
<td>Goleta</td>
</tr>
<tr>
<td>SB/Montecito</td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

Source: UC Santa Barbara Community Housing Office, 2007
physical development and its academic characteristics (Figure B.8*).

When this former Marine Air Corps base was acquired by the University in 1948 for $10, the Main Campus Mesa was lined with simple wood frame military buildings along a road system following the remaining agricultural eucalyptus windrows. Little remained of the oak woodland when the University took over ownership except for a few large oak trees next to the Goleta Slough. The present Campus Lagoon was mostly a salt flat, cut off from ocean waters by its higher elevation and sand bars. The Storke Campus area was farmed with bean fields in the higher, filled areas above the wetlands. The North and West Campuses were also farmed and served as the grand rural estate of Colin Powys Campbell until 1941 (Figure B.9).

**Main Campus**

The structure of major plantings on the present Main Campus is in large part a vestige of the site’s historic landscape. Native oaks and woodland still line the bluffs above the Goleta Slough. Mature rows of eucalyptus, planted as windbreaks in the 1930s, give the campus a series of strong edges, frame major axes, and define the west border of the Main Campus with Isla Vista. In the 1960s a large drift of Mexican Fan palms was planted along the east bluffs. A number of areas in the core of the campus contain Mediterranean-climate plants from various regions of the world or groups of plants related by taxonomy. Plants typical of Australia can be found around the Faculty Club, large exotic conifers grace the Pardall corridor, and a small garden of plants from Mesozoic California have been planted west of Webb Hall.

The Campus Lagoon and environs form the southern boundary of the Main Campus. The Lagoon is roughly 30 acres in surface but only four feet deep. Water in the Lagoon comes from storm water run-off and discharge from the Biological Sciences’ seawater system. The mesa top and slopes support various patches of native and horticultural plantings such as Coyote Brush, Bush Lupine, and California Sagebrush, as well as extensive plantings of Monterey Cypress trees and several species of eucalyptus.

Figure B.9 UCSB Campuses

Webb Hall.

The Campus Lagoon and environs form the southern boundary of the Main Campus. The Lagoon is roughly 30 acres in surface but only four feet deep. Water in the Lagoon comes from storm water run-off and discharge from the Biological Sciences’ seawater system. The mesa top and slopes support various patches of native and horticultural plantings such as Coyote Brush, Bush Lupine, and California Sagebrush, as well as extensive plantings of Monterey Cypress trees and several species of eucalyptus.
**Storke Campus**
The open areas of Storke Campus are dominated by the 17-acre wetlands and adjacent uplands. Bisected by Los Carneros Road, the palustrine wetlands are remnants of the southwestern arm of the Goleta Slough, formed in sags along the More Ranch Fault. Topographically lower than the Slough, the wetlands drain a much larger watershed of residential and light industrial development and nearly a third of Isla Vista. The attributes of the wetlands change according to the elevation, with California Bulrush and Cattails where it is seasonally flooded, and Western Ragweed and Pickleweed along the higher elevation flats. Rodent species provide food for raptors such as Red-shouldered Hawks and White-tailed Kites.

**West Campus**
The upland portions of the 273-acre West Campus are marine terraces bisected by the Devereux Slough and its eastern reaches, encompassing coastal lagoon, dune, estuary, and adjacent upland habitats. The majority of this area is part of the Coal Oil Point Reserve (COPR), which is one of the Natural Reserves managed by the UC Natural Reserve system. The reserve system was established by the University of California for sites throughout the state that have unique ecological, research, and educational value. The COPR is covered by an overlay which restricts development and uses on the Reserve in order to protect the sensitive habitats and species found there.

One of the best remaining examples of a coastal-strand environment in southern California, the Coal Oil Point Reserve protects a wide variety of coastal and estuarine habitats. Largely undisturbed coastal dunes support a rich assemblage of dune vegetation, while older and more stable backdunes are covered with southern coastal scrub habitat. In the heart of the Reserve, Devereux Slough is a seasonally flooded tidal lagoon that dries out in the summer to form salt flats and hypersaline ponds and channels. A variety of intertidal habitats exist along the sandy beach and the large rocky reef at the point. Thousands of migratory birds visit throughout the year, and it is a particularly important habitat for the endangered Western Snowy Plover. The COPR provides a unique and accessible research and teaching resource which is used by many university courses including botany, ecology, biodiversity field methods, natural history, marine biology, invertebrate zoology, and environmental studies. To the east, open spaces are interspersed among developed facilities, some of which date from the period when the Devereux property was a ranch. The most heavily used open space on West Campus includes the top of the ocean bluff and the small Coal Oil Point itself—a promontory containing the Cliff House, a small conference center, and older frame cabins. The area along the top of the bluff between Coal Oil Point and Isla Vista is an open field with vernal pools and dirt paths used for passive recreation.

The West Campus Mesa to the north of the Devereux site contains a variety of naturalized annual grasses with some herbaceous species. Several small low-lying areas contain vernal wetlands, which have been restored by COPR staff.

**North Campus**
The mostly undeveloped 174-acre North Campus includes the 64-acre property that was formerly known as Ocean Meadows Golf Course; the land that was donated to UCSB in 2013 as part of a comprehensive transfer and consolidation of higher-density development potential combined with the permanent protection and conservation of high quality open spaces and sensitive habitat areas, which was originally planned in 2006. The Ocean Meadows lands have been incorporated into the North Campus in this LRDP, bringing the North Campus area total to 238 acres. Ocean Walk, a 161 unit faculty housing development is to the north of the former Golf Course. A riparian segment of Phelps Creek that drains the suburbs to the north. To the west of the golf course, UC Santa Barbara open spaces include wetlands and vernal pools south of Phelps Road and a low-lying riparian area on the
east branch of Devereux Creek where it crosses underneath Storke Road. The large parcel south of
the golf course, referred to as the South Parcel, is a disturbed mix of grasslands and isolated stands
of willows and pampas grass growing on substrate soils left from grading for the golf course. The
mostly native grasslands east of the large oil tanks have been added to the Coal Oil Point Reserve.
Eucalyptus and cypress trees line the western edge of the property; the mature trees combined with
adjacent expanses of grasslands and wetlands provide significant nesting and foraging habitat for
raptors, including the fully protected White-tailed Kite- a California Species of Special Concern. West of
the campus boundary, a widely used path through Ellwood Mesa leads south to the ocean. The South
Parcel, also on North Campus, is a dedicated open space parcel that was required as mitigation for the
development of North Parcel Ocean Walk and Sierra Madre Housing developments.

RECREATION
The UC Santa Barbara campus is a major recreational resource for the South Coast community.
The campus provides both developed recreational facilities and undeveloped recreational areas.
Approximately 77 acres of the campus are devoted to recreational facilities including gymnasia,
swimming pools, and tennis and basketball courts (Table B.5). Two ball diamonds are located on
campus as well as 25 acres of recreation fields. Many of the campus developed facilities are open to UC
Santa Barbara students, faculty, staff and the public when not occupied by classes.

The northwest corner of the Main Campus includes Pauley Track and playfields, one baseball and one
softball diamond, tennis and basketball courts, and Robertson Gymnasium. Although separated from
the rest of the campus by Ocean Road, these facilities are near the academic core of the campus. The
area between Los Carneros Road and Stadium Road
includes Harder Stadium, 10 tennis courts, and large
multi-purpose playfields to the east on the Main Campus
there are support facilities for the baseball and softball
programs as well as the
Lacrosse field, the track,
sand volleyball courts, tennis
courts and playfields.

While UC Santa Barbara
provides many existing active
recreational opportunities
for the campus and
general public, the campus
also includes dozens of
acres devoted to passive
recreation. The coastal
bluffs on the Main and West
Campuses are available for
passive recreational use, as are some areas around
Devereux Slough. Campus
beaches, especially Campus (Goleta) Point, are also popular with University students, staff, and the
public.

<table>
<thead>
<tr>
<th>TABLE B.5: FORMAL RECREATIONAL FACILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility</td>
</tr>
<tr>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Recreation Center</td>
</tr>
<tr>
<td>Events Center</td>
</tr>
<tr>
<td>Robertson Gymnasium, Old Gym, ICA</td>
</tr>
<tr>
<td>Asphalt Courts</td>
</tr>
<tr>
<td>Storke Field, Robertson Field, Lacrosse Pitch</td>
</tr>
<tr>
<td>Sand Volleyball Courts (3)</td>
</tr>
<tr>
<td>Swimming and Diving Pools</td>
</tr>
<tr>
<td>Caesar Uyesaka Stadium</td>
</tr>
<tr>
<td>Harder Stadium</td>
</tr>
<tr>
<td>Pauley Track</td>
</tr>
</tbody>
</table>

Source: UC Santa Barbara, Office of Campus Planning and Design, 2007
TRANSPORTATION & PARKING

The over 25,000 persons who visit, study, live, and work at UC Santa Barbara access the campus in a variety of ways from many different locations. The vast majority of students bike or walk to campus, while the majority of staff and faculty drive. The University has expended significant resources over the years to improve the circulation system and make the campus a safe and friendly environment in which to walk, ride and visit. Visitors to the coast can receive a free map (with coastal access points indicated) at the Information Kiosk or online and reach coastal access points by Lagoon Road and Ocean Road on the Main Campus, and on the West Campus from Devereux Road. UC Santa Barbara’s integrated system of roadways, bus and service routes, and bicycle and pedestrian pathways includes 20 miles of roadways, 7 miles of bikepaths, and several miles of pedestrian paths. Facilities are provided to accommodate buses and vanpools, and a total of 10,580 parking spaces are provided on the campus. Designated parking locations available for coastal visitors are also provided at various locations on campus.

Vehicles

Primary vehicular access to the Main Campus is provided by Ward Memorial Boulevard (Highway 217) on the east and El Colegio Road on the west. The Storke Campus is accessed largely by Los Carneros and El Colegio roads, the West Campus via Storke, El Colegio, and Devereux Road and the North Campus is accessed by several roads, primarily Storke and Phelps roads and Cannon Green. The primary road system of the Main Campus consists of a main peripheral road—Mesa/Lagoon Road—that circles the west, north, and east sides of the campus, with the interior of the campus primarily reserved for pedestrians, bikes, and service and emergency vehicles. Mesa Road between Ocean Road and Ward Memorial Boulevard is the most heavily traveled roadway segment on campus, with about 16,500 average daily trips (Table B.6).

Parking

UC Santa Barbara provides parking for students, faculty, staff, visitors, and those seeking coastal access to nearby beaches and to the public paths and trails that traverse the campus, including a portion of the California Coastal Trail. The existing parking inventory on the Main Campus includes three parking structures and a series of surface parking lots, totaling approximately 6,700 parking spaces. During the academic term, average parking use is about 65 percent depending on location, event, and the time of year (Table B.7).

Parking is provided for campus housing sites on the Storke and West campuses. There are approximately 2,250 parking spaces that serve 2,600 residents living off of the Main Campus, including the Storke Family, Santa Ynez, and West Campus apartments and the Santa Catalina residence halls. An additional 1,003 parking spaces (a portion of which is structured parking) are located on the Storke Campus to serve the 976-bed San Clemente housing project, completed in 2009, and there are approximately 425 additional

<table>
<thead>
<tr>
<th>Location</th>
<th>Entering</th>
<th>Exiting</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Gate &amp; Highway 217</td>
<td>8,520</td>
<td>8,230</td>
<td>43</td>
</tr>
<tr>
<td>West Gate &amp; El Colegio Road</td>
<td>7,020</td>
<td>6,840</td>
<td>36</td>
</tr>
<tr>
<td>Mesa Road &amp; Los Carneros Road</td>
<td>2,850</td>
<td>3,270</td>
<td>16</td>
</tr>
<tr>
<td>Devereux Road &amp; El Colegio Road</td>
<td>1,080</td>
<td>1,080</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total Trips</strong></td>
<td>19,470</td>
<td>19,420</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Fehr & Peers, 2007

University of California, Santa Barbara | 2010 Long Range Development Plan  B-13
spaces serving other campus uses such as the Children’s Center, Embarcadero Hall, and Central Stores.

**Alternatives**

As part of the University’s commitment to sustainability and reducing traffic on campus and in the surrounding community, the campus provides extensive programs to promote alternatives to automobile transportation. Students living within one mile of campus are not eligible for a discounted quarterly or annual parking permit. Vanpools and carpool programs serve commuters, and match lists of interested riders are made available by the University. Bus passes with unlimited use are paid for by students as part of their required registration, and half-price bus passes are available to faculty and staff participating in the Transportation Alternatives Program.

UC Santa Barbara offers an innovative car-sharing program with a fleet of hybrid vehicles for hourly use. University policy officially encourages telecommuting, and compressed and alternative work schedules. A free shuttle service is provided between campus and the Goleta Train Station and facilities in Goleta, and a low cost jitney service is available to libraries at UC Los Angeles. For on-campus trips, the University provides a fleet of electric vehicles and encourages staff and faculty to use them whenever possible to reduce the use of gasoline-powered vehicles.

Alternative modes of transportation are widely used at UC Santa Barbara. Nearly 80 percent of students commute to campus by a form of transportation other than a single-occupancy vehicle. About 50 percent, or 10,000 students commute to campus by bicycle, and 20 percent or 4,300 students walk to campus. Another 20 percent of students commute to campus as single-occupancy drivers, and almost 10 percent ride the bus, or carpool or vanpool to campus.

Bicycling and walking are the primary modes of transportation to and around campus as conditions are nearly perfect: extensive bicycle path and pedestrian systems, mostly level terrain, close-by residences, a pleasant climate, and a youthful culture. Bicycling has become so widespread that it is a defining component of campus life at UC Santa Barbara.

The bicycle path circulation system has evolved from the 1960s approach of centralized paths and parking to a more decentralized approach of concentric circulation and distributed parking. This system features seven miles of separated and shared paths, six roundabouts, four grade separations at vehicular intersections, and over 15,000 bicycle parking spaces in dozens of parking lots. The most significant characteristic of the UC Santa Barbara bicycle system is its use, with an estimated daily volume during the school year of about 14,000 daily users and brief peak periods with thousands of

<table>
<thead>
<tr>
<th>Main Campus Parking Designation</th>
<th>Available</th>
<th>Occupied</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Faculty</td>
<td>1,188</td>
<td>701</td>
<td>59%</td>
</tr>
<tr>
<td>S - Staff</td>
<td>1,807</td>
<td>1,554</td>
<td>86%</td>
</tr>
<tr>
<td>C - Students &amp; Visitors</td>
<td>2,286</td>
<td>1,134</td>
<td>50%</td>
</tr>
<tr>
<td>B - Resident Students</td>
<td>754</td>
<td>634</td>
<td>84%</td>
</tr>
<tr>
<td>E - Exempt</td>
<td>155</td>
<td>135</td>
<td>87%</td>
</tr>
<tr>
<td>R - Reserved</td>
<td>28</td>
<td>13</td>
<td>46%</td>
</tr>
<tr>
<td>V - Vendor</td>
<td>7</td>
<td>14</td>
<td>200%</td>
</tr>
<tr>
<td>Accessible</td>
<td>180</td>
<td>40</td>
<td>22%</td>
</tr>
<tr>
<td>Meters</td>
<td>192</td>
<td>56</td>
<td>29%</td>
</tr>
<tr>
<td>Other</td>
<td>103</td>
<td>59</td>
<td>57%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>6,700</strong></td>
<td><strong>4,340</strong></td>
<td><strong>65%</strong></td>
</tr>
</tbody>
</table>

Source: Fehr & Peers, 2007
bicyclists on key segments and intersections during class change.

Local transit service is provided to all four campus locations by the Metropolitan Transit District (MTD), and commuter service is provided by the Coastal Express and the Clean Air Express. Currently, there are six MTD bus lines that travel on, or adjacent to, the campuses, including two express service lines from Santa Barbara. Buses run from 6 AM to 12 PM and provide approximately 750,000 rides to UC Santa Barbara students, faculty, and staff annually.

The majority of transit users travel to the Main Campus, where there are bus stops at the east entrance to campus and the bus circle at the center of the campus on Ocean Road. Campus housing is conveniently located along major roads near the Main Campus, where a total of 11 bus stops serve housing areas along El Colegio, Los Carneros, and Ocean and Storke roads.

**American Disabilities Act**
Temporarily and permanently disabled students, faculty and staff attend classes and work at the University. They are attracted by the university's academic reputation, moderate weather conditions and excellent physical accessibility offered here. The lay of the land is flat and free from environmental barriers and most physical structures are accessible. In addition, the UCSB campus provides excellent barrier free, modified, residential facilities to those students seeking to live on campus.

The campus makes every effort to establish convenient parking spaces for disabled persons. The number and type of spaces are determined in accordance with Americans with Disabilities Act (ADA) guidelines and specifications. The spaces are normally installed in parking areas close to building entrances.

Another transportation feature that is widely used by temporarily and permanently disabled students, faculty, and staff, is the bus system. The MTD buses throughout Isla Vista, making it an easy commute to school. There are several centrally located stops throughout campus, including the Elings Hall (Henley Gate), the North Hall (the bus loop), and the Santa Catalina.

The University strives to create ADA access to the coast. Some of the coastal access trails include stabilizers with biodegradable sealants that make trails durable, smooth, require less maintenance, and improve accessibility to wheelchair users. The overlooks at West Campus Bluffs Nature Park will be wheelchair accessible from the trailhead at Camino Majorca and from the 3 ADA parking spaces at Coal Oil Point.

**UTILITIES**
The campus utilizes the following public works facilities and utility services at all four campus locations (Main, Storke, West and North):

- Potable and reclaimed water supply from the Goleta Water District (GWD)
- Wastewater conveyance and treatment from the Goleta Sanitary District (GSD) and Goleta West Sanitary District (GSWD)
- Solid waste disposal and recycling programs by Marborg
- Electricity from the Southern California Edison Company
- Natural gas from Southern California Gas Company

UC Santa Barbara owns the utilities distribution infrastructure on campus including underground communications lines, the storm drainage system, natural gas lines, and power ducts. Utility systems are upgraded as needed and as buildings are developed. Several projects in recent years have upgraded the electrical system and extended the water system for fire protection and cooling.

Future projects are anticipated to upgrade and relocate the drainage, sewer, and gas systems due to their age and poor condition. Distribution systems have been extended incrementally over time and
were designed to minimize initial costs, so long-term maintenance, repairs, and upgrades have become more challenging and expensive.

**WATER**
Potable water service to UC Santa Barbara is provided by the GWD in accordance with agreements with the District and as land and properties have been acquired. Potable water use has averaged below entitlements at about 600-acre feet per year, mostly due to the campus’ extensive water conservation programs and use of reclaimed water. Reclaimed water is used on 90% of landscaping including campus turf and play fields and its use has averaged 143-acre feet per year.

UC Santa Barbara also operates a seawater system that draws ocean water from pipes several miles offshore of Goleta Point to a pumping, storage, filtering, and distribution system. Seawater is provided to marine and biological sciences buildings for research and instruction.

**WASTEWATER**
Along with the UC Santa Barbara sanitary sewer system, the GSD and the GWSD provide wastewater treatment and conveyance services for the campus.

The University is part owner of the capacity of the Goleta Wastewater Treatment Plant, which is owned and operated by the GSD. In addition to the University’s sewer distribution system, the GWSD provides sewer lines that the University may use to transmit wastewater to the local treatment facility.

**STORM DRAINAGE**
The Main Campus is served by over 70,000 linear feet of mostly underground storm drains, with pipes ranging in size from 4-36 inches. The campus is located on an elevated marine terrace, so all storm water is discharged into the lower-lying Goleta Slough, Campus Lagoon, Storke Campus wetlands, Devereux Slough, and, ultimately, to the Pacific Ocean.

Since the 1990s, storm water flows have also been managed by a series of mechanical filtering devices, bio-swales, and natural retention areas, which keep flows on-site and allow water to percolate into the ground.

**SUSTAINABILITY**

UC Santa Barbara has a comprehensive set of programs, practices, and policies to help make the campus more sustainable. These programs encompass academic study and research of sustainability. Other programs are related to the built environment, energy use and conservation, procurement practices in purchasing goods, food use, solid waste generation, transportation systems, and water conservation. For example, the food use program now offers organic options at all dining commons, and at least 10 percent of campus produce is certified organic/sustainable. The purchasing program is moving towards 100 percent post-consumer waste recycled content, and 100% “Greenseal” cleaning products.

**ACADEMICS & RESEARCH**

Several individual academic departments have been making strides towards sustainability in their respective buildings, laboratories, and curricula.

**Buildings**
The Bren School Sustainability Committee has been educating building occupants about the benefits of recycling and has begun to sell reusable, environmentally friendly gear to Bren students. The Ellison Hall Sustainability Committee has also been educating building occupants on the responsible use of
resources and has created a model for low-waste building operations by providing facilities for many different types of recycling and composting.

**LabRATS**
Laboratory Research and Technical Staff (LabRATS) is a group of staff and student interns that reduces waste, advances energy efficiency, and promotes sustainability in laboratories. In 2010 the group assessed 17 labs, increasing efficient research practices, saving up to 200 kilowatts per day and up to 50,000 liters of water per year, and began a program for reusing equipment and analytical services.

**Curriculum**
Faculty in several departments, such as Environmental Studies and Writing, create class projects that address campus sustainability issues, including marketing campus sustainability efforts and the analyses of environmental projects.

**BUILT ENVIRONMENT**
Following the Leadership in Energy and Environmental Design (LEED) program, the focus on sustainability related to the built environment includes both existing buildings and new construction.

**LEED for New Construction**
In 2002 the University’s Donald Bren School of Environmental Science and Management building became the first laboratory building in the United States to receive a LEED-New Construction Platinum rating. In addition to UC Santa Barbara’s green building policy for new construction, the campus has endorsed the certification of all existing buildings under the LEED for Existing Building (LEED-EB) program.

UC Santa Barbara’s green building program requires all buildings constructed after July 2004 to meet LEED Silver status and surpass building code energy conservation standards by 20 percent. Two LEED New Construction-certified projects have been completed: the Marine Science Research Building (Certified) and the Student Resource Building (Gold, certification pending).

**LEED for Existing Buildings**
In Fall 2005 Girvetz Hall received a LEED-EB Silver certification and became the first LEED-EB rated building in the UC system. Building on the success of the Girvetz Hall project, the University expects to receive a LEED Silver certification for the Recreation Center.

In 2006, UC Santa Barbara joined the LEED Existing Building Portfolio Program to certify 25 existing buildings in 5 years. The goal is to eventually certify all existing buildings under this program.

**Green Operations Guide**
Sustainability staff has produced guides with tips on ways to reduce environmental impacts in the office and around buildings, as well as to increase energy conservation, improve purchasing practices, and improve reuse and recycling methods.

**ENERGY**
Reducing energy consumption and increasing energy conservation are major components of the campus sustainability program. Energy consumption has gone down over the past decade despite an increase in building space.

**Utilities**
UC Santa Barbara’s total electricity usage in new buildings is 17 percent below the 1998 maximum, and electrical use per square foot has decreased 31 percent despite the addition of several new energy-
intensive laboratory buildings. Total natural gas use is 11 percent below the maximum in 1996 and is 23 percent lower when adjusted for increases in space.

**Retrofits**

Individual program elements to reduce electrical consumption include lamp upgrades to more efficient lamps with electronic ballasts. The campus has installed motion sensors on lighting in restrooms and purchased LED traffic signals. HVAC and lab ventilation systems in energy intensive buildings have been retrofitted with variable drives and air systems. Bi-level dimming fixtures were installed in over 150 stairwells.

**Housing**

Housing and Residential Services (Housing) has installed Energy Star appliances for all energy-intensive applications like refrigerators, computers, and monitors. Solar hot water heating is provided to two apartment pools. Housing has provided low-wattage fluorescent lighting in apartments and equipped San Miguel residence hall with high-efficiency, low-emission boilers. Housing also continues to operate a 5-kilowatt solar photovoltaic array on top of a dining commons and maintains solar hot water heating at many residence halls.

**Green Campus**

Green Campus is run by the Alliance to Save Energy under the auspices of the California Public Utilities Commission to provide paid internships for students seeking to conserve energy through community education, purchasing, and energy-saving projects. For the third year, Green Campus organized the Resident Hall Energy Conservation Competition, which reduced energy use in on-campus residences.

**Renewable Energy**

UC Santa Barbara currently has 60-kilowatts of photovoltaic capacity and installed a 100-133 kilowatt system on the roof of RecCen 2 in 2008. UC Santa Barbara purchased renewable energy certificates for certain events and new buildings including the Student Resources Building, the Marine Science Research Building, and the UC/CSU/CCC Sustainability Conference. This contributed 2.3-million kilowatt-hours of electricity from renewable sources.

**Climate Change**

Purchasing and using renewable energy is complemented by improvements in energy efficiency. Reductions of greenhouse gas emissions (largely CO₂) from energy efficiency projects are tracked through the California Climate Action Registry. UC Santa Barbara started tracking greenhouse gas emissions in 2006 and continues annual reporting to the Registry. As part of the goal to be a ‘Climate Leader’ for the UC community, a plan to be ‘carbon neutral’ (zero net emissions from campus operations) is being developed.

**Carbon**

Greenhouse gas emissions have been reduced. Facilities Management Energy Team projects completed between 2002 and 2006 reduced CO₂ emissions by 10.8 million pounds per year, the equivalent of taking 1,100 cars off the road.

**TRANSPORTATION**

In addition to its extraordinary bicycle path system, UC Santa Barbara has an extensive program for encouraging the use of alternative modes of transportation.

Over 500 faculty and staff who participated in the Transportation Alternatives Program (TAP) used the subsidized bus pass program at least once a month in 2007. Nearly 200 participants use the bus at least half the time throughout the year. UC Santa Barbara CarShare provides over 200 trips per month to alternative transportation commuters who would otherwise lack mobility off campus.
The number of vanpools increased by 20 percent in 2006. UC Santa Barbara’s 11 vanpools reduced vehicle miles traveled by campus commuters by 3.2 million miles per year, keeping over 2.2 million pounds of CO$_2$ out of the atmosphere.

**SOLID WASTE**
For several years in a row, UC Santa Barbara’s total waste diversion has topped 50 percent. UC Santa Barbara recycles 3,500 tons of waste a year. As part of the LEED Existing Building program, staff at the Recreation Center revamped their recycling program to raise recycling rates from 15 percent to over 60 percent. AS Recycling has placed “technotrash” electronic waste bins in several buildings on campus. Recycling continues to be required for all campus construction projects.

**WATER**
Water conservation programs at UC Santa Barbara focus on expanding the use of reclaimed water, reducing potable water use in buildings and facilities, and water conservation awareness for the campus community.

Potable water use in 2013 totaled ~600 acre-feet a year (AFY), well below the peak use of 1,000 AFY in 1997 and well below the University’s allocation through the Goleta Water District. UC Santa Barbara was instrumental in making reclaimed waste water treatment in the region financially possible and has been the largest user in the South Coast. On-campus reclaimed water use has expanded from just over 31 AFY in 1994 to nearly 180 AFY in 2007, and is used on athletic and recreation fields, turf, and landscaping. UC Santa Barbara continues to install waterless urinals and high-efficiency water fixtures in new buildings. New green building practices include the continuation of upgrades to aging plumbing fixtures with water efficient versions and the expansion of reclaimed water lines.

**STUDENT EFFORTS**
Student-funded measures are also instrumental in increasing efforts for campus sustainability including the Green Initiative Fund which raises over $160,000 annually to reduce the University’s impact on the environment. The Fund supports several programs including energy conservation projects, waterless urinal installations, waste management programs, and education programs.

**AWARDS**
UC Santa Barbara has received several sustainability awards over the years, and in 2006-2007 alone the campus received several awards for its efforts to save energy and reduce climate change. These included awards from the National Wildlife Federation, the Environmental Protection Agency, and a Flex Your Power and an Excellence in Energy Efficiency award from Southern California Edison.

**COASTAL REGULATION**
Because the campus is located almost entirely in the Coastal Zone, UC Santa Barbara’s physical development and long-range development plans are subject to the review and approval of the California Coastal Commission.

**California Coastal Commission**
The Coastal Commission was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976. The Coastal Commission is an independent, quasi-judicial state agency. The Commission holds monthly public meetings in different locations throughout the state to make permitting, planning, and other policy decisions.

The Coastal Commission protects, conserves, restores, and enhances the environmental and human-based resources of the California coast and ocean. The Coastal Commission works in partnership with UC Santa Barbara to plan and regulate development on the University’s property, including construction...
of buildings and other activities that could change the kind, location, or intensity of land use or affect public coastal access.

**Coastal Zone**

The Coastal Zone varies in width from several hundred feet up to five miles depending on the topography. Offshore, the Coastal Zone includes a three-mile-wide band of ocean. At UC Santa Barbara, the Coastal Zone includes the entire campus except a portion of Storke Campus around the Santa Ynez student housing project.

**Regulation and Planning**

Generally, most physical development in the Coastal Zone must be approved by the Coastal Commission either directly through a permit process or as part of a certified Local Coastal Program (LCP) prepared by cities or counties located within the Coastal Zone. Colleges and Universities located in the Coastal Zone have the additional option of preparing a Public Works Plan (colleges) or a Long Range Development Plan (universities such as UC Santa Barbara) for Coastal Commission certification.

The LRDP is similar in many respects to an LCP approved by the Coastal Commission. However, an LRDP is required to be more specific than an LCP, by providing a detailed framework that identifies the density and pattern of campus development similar to a permit. Once the LRDP is certified, specific projects that are consistent with the LRDP require only that the University submit a “Notice of Impending Development” (NOID) directly to the Commission. NOIDs receive expedited consideration and narrow review compared with the comprehensive Coastal Development Permit (CDP) review process that would otherwise be required. The CDP process is also subject to potential appeals, whereas the NOID review process is not subject to appeals.

The LRDP includes a land use plan, maps, policies, and other measures necessary to implement the land use and public access plan. The Coastal Act and LRDP include specific policies which address issues such as shoreline public access and recreation, lower-cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, water quality, and transportation and development design. These policies become the primary standards for evaluating the LRDP and its development for consistency with the Coastal Act. The LRDP may be changed over time if amendments are approved by the University and the Coastal Commission.

After certification of the LRDP, development review authority is delegated to the University through the NOID review process, though the Commission retains original permit jurisdiction over certain specified areas such as tidelands and public trust lands.

Among the most important policies and provisions of the Coastal Act are those that relate to maximizing public access to the coast and protecting environmentally sensitive habitats.

**COASTAL ACCESS**

UC Santa Barbara provides extensive coastal access, consistent with its responsibility to protect natural resource areas from overuse (Figure B.10*). Public access is permitted on all parts of the campus, however access is subject to management restrictions in some locations, especially in sensitive areas such as the Coal Oil Point Reserve. Coastal access routes are indicated on campus signs, shown on campus parking maps, and also indicated in designated parking spaces.

The campus provides a broad spectrum of roads, parking, bicycle routes, and trails to and along the coast and beach. Some coastal access routes are on paved roadways that lead to paved or structured parking; other well-traveled accessways are unimproved paths along the bluff tops that lead directly to the beach. There are also many public facilities at coastal access points such as restrooms, surf
showers, stairways, seating, and signs.

Campus accessways are also connected to county and city access points. On the east side of the Main Campus pedestrian, bicycle, and vehicular connections tie directly to similar facilities at Goleta Beach. Isla Vista streets terminate along Ocean Road on the campus, and the university provides walkways and a bicycle route along this roadway, which leads to the Manzanita Village bluff top. On West Campus, the Isla Vista beach stairway at Camino Majorca and Del Playa roads links to trails and bicycle routes on the bluff top that connect to West Campus and Sands Beach. Portions of the California Coastal Trail run through the campus and connect with trail segments on the west along the Ellwood-Devereux coast (De Anza Trail), and to trails at Goleta Beach to the east.

UC Santa Barbara provides the majority of publicly available beach parking in the Goleta area. Most of the approximately 6,700 parking spaces on Main Campus may be used by the general public during the summer, holidays, and weekends when beach activity is greatest and university use is the lightest. University parking also provides overflow parking for the county’s Goleta Beach Park and for Isla Vista. Some faculty, staff and students park in nearby areas to avoid University parking fees, regulations, and enforcement.

UC Santa Barbara provides almost 3,000 parking spaces on the Main Campus that are available at any time to the public and coastal visitors, including 154 parking spaces dedicated specifically for coastal access (Table B.8). The campus will continue to provide parking for beach users and post signs to increase public access to the coast.

### COASTAL ENVIRONMENT

UC Santa Barbara has been restoring the area’s natural habitat since the campus was first built in 1945. The University reintroduced water to the Campus Lagoon, after the Marine Corps scraped off the top soil and excavated the site to fill the Slough to create the Santa Barbara Airport. Since the mid-1970s, the focus has been on the ecological restoration of habitats on undeveloped areas of the campus such as the Campus Lagoon Island, Coal Oil Point Reserve, and the margins of the campus where natural areas lie next to buildings and roads. Additional efforts have included enhancing and protecting environmentally sensitive habitats such as wetlands.

### Environmentally Sensitive Habitats

The 1990 LRDP classified 212 acres of the campus as environmentally sensitive habitat area (ESHA),

<table>
<thead>
<tr>
<th>Location</th>
<th>Type of Parking Space</th>
<th>General</th>
<th>Dedicated Coastal</th>
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<tbody>
<tr>
<td>Campus Visitor Parking</td>
<td></td>
<td>2,800</td>
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<tr>
<td>Parking Structure 22 &amp; Vicinity</td>
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<td>60</td>
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<tr>
<td>Parking Structure 10</td>
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</tr>
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<td>Lot 6 (meters)</td>
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</tr>
<tr>
<td>Lot 1</td>
<td></td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Ocean Road (meters)</td>
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<td>14</td>
<td></td>
</tr>
<tr>
<td>Lot 23 (meters)</td>
<td></td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>Lot 5 (meters)</td>
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<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>2,800</strong></td>
<td><strong>154</strong></td>
</tr>
</tbody>
</table>

Source: Transportation and Parking Services 2007
either because of the area’s rare or special role in the ecosystem or because the area served as a visual or natural buffer to more sensitive areas. These buffers include the top of the ocean bluffs on the Main and West campuses, the banks of the Campus Lagoon, areas bordering the Storke Campus Wetland, and the eastern banks of the Devereux Slough. In other areas where open space was not available as a buffer, 1990 LRDP policies and development standards control building setbacks, planting, run-off, fences, and signs in order to protect natural resources from degradation. Often non-native trees that provide critical habitat for Monarch butterflies, exotic trees that contain raptor nests, and very small, occasionally wet vernal pools are also classified as ESHA.

ESHAs occur in a wide variety of locations such as portions of the Lagoon Island on the Main Campus and the Coal Oil Point Natural Reserve on West Campus. The bluffs adjacent to the Goleta Slough and ocean bluffs feature important plants and habitat. ESHAs can also be found on portions of campus beaches, wetlands, and streams and creeks with riparian habitat. The Devereux Slough and surrounding sensitive habitats are considered to be ESHA, as well as the native purple needle grass and creeping rye grass on North Campus. Other ESHAs include Snowy Plover habitat on the beaches of West Campus, coastal bluff scrub, and foredune and dune habitats on the Main and West campuses. Figure F.2 shows areas that are currently identified as ESHAs. Other ESHAs may be defined in the future, as more survey data is collected or regulatory standards change.

HABITAT PLANS
A number of studies and plans have been prepared that relate to the natural resources and habitat of the campus. The habitat plan summaries below are for background and informational purposes only and do not constitute a standard of review of, or allow for, any specific development beyond what is allowed pursuant to the policies and implementation provisions in this LRDP.

Wetlands Restoration and Management (1991)
The 1991 Wetlands Management Plan included an inventory and assessment of botanical and zoological conditions on the West and Storke campuses. Prepared by University staff and faculty under the auspices of the UC Santa Barbara Wetlands Committee, the plan concluded that dredging the wetlands, especially the Devereux Slough, would improve some aspects of their hydrology but, on the whole, would have more adverse affects than benefits. Other recommendations of the Committee included increasing connections between the sloughs and surrounding areas by opening tidal gates and reconstructing culverts so that water could flow between impounded areas. The Final Wetland Plan Implementation and Schedule was certified by the Coastal Commission in May 1991.

Lagoon Management (1999)
The Lagoon Management Plan provided a natural resource inventory and history of the lagoon and environs, and focused on management opportunities to increase public access, remove exotic plants, and protect natural habitats. The plan was used to expand wetlands in a series of flats or small islands, establish baseline water quality readings, and control water levels to reduce pollution in the lagoon. One of the principal recommendations was to replace the weir at the west end of the lagoon to increase water by allowing control over water levels. The Lagoon Management Plan was certified by the Coastal Commission in June 1999.

Natural Areas (1995)
The Natural Areas Plan provides an assessment of the physical, biological, and cultural resources of the campus and identifies guidelines and opportunities to assist with the research, instruction, and public service uses of the campus natural areas. The Natural Areas Plan was prepared by the University’s Museum of Systematics and Ecology Department through a grant from the Office of Budget and Planning. The plan is not certified by the Coastal Commission and is a valuable resource in assessing
the biological, cultural, and geological history of campus.

**Coal Oil Point Reserve Management (2006)**
The Management Plan for the reserve outlines the ecological characteristics of the reserve for research purposes and provides a survey of available data and studies. The plan is primarily for the internal operation of the reserve and includes priorities for staff, facility improvements, and restoration activities similar to those for Snowy Plover habitat. Portions of the Coal Oil Point Reserve Management Plan have been certified by the Coastal Commission; the Restoration (2008), Snowy Plover Management Plan (2008), and Access Plan (2010). The Snowy Plover Management Plan is updated approximately every 2 years.

**Ellwood-Devereux Open Space and Habitat Management (2004)**
This open space management plan for the 652-acre Ellwood-Devereux coast serves as the basis for open space acquisition, development, relocation, and, the environmental preservation and enhancement of University lands, as well as for property within the City of Goleta and the County of Santa Barbara. The University’s portion of the Ellwood Devereux Open Space and Habitat Management Plan were certified by the Coastal Commission in 2006.

**Restoration Projects**
Restoration projects on the UC Santa Barbara campus cover all four campuses and range from modest native oak tree planting along roadways to larger-scale wetland creation and enhancement projects requiring many years of careful maintenance and attention (Figure F.3*). Most restoration sites shown on Figure F.3 are associated with mitigation requirements for campus development projects. Where the mitigation is associated with Coastal Commission review of a Notice of Impending Development (NOID), the NOID/year is also noted on Figure F.3.

On the Main Campus, restoration projects have focused on areas around the Campus Lagoon and the north bluff facing the Goleta Slough. To the west of the lagoon, restoration projects associated with Manzanita Village housing include six acres of coastal bluff restoration and a suite of vernal pools and marshes with bio-swales and filters to improve the quality of storm water run-off. Restoration efforts on the Lagoon Island include experimental prescribed burns to reduce invasive plants, and significant oak tree plantings. North bluff restoration efforts have emphasized native oak woodland planting on the bluff, with a belvedere and pedestrian trail winding along the bluff overlooking the Goleta Valley and Santa Ynez Mountains.

On the Storke Campus, restoration has focused on removing invasive exotic plants around the West Storke Campus wetlands and improving the system of informal trails and signs. More than two acres of wetlands east of Los Carneros Road have been restored with native plants, and naturalized basins have been built for water containment and purification. Oak trees have been planted along Mesa Road and north of Harder Stadium, and a bio-swale has been constructed between the parking lot and gardens.

On West Campus, the Coal Oil Point Reserve manager has led restoration projects that established vernal pools on the bluffs and replanted native species along the edges of the Devereux Slough. Dune restoration projects have included the removal of non-native plants and revegetation with coastal dune scrub. The eastern finger of the Devereux Slough was restored by the Devereux Foundation by replacing many exotic plants with native riparian and upland species.

A large portion of the North Campus is proposed for restoration including a nature park on the south parcel with new wetlands, grasslands, and riparian areas, as well as trails and, signs, and amphitheater for tours and orientation. A portion of the restoration was required as mitigation for the approved North
Campus housing developments and is currently underway. North of the former Ocean Meadows Golf Course, in the Ocean Walk Faculty Housing development, restoration activities focus on the vernal pool wetlands and improvements to the riparian habitat of Phelps Creek; the former Ocean Meadows Golf Course site has recently been acquired by the University, and similar restoration projects will continue and expand there under the stewardship of UC Santa Barbara.

**PLANNING HISTORY**

This is the ninth in a series of campus and master plans undertaken by UC Santa Barbara to guide its growth. The first plan was prepared in 1950, when the University took over the former Marine Corps Air Station on Goleta Point; the most recent was prepared in 1990. The 1990 LRDP has been amended 21 times, most recently in 2011, and is the current campus planning guide.

**PRIOR PLANS**

UC Santa Barbara’s campus plans were prepared during four periods of enrollment development: 1950-1970, 1971-1980, 1981-1990, and 2002 to the present. The campus grew steadily during the first and third periods, but slowed to only sporadic growth during the 1970s. Enrollment fell from 1970 through 1973, rebounded by 1975, then leveled off for the rest of the decade. Enrollment grew again in the 1990s and peaked at 20,000 students in the early 2000s.

Changing conditions and expectations of growth have affected campus land acquisition and development plans. The 184-acre Storke Campus was purchased in 1962 for housing and athletics. West Campus was acquired in 1967 in anticipation of growth in the 1970s and 1980s and the establishment of the 25,000 enrollment target in the 1968 plan. The regional crisis in affordable housing resulted in the 1994 acquisition of the 174-acre North Campus for faculty and student housing and the 2002 acquisition of Francisco Torres (now Santa Catalina) for student housing. The 2007 purchase of the former Devereux School site on the West Campus provided 33 additional acres.

**1945 Santa Barbara College**

The first plan for the campus followed the U.S. Marine Corps Air Base configuration, where buildings were laid out around two intersecting loop roads that followed the eucalyptus windrows and the sites of military buildings. The library was located at the intersection of the roads near the geographic center of the Main Campus. The interior loop road circled academic buildings, with arts and music near the
lagoon and administration to the north. The main campus entry was from the east along a line of barracks that served as men’s residence halls. Two future courtyard-type buildings are now proposed, one north of the library for a classroom and another to the west for a women’s residence hall (Figure B.11).

**1950 Soule, Murphy & Cook Plan**

This design was the most picturesque and striking of all the plans prepared for UC Santa Barbara, and was designed by local architects. It featured a formal cruciform layout of buildings along two open axes that aligned with important views of the ocean and mountains. A large plaza was centered facing the library, with an axis terminated by a performing arts hall, administration, and gymnasium. Academic
buildings extended down the main axis to the lagoon and ocean. The residence halls contrasted with the linear formality of the academic buildings to form a large circular sweep of open-ended courtyard buildings arranged around a large lawn at the end of the lagoon, framing an outdoor amphitheater overlooking the lagoon (Figure B.12).

**1953 Pereira & Luckman Plan**

In a dramatic departure from the 1950 Plan, Pereira and Luckman proposed a rectilinear scheme of interior-facing quads and courtyards around a super-block open space at the center of the campus. Simple, repeated rectangular building forms were interspersed with parking lots and connected by

![Figure B.13 1953 Pereira & Luckman Plan](image-url)
sidewalks and covered passageways. Fraternities and sororities were located in row houses around the Lagoon. Along with the plan, Pereira and Luckman proposed an architectural “vocabulary” including patterned, colored concrete block-and-tile roofs designed to combine modern stylist elements with the regional Spanish heritage (Figure B.13).

1961 Luckman Plan
Charles Luckman Associates further developed ideas from the 1953 Plan. The large open space quad was in-filled with a series of interconnected buildings that formed smaller courtyards and malls. The rectilinear campus form and uniform building spacing of the 1953 Plan were retained, with the addition of large areas of surface parking and a highway extension in the margins of the Goleta Slough (Figure B.14).

1963 Luckman Plan
This “plan for growth” to a total of 15,000 students proposed higher densities in the central academic core and additional recreational facilities with the relocation of service facilities and the addition of the 184-acre Storke Campus. Housing for 50 percent of the campus’s enrollment was proposed for high-rise residence halls. Major vehicular traffic was on a peripheral road surrounding the campus that formed a complete loop south of the lagoon. Surface parking lots lined the border with Isla Vista, along with two large side-by-side parking structures.

1968 Luckman Plan
In his last plan for UC Santa Barbara, Charles Luckman completed his 15 years of master planning and building designs by showing Isla Vista and the campus along broad, ordered malls leading out from the central library quadrangle and linking clusters of buildings with walks and plazas. The bell tower provided a special point of interest at the terminus of a new interior road loop. Storke Campus was...
The recently acquired West Campus allowed expansion of housing at the entrance, along with new professional schools, oceanography, and other bureaus, institutes, and centers, to be sited between Isla Vista and the West Campus Bluffs housing site along the bluff tops and next to the Devereux Slough “lake” (Figure B.15).

**1975 Liskamm & Dean Plan**

The 1975 Long Range Development Plan began the contemporary practice of broad land-use planning.
by showing large general areas set aside for development and conservation. Special consideration was shown for linkages with Isla Vista along tree-lined streets. Student-serving buildings, such as the Events Center, were located along the Pardall corridor to help enliven the campus core. Botanical gardens were sited north of El Colegio Road, and development was shown on West Campus in smaller areas with larger setbacks from the bluff tops and the new natural reserve at Coal Oil Point (Figure B.16).

### 1980 LRDP

The 1980 Long Range Development Plan was an update of the 1975 Plan rather than a new plan. Its emphasis was on demonstrating how development would be consistent with the requirements of the Coastal Act of 1976, and it established specific policies, setbacks, and development standards to protect coastal resources. Instead of the physical plans of the past, this LRDP was a policy plan showing limited areas for building expansion as in-fill within the academic core. Housing was expanded with the Santa Ynez student housing project west of Los Carneros Road, faculty housing was proposed between Devereux School and Isla Vista, and a future student housing project was proposed west of the Campus Lagoon (Figure B.17).

### 1990 LRDP

The 1990 Long Range Development Plan and its related amendments significantly expanded the land-use planning and policy approach of the 1980 LRDP. Key elements of the 1990 Plan related to provisions of the Coastal Act, such as expanding public access to the coast and extending protection to wetlands and other environmentally sensitive habitats. A substantial amount of new building space was added on the Main Campus along the rectilinear grid first developed in the 1963 Plan. Many surface parking lots were replaced by buildings, and four parking structures were planned and constructed to serve both academic and housing needs. Housing was expanded in Manzanita Village west of Campus Lagoon, San Clemente Housing north of El Colegio Road, and faculty and student housing on North Campus, which was approved in 2007 (Figure B.18)
<table>
<thead>
<tr>
<th>Project Name</th>
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<td>University Center Expansion</td>
<td>1-92</td>
<td>Nov 1992</td>
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<td>Lagoon Management Plan</td>
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<td>June 1999</td>
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<tr>
<td>San Rafael Addition (Manzanita Village)</td>
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<td>June 1999</td>
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<td>1-00</td>
<td>June 2000</td>
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<td>Harder Stadium Science Offices</td>
<td>1-02</td>
<td>April 2002</td>
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<tr>
<td>Intercollegiate Athletics (ICA) Building</td>
<td>3-02 (minor)</td>
<td>July 2002</td>
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<td>Recreation Center Expansion</td>
<td>2-02</td>
<td>December 2002</td>
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<td>Kohn Hall (KITP) Addition, California Nanosystems Institute/Campus Parking Structure 2, Arbor Reconstruction</td>
<td>4-02</td>
<td>May 2003</td>
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<tr>
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<td>November 2003</td>
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<td>Campus Parking Structure 3</td>
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<tr>
<td>Alumni House</td>
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<td>San Clemente Graduate Student Housing</td>
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<td>North Campus Faculty Housing, Sierra Madre</td>
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<td>Isla Vista Foot Patrol</td>
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<td>Harder Stadium, Engineering 2</td>
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<td>Broida Bicycle Path</td>
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<td>August 2005</td>
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<td>Ocean Science Education Building</td>
<td>1-09</td>
<td>October 2009</td>
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<td>1-10</td>
<td>May 2010</td>
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<tr>
<td>Bioengineering Building</td>
<td>2-10</td>
<td>September 2011</td>
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<td>KITP Visiting Scholars Residence Project</td>
<td>4-UCS-14-0002-1</td>
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Source: Office of Campus Planning & Design, 2011
1990 LRDP AMENDMENTS
There have been 23 amendments to the 1990 LRDP (Table B.9), ranging from amendments for new buildings to amendments that adjust building limit lines or shift permitted development capacity from one location to another.

LAND ACQUISITIONS AND ADDITIONS TO LRDP
Since adoption of the 1990 LRDP, UC Santa Barbara has acquired four additional sites contiguous to existing university property: the North Campus site, the Francisco Torres (now Santa Catalina) residence halls, the former Devereux School site and Ocean Meadows Golf Course (North Campus Open Space).

North Campus
In 1994, the University acquired the 174-acre North Campus property (previously known as “West Devereux” or “University Exchange”) to provide sites for housing. In the North Campus, located generally north of West Campus, 40 acres were set aside as part of the Coal Oil Point Reserve; 70 acres of the South Parcel were set aside for an open space nature park; and 3.7-acres on the Storke-Whittier Parcel were set aside as open space. In addition, trails and other open space improvements were located throughout the North Campus property.

Santa Catalina (former Francisco Torres)
Purchased in 2002, the Francisco Torres residential towers provide housing for 1,325 undergraduate students. The 13-acre site also contains approximately 700 parking spaces.

Devereux School
In September 2007 the university purchased the 33-acre site owned by the Devereux Foundation, completing the University’s ownership of all the land within the West Campus area, as well as all the land surrounding the Devereux Slough. This addition to the West Campus provides opportunities for residential development as well as institutional and research space.

Ocean Meadows Golf Course
In 2013, through a major community effort lead by the Trust for Public Land, the 64-acre Ocean Meadows Golf Course was acquired and donated to UCSB. In the middle of this site approximately eight acres of land were subdivided into two parcels for residential use in the County’s jurisdiction and are not part of UCSB’s holdings. The University’s portion of the property was formerly a part of the Devereux Slough ecosystem. The requirements and restrictions contained in the individual grants, offers of dedication, deed restrictions, etc., generally limit the use of the property to:

- Open Space preservation
- Public access
- Passive recreation
- Coastal wetland and wildlife habitat conservation and restoration
- Habitat for endangered species
- Associated research and educational activities.
A restoration plan is being developed and it shall be fully implemented by 2025.

**El Dorado and Westgate Apartments**
These two apartment buildings on El Colegio Road were acquired in 1983/84 and are being formally added to the LRDP. The apartments have a total of 141 units for students.

**RETAINING ENDURING CONCEPTS**
While some basic concepts have changed throughout 66 years of long-range physical planning at UC Santa Barbara, many underlying planning principles have stood the test of time and have been retained:

- Rectilinear grid of buildings, malls, and walks (1953 to 1990 plans)
- Residential living on the main academic campus with housing grouped around the Lagoon (1950 plan)
- Primary instruction space located within a reasonable walking distance from the library at the center of campus (1953 and 1963 plans)
- Pedestrian malls connecting buildings courtyards and quads that extend to the natural setting at the edges of the campus (1953 and 1963 plans)
- Clustered recreation and athletic facilities on the northern portions of the campuses
- Perimeter loop road system on the Main Campus serving parking facilities on the outside of a more convenient internal bicycle path system connecting groupings of facilities (1953 and 1963 plans)
- Replacement of Marine Corps and other temporary buildings with permanent buildings and facilities

In early campus plans major highways, off-ramps, and parking lots were shown in the Goleta Slough, Lagoon Island was expected to contain multistory housing projects, and parking lots were slated for beaches and wetlands. More recent plans have increased development intensity on the Main Campus while showing greater sensitivity to coastal and environmental protection. The 2010 LRDP presents another major advance in campus planning with a renewed focus on urban design sustainability, environmental and coastal resource protection, and increased emphases on both the natural setting and civic quality of campus buildings and civic and open spaces.

END OF SECTION
Regional Location of UC Santa Barbara

City Populations:
- 50,000 - 99,999
- 10,001 - 49,999
- Less than 10,000

- Santa Barbara County Boundary
- UC Santa Barbara Campus
- US Highway
- State Highway

Office of Campus Planning & Design

2014

Figure B.1
FRAMEWORK

ACADEMIC

The University of California, Santa Barbara, 2006-2025 Strategic Academic Plan is the foundation for this LRDP. The Strategic Academic Plan and this LRDP together build upon the University’s tremendous progress over the past 15 years and cover the years 2006-2025, which correspond to the planning processes of the University of California system as a whole.

TODAY

UC Santa Barbara has risen to the top tier of research universities. Elected in 1995 to the prestigious American Association of Universities, UC Santa Barbara programs are consistently strong across a broad spectrum of academic disciplines: education, engineering, fine arts, humanities, science, and the social sciences. The campus is home to Nobel Laureates, members of the National Academy of Engineering, the National Academy of Sciences, the American Academy of Arts and Science, and Guggenheim Fellows. The campus is also world renowned for its collaboration between faculty, students, and staff across disciplinary boundaries, and for pioneering exciting emerging interdisciplinary fields. Its location on the California coastline attracts scholars from around the world, and serves as both a unique laboratory and resource and a crossroads for international exchange of ideas.

FUTURE

Continued advancement of the campus requires both building upon established strengths and engaging new opportunities. These in turn require managed growth and strategic responses to faculty turnover. Planning for a gradual increase in managed growth is essential. UC Santa Barbara anticipates the turnover of well over half of its faculty over the 2010-2025 LRDP planning horizon, mostly from retirements. The following themes must evolve over those years in order to maintain the University’s interdisciplinary and collaborative environment.

VISION

The vision for UC Santa Barbara is to set standards of excellence in learning, discovery, and engagement. Building on its distinguished track record of achievement and extraordinary potential, the campus will continue to nurture a culture of creativity, collaboration, and innovation. It will honor and meet its responsibilities as a global university by strengthening its partnerships with scholars and institutions around the world and celebrating and enhancing the diversity that enriches its living and learning environments. UC Santa Barbara will also leverage the unique educational and research opportunities of its spectacular coastal environment.

MISSION

UC Santa Barbara is both a leading research institution and a comprehensive liberal arts university. Students fully participate in an educational journey of discovery designed to stimulate independent thought, critical reasoning, and creativity. The academic community of faculty, students, and staff is characterized by a culture of interdisciplinary collaboration that is responsive to the needs of a multicultural and global society. The University’s commitment to public service is illustrated through its long-standing contributions to the well being of the state, the nation, and the world. This is accomplished within a living and learning environment that draws its inspiration, opportunity, and advantage from the beauty and resources of its extraordinary location on the Pacific Ocean coastline.
**APPROACH**
The campus will incrementally manage its enrollment by considering both local factors and broader state and community contexts. The campus will remain committed to increasing diversity and will strategically plan for faculty and staff growth and renewal as the campus population inevitably matures and changes. All future growth will be based on this comprehensive approach.

**Managed Growth**
UC Santa Barbara projects a gradual increase in enrollment at an average annual rate of one percent - or approximately 250 students - per year, to a total of 25,000 students by 2025, with generally slower growth in both summer and off-campus programs. Growth is also projected for the graduate student population, to 17 percent of total enrollment. A number of factors will drive this enrollment growth, especially the statewide requirement to accommodate enrollment growth in the university system as a whole and the University’s civic responsibility to contribute to the education of California’s work force. Strategically managed growth at UC Santa Barbara will also align with and complement the University’s departmental and divisional/college long-range plans. The campus’ managed growth program also carefully considers anticipated changes in the composition of the state’s population and the turnover of a large percentage of its faculty through retirement.

**Enrollment**
There is a broad context for enrollment growth considerations. Under a recent compact with the Governor of California, university enrollment is expected to increase from 180,000 to 240,000 over the next decade. These increases will be largely absorbed by the state’s established campuses. It is therefore expected that UC Santa Barbara will absorb its share of this enrollment growth. The addition of some 5,000 students is currently one of the most conservative forecasts for individual campus enrollment over this time period.

An enrollment increase of 1 percent per year is consistent with current academic plans for the University’s departments, divisions, and colleges. The proposed rate of enrollment growth is slightly lower than the overall growth rate of the past 10-plus years (Table C.1).

The University’s targeted managed growth program is sensitive to campus land capacity and its associated resource requirements, and serves as its upper growth limit to 2025. The rate of graduate student growth to 17 percent of the total student population is ambitious when compared with the past 30 years, but is necessary to sustain UC Santa Barbara’s prestigious research programs and reputation for academic excellence.

**State and Community Context**
The great majority of students graduating from the UC system stay and work in California, whose sophisticated global economy demands a workforce well versed in effective communication and critical thinking, knowledge

<table>
<thead>
<tr>
<th>Table C.1: Student Enrollment 1995-2007</th>
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<tr>
<td>Year</td>
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<td>1995-1996</td>
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<td>2008-2009</td>
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</tbody>
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Annual Average Growth Rate (1995-2009): 1.4%

Source: UC Santa Barbara, Institutional Research and Planning, 2007
of other cultures, and general scientific and technical literacy. In addition to the wide spectrum of social, cultural, and recreational resources UC Santa Barbara provides to the community, the campus is also Santa Barbara County’s largest employer and a major economic contributor to the region as a whole. Most students, faculty, and staff volunteer in their communities, and university research endeavors have spun-off innovative and valuable new companies in Santa Barbara and Goleta.

**Student Diversity**
In the last 15 years, under-represented minorities in the student population have grown from about 10 percent to 24 percent. California is expected to undergo dramatic demographic changes in future years when minorities will make up a majority of the state’s population. In order to be responsive to and to reap the full benefits of this changing demographic, UC Santa Barbara must continue its efforts to attain a diverse student enrollment across disciplines that reflect the state’s changing population.

**Faculty Growth and Renewal**
The combination of managed growth and faculty renewal will allow the campus to achieve its multiple goals for academic development. At the same time, this faculty growth and renewal present a tremendous opportunity to significantly improve the University’s gender and ethnic diversity.

The expected growth in student enrollment to 25,000, coupled with a corresponding growth in summer and off-campus programs, would require an increase to about 1,400 faculty members. Over the next 20 years the campus would add approximately 330 permanent faculty, for an average of about 18 faculty per year.

In addition, well over half of the current faculty will be replaced over the LRDP’s planning horizon. Combining the projected addition of new positions with the need for replacements, almost 800 new appointments will be needed in the next decade and a half.

**Staff**
Staff are absolutely essential to the successful operation of the University. They have many critical and distinct responsibilities that enhance the University’s reputation and national standing. While faculty growth has kept pace with student growth over the last 15 years, staff growth has been slower; UC Santa Barbara has the lowest staff-to-student ratio of any UC campus. Future growth in faculty and the student body needs to be accompanied by planning and actions that will ensure that the campus is adequately staffed to provide the services needed to support this growth.

**Resource Management**
Current land capacity limits the absolute size of UC Santa Barbara’s population. Land use planning, building capacity, infrastructure, and housing are addressed in the LRDP, which also integrates the planning and operational practices developed during the course of sustainability programs already underway. Modernizing and incorporating evolving technology into the classrooms, building and equipping state-of-the-art research laboratories, and keeping pace with information technologies all add to the challenge. The UC Santa Barbara libraries will also play critical roles in anticipating and responding to these demands.

Housing for faculty, staff, and students is another key element of the LRDP. Providing affordable housing is perhaps the greatest single tactical challenge faced by the campus.
PLANNING CONCEPTS

Balanced Commitments
From a broad campus perspective, the specifics of planning for growth require balancing the responsibility of a research university charged with the advancement of knowledge with the simultaneous responsibility to educate students for enlightened citizenship and economically productive lives. The resources gained by some enrollment growth will help achieve this balance and advance the distinction of the institution by forcing selective, strategic investments. A number of campus departments and programs are the exemplary products of this philosophy and practice of selective investment. In every case, their success was built with focused excellence, persistence, a defined hiring philosophy, collegiality, leverage, and institutional rewards. Strategic future decision making must draw from the lessons learned from these past successes, and selective investments should be made when the case for these opportunities is convincingly demonstrated.

Interdisciplinary Themes
UC Santa Barbara's interdisciplinary strength is rooted in its many diverse disciplines. The wealth of the campus cross-disciplinary activities is the envy of competing institutions. The growing success and appreciation of this commitment to an interdisciplinary philosophy also foster interest in both building upon existing programs and exploring new ones in both teaching and research. This foundational approach has forged connections both within and across colleges and divisions, and unified several colleges and schools. This interest in interdisciplinary studies has grown to the point where four campus-wide themes have emerged as cornerstones of the academic planning process: environment, global and international issues, digital studies, and the interaction between the academy and society. It is unusual for even one, let alone four campus-wide themes to emerge; the fact that four have organically emerged is a living testament to the extent to which an interdisciplinary philosophy is practiced at UC Santa Barbara.

ENROLLMENT
There were 21,082 part- and full-time students enrolled at UC Santa Barbara during the 2006-2007 school year, including over 1,000 students enrolled in off-campus programs like University Abroad and Extended Learning. This figure includes 18,212 undergraduates (approximately 86 percent of the total) and 2,870 graduate students (approximately 14 percent of the total).

The 1990 LRDP fixed enrollment levels at 20,000 students based upon a 3-quarter average, not including off-campus programs. Current University enrollment levels meet this target. The Strategic Academic Plan projects the enrollment of 25,000 students by 2025-2026, which is a 1 percent annual growth rate.

Enrollment over the past 11 years has varied from year to year but increased overall, from a maximum 3.6 percent growth rate between 1998-1999 and 1999-2000 to a decline of 0.5 percent the following year. The annual growth in enrollment over the last 10 years averaged 1.4 percent (Table C.1).

Faculty and staff levels have fluctuated slightly more than enrollment (Table C.2). The greatest increases were between the years 2000-2001 and 2001-2002, with annual increases of 3.9 and 4.5 percent, respectively. In recent years employment rates have declined from -0.5 to -0.8 percent. The annual average employment growth rate at UC Santa Barbara over the last 11 years was 1.7 percent. Additional faculty and staff are forecasted in the 2010 LRDP, including 336 faculty and 1,400 staff, for an average annual growth rate of 1 percent by 2025-2026.

PHYSICAL SPACE
Adequate facilities are critical to the fulfillment of UC Santa Barbara’s academic mission, goals, and
objectives, as described in the campus 2006 Strategic Academic Plan. The Strategic Academic Plan calls for the enrollment of 25,000 students by the year 2025. Up to 1,775,000 assignable square feet (ASF) of academic and support space will be needed to both support current shortfalls and accommodate projected growth. Table C.3 summarizes the projected total new space needed by 2025-26, in seven functional categories.

INSTRUCTION AND RESEARCH
Additional classrooms, teaching and research laboratories, and offices are needed for faculty, graduate students, and department administration and support staff. Based on the planned increase in the proportion of graduate students, the anticipated space needs generated by enrollment growth, the need to accommodate new teaching and research technology, and the current estimated shortfall of space, a net additional demand of 930,000 ASF of instruction and research space will be required by 2025-2026. About 15 percent of the total anticipated need will address a current deficiency of instruction and research space, based on state standards and current needs; the remainder is needed to address future needs.

ORGANIZED RESEARCH AND ACTIVITIES
Organized research units (ORU) and organized activities (OA) provide unique opportunities for students and faculty to perform basic and applied research in a variety of disciplines. These units are funded primarily through grants, and programs can last anywhere from a few months to several years. Given the 2007 Strategic Academic Plan emphasis on strengthening and expanding interdisciplinary research, ORU and OA space needs will grow significantly, by about 305,000 ASF by 2025-26.
LIBRARY
The role of the University’s library is changing as technology changes. While the campus expects to complete a small expansion to the existing library by 2014, there is still a significant shortfall in the space needed to meet projected demand. The importance of special collections, digital media, expanded study and learning areas, and the growth of areas like the Map and Imaging Laboratory all require additional space. Projected new library space needs will reach 120,000 ASF by 2025-2026.

PUBLIC SERVICES FACILITIES
This category includes such activities as arts and lectures, public information, guest and conference facilities, and publications. There is a growing demand for facilities to meet expanding public service programs. Projected space needs will be 115,000 ASF by 2025-2026.

ACADEMIC SUPPORT
Academic support facilities will grow proportionately with increases in faculty, staff, and enrollment. Space in existing trailers, moveable structures, and temporary buildings will continue to be replaced with permanent buildings. The need for additional academic support space will reach 110,000 ASF by 2025-2026.

STUDENT SERVICES
Student services include a wide range of departments including admissions, registrar, tutorial, social, recreational, health and medical care, and career and academic counseling. A high percentage of students participate in intramural sports programs and faculty, staff, and visitors regularly use campus athletic facilities. As enrollment grows along with new faculty and staff housing, demand will increase for tennis, baseball, basketball, swimming, track, and gymnasium facilities. The total new space for student services to accommodate this added demand is an estimated 110,000 ASF by 2025-2026.

INSTITUTIONAL SERVICES
Additional space needs for institutional support such as accounting, information systems, facilities management, and purchasing will total around 85,000 ASF by 2025-2026. This area currently has a space shortage since other priorities have made it impossible to expand its existing space for more than 10 years.

LRDP PLANNING
The University community engaged in a multi-year effort to create a long-range plan to meet the future needs of UC Santa Barbara over the next two decades. As part of this “visioning” process, the Campus Plan (UDA, 2005) and Housing Study (UDA, 2006) have formed the core strategy of the 2010 LRDP (see Figure C.1* (at end of chapter) for a concept plan of the campus).

In addition to the academic and space needs identified in the planning process, the LRDP embodies several key elements for changes to the physical campus. Some common ideas that emerged from its consensus-building process include:

• The most highly valued asset of the campus is its magnificent natural setting, which should be the focus of campus spaces and their patterns of circulation and use.

• Views of the mountains and sea should be an integral part of the design of both indoor and outdoor spaces.
• The campus’ many academic disciplines and activities should be bundled together in a coherent and logical system of open space and circulation. This is essential for promoting a campus-wide interdisciplinary awareness and connecting the various components of campus life.

• The pedestrian environment depends upon the efficient use of perimeter parking. Pedestrian circulation should be well connected to destinations.

• The use of bicycles should be encouraged and conflicts with pedestrians and cars should be reduced.

• The design of buildings should make the campus a more pleasant and easily understandable place for visitors.

• The campus’ spectacular natural setting and views should not be compromised by inefficient buildings, trailers, old Marine Corps buildings, temporary structures, or surface parking.

• The campus should have a positive relationship with Isla Vista and other nearby residential, commercial, and natural areas.

Through this visioning process, the campus community concluded that existing campus development does not accurately reflect these values; in many cases funding and implementation processes focus so narrowly on individual buildings that important overarching goals are either ignored or forgotten. The inevitable result has been a collection of individual structures with little overall order or consistent quality.

This LRDP therefore reflects a design strategy featuring clear patterns of common open space that serve as the framework within which individual building projects are subsequently developed. Future buildings will create strong, orderly public spaces that will accommodate both academic and support functions. Development limits such as regulating lines will define public spaces and building locations, frame views, and interconnect individual buildings in a coherent overall campus design. In this way, each development will incrementally contribute to a common vision for the campus.

The Campus Plan addresses the Main Campus and the academic needs of the University, emphasizing the spectacular natural setting and views from the campus. It focuses primarily on the elimination of outdated and single-story buildings and the creation of additional instructional, research, and support space arranged around major civic spaces. The Campus Plan identifies development potential while creating an orderly arrangement of buildings and expansive open spaces. The Plan involves redevelopment of several sites and development of two new sites (Ocean Road and West Campus Mesa).
The Plan concentrates academic and campus housing development which allows UCSB to have high quality, contiguous open space areas, especially with the addition of the 64-acre Ocean Meadows Golf Course in 2014. The open spaces created by the plan help frame views of the distant mountains, lagoon, and ocean, and provide opportunities for direct physical and psychological connection with the campus extraordinary natural resources. This development approach is based upon several key principles:

• Locate buildings and spaces to take full advantage of the campus extraordinary coastal beauty. Enhance views and increase access to the natural areas from the campus proper.

• Provide new permanent space for programs that currently occupy temporary buildings and one-story structures; use surface parking areas and inefficient building sites to create sites for new buildings and open space.

• After eliminating temporary buildings, create an organized grid of open spaces.

• Use open spaces to clearly define development zones.

• Organize automobile, service, bus, and bicycle circulation in well-defined areas. Limit auto routes to the perimeter, with roads that discourage through traffic. Consolidate and simplify service lanes and enhance bikeways. Replace major long-term parking lots with structured parking.

• Coordinate new building construction with the public open space network and design structures using the Campus Plan building design guidelines.
The 2010 LRDP represents a major commitment to campus housing and a new approach to how housing is developed. The goal is to house all additional faculty, staff, and students in on-campus housing. This would provide an affordable stock of future housing, minimize adverse effects on the community, and build a more integrated and sustainable campus community. Each housing project is based on a set of principles that tie the housing projects together and help create a stronger overall campus. Housing will be built in a series of neighborhoods that are interconnected with an alternative transportation network and the large regional greenbelt of open space stretching from the Goleta Slough to the beaches of West Campus and the Ellwood-Devereux open space.

PLANNING PRINCIPLES

Preservation of Natural Features
The natural features and environmentally sensitive areas of the campus would be protected to preserve their beauty as public spaces and enhance surrounding communities.

Alternate Forms of Transportation
The patterns of streets, bikeways, shuttle bus routes, and pedestrian routes provide many alternatives to the automobile. The street framework encourages transit service in the area through its interconnected network. Future development will reduce area traffic by providing nearby housing for the staff and faculty who currently commute to the campus.

Compact Development
Compact building types like townhouses, stacked townhouses, apartments, and lofts reduce energy consumption. Parking garages use land more efficiently than parking lots, and reduce heat islands and impervious surfaces. Building designs will either meet or exceed LEED Silver Standards to further advance the campus' sustainability goals.

Everyday Needs within Walking Distance
By including a combination of retail, recreation, and cultural uses in neighborhoods, the plan will create communities where the needs of daily life will be within walking distance, further reducing auto dependency. Development will both reinforce the business core of Isla Vista and support its revitalization by adding a diverse residential population adjacent to Isla Vista.

To create a sense of community, larger sites will be developed with an interconnected pattern of streets lined with a mixture of housing types. The areas closest to the campus, like the Storke Family housing site, will have more apartments and condominiums to house singles and couples, while sites that are farther away and near local schools will have more townhouses and single-family homes.

Full campus development will not happen all at once, nor will all the proposed development described in the LRDP be complete by 2025. Nevertheless, adopting these basic principles early on will help the campus achieve its academic goals with an LRDP that truly reflects the values of the campus community.

COASTAL ACT POLICIES

UC Santa Barbara’s location on California’s coast makes protection of the area’s natural resources a critical element of campus development planning. The LRDP therefore incorporates the planning and development standards of the California Coastal Act of 1976. The following are summaries of the major Coastal Act policies that apply to the LRDP. The full text of the relevant policies is provided in Sections D through G.
Development Location [PRC §30250(a)]
The Coastal Act requires that new development be located near existing developed areas to discourage sprawl and reduce the need to extend urban services over long distances. The UC Santa Barbara campus is well within the urban limits that also encompass the City of Goleta and southern Santa Barbara County, so development at UCSB will not contribute to urban sprawl. Utilities and other services will not have to be extended to the campus from distant locations.

The extraordinary scenic qualities of the California coast are protected by provisions in the Coastal Act. The design strategy of the LRDP is therefore structured around the re-establishment of public spaces and view corridors when locating new buildings and other improvements. Significant scenic areas such as the Lagoon Island, bluff tops, beaches, and Coal Oil Point are protected from future development. In other areas, such as the Storke Wetlands, a large 76.5-acre regional greenbelt is identified and protected to create an important scenic and environmental resource. Very little alteration of landforms is required for campus development since the campus is located on the predominately flat terrain of the coastal terrace.

On the Main Campus, multi-story housing will be located in the Facilities Management yard to take advantage of the mesa’s 20-foot excavation, which will visually minimize the height and bulk of structures. Campus housing will be next to community housing in Isla Vista and Goleta so that it will be visually compatible with the character of surrounding areas.

Safety and Stability (PRC §30253)
Long-range development at UC Santa Barbara is sited in areas that are protected from geologic hazards, floods, and fire. Future development is proposed for areas that are already developed and have little potential for new erosion or other destruction of the surrounding areas. New shoreline structures are not proposed.

Public Works (PRC §30254)
Where there are limited available public works (water, wastewater treatment, and others) in the Coastal Zone, the Coastal Act reserves land use for high-priority development that depends on a coastal location. The LRDP therefore specifies the incremental expansion of campus services and connections to existing services like water and sewer.

Coastal-Dependent Development (PRC §30255)
The Coastal Act gives preference to coastal-dependent and coastal-related land uses in the Coastal Zone. The LRDP sites the marine lab and aquaria near the Campus Lagoon. The seawater system distribution lines and pumps will be in areas that will not conflict with other development.

Development and Access (PRC §30252)
The LRDP proposes campus development in areas where there is ample transit service and systems of alternative forms of transportation minimize the impact to coastal access. Housing development in particular is located along arterial routes on Ocean, El Colegio, Los Carneros, and Storke Roads, all of which have both transit and bicycle routes.

Public Access (PRC §30210-30212.5)
The LRDP both protects existing access and provides improved access to the coast. Campus beaches, open spaces, parks, and bluff tops are all open to the public. Under the LRDP, trails would be improved and extended, and additional public parking provided, including parking spaces designed specifically for ADA-compliant use by disabled coastal visitors at Coal Oil Point, adjacent to the takeoff of the California Coastal Trail segment that traverses the scenic West Campus Bluffs. A number of additional coastal access improvements are proposed including signs, stairways, and restrooms.
Recreation (PRC §30213, 30220-30224)
The Coastal Act and the LRDP protect recreation areas, particularly coastal areas and ocean-front lands that are suitable for recreation. UC Santa Barbara provides an extensive range of recreational facilities in the region, including passive recreational and open space amenities, organized sports facilities, and indoor athletics and exercise facilities. The proposed plan adds passive recreational space on West Campus without removing existing fields. Recreational spaces and facilities would also be part of proposed housing developments.

Environmentally Sensitive Habitat Areas (PRC §30240 & 30107.5)
Protection of environmentally sensitive habitat areas (ESHAs) is required by the Coastal Act, which provides a definition of “environmentally sensitive area” as: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. The LRDP protects environmentally sensitive habitats by siting development away from sensitive habitats, establishing prescribed setbacks to ensure that adequate buffers protect sensitive habitat and species from the many forms of disturbance that may be generated by nearby development, and through other stewardship practices sponsored by the University, including restoring degraded habitats. Some of the most sensitive areas have been set aside as reserves, including the Coal Oil Point Reserve and Lagoon Island, and are professionally managed to achieve defined species conservation goals and to protect their ecological and educational value.

Marine Environment (PRC §30230, 30231)
The Coastal Act and the LRDP typically protect areas of special biological significance by both setting aside areas from development and restricting types of development. For example, the Campus Lagoon has been modified to a brackish, impounded estuary from its prior condition as a salt flat. The LRDP also proposes the removal of pipes that discharge drainage water from bluff faces, and further proposes a variety of methods to improve the quality of the storm water that flows from campus lands to the streams, wetlands, and sloughs of the campus and ultimately to the Pacific Ocean.

Diking, Filling, or Dredging (PRC §30233)
The Coastal Act strictly limits and the LRDP prohibits the filling or dredging of wetlands. In some very specific cases, the 2010 LRDP addresses the future construction and maintenance of bio-swales and other wetland-like artificially constructed features that will be designed specifically to capture and filter stormwater; in these exceptional cases, filling or dredging of such features to maintain their capacity and water filtering functions would be allowed.

Revetments and Breakwaters (PRC §30233)
The Coastal Act allows revetments or other shoreline protective structures only in special circumstances since they usually inhibit public access and disturb the natural coastal ecology. The LRDP does not propose any additional protective structures, but would maintain those that currently exist.

Spill Protection (PRC §30233)
The University does not produce or transport petroleum products, but does have specialized regional drop-off facilities and trained staff to contain and clean up hazardous materials.
SUSTAINABILITY

The University of California as a whole is committed to minimizing its impact on the environment and reducing dependence on fossil fuels. The University Policy on Sustainable Practices and its implementation guidelines are designed to create a more sustainable University in the areas of:

- Building Renovation
- Climate Protection Practices
- Sustainable Operations
- Recycling and Waste Management
- Environmentally Preferable Procurement
- Sustainable Transportation

UC Santa Barbara’s 2013 Sustainability Plan organizes these policies into functional groups: academics and research, built environment, energy, food, landscape/biotic environment, procurement, transportation, waste, and water. The University has also established a number of goals and implementation steps for each area. The 2010 LRDP also includes specific policies to ensure the sustainability of new campus development and to continually increase the long-term sustainability of the existing physical campus and its use by the campus community.

ACADEMICS AND RESEARCH

Promote education and research on social, economic, and environmental sustainability by building community, student, faculty, and staff awareness.

BUILT ENVIRONMENT

Create superior places to study, work, and live that enhance the health and performance of building occupants through sustainable planning, design, construction, operations, retrofits, and bio-mimicry.

ENERGY

Create a net-zero greenhouse gas emission campus through energy efficiency, conservation, on-site generation, and the strategic procurement of clean and renewable fuels.

LANDSCAPE/BIOTIC ENVIRONMENT

Protect and maintain the natural environment through restoration, preservation, and education while enhancing the role of campus as classroom. This includes open space areas, recreational areas, building landscapes, and native habitat.

TRANSPORTATION

Achieve net-zero greenhouse gas emission status for the campus by providing proximate housing for more faculty, students, and staff; decreasing campus travel distances; incrementally changing over to non-petroleum-based transportation; expanding telecommuting and teleconferencing; and effectively integrating emerging technologies. Encourage maximum multi-modal transportation by providing safe and attractive routes and facilities for bicyclists and pedestrians throughout the campus and between academic/administrative areas, campus housing, and surrounding communities.

WASTE

Reduce and ultimately eliminate campus waste streams with the goal of net-zero waste through implementation of “cradle-to-cradle” processes and practices.
WATER
Reduce potable water use while protecting and conserving water resources through efficiency measures, collection technologies, re-processing, and re-use. The campus’ Water Action Plan (December 2013) was the result of a UC-wide initiative to reduce campus water use by 20% by 2020, UC Santa Barbara’s plan demonstrates that the campus has already met this goal. The Water Action Plan discusses the commitment of the University to continue to reduce potable water use. UC Santa Barbara is also committed to working with the Goleta Water District to develop additional emergency water use reduction strategies deployable by the campus and the campus community in the event of extreme drought conditions and critical water supply shortfalls.

LEED
The Leadership in Energy and Environmental Design (LEED) green building rating system is a national benchmark for the design, construction, and operation of high performance green buildings. UC Santa Barbara uses LEED guidelines in its sustainable building program. Developed by the U.S. Green Building Council, the LEED system is a whole-building approach to sustainability that recognizes performance in key areas of human and environmental health. In order to be LEED certified (as Certified, Silver, Gold, or Platinum), buildings must meet certain prerequisites and performance criteria that demonstrate their performance in the areas of operating costs, healthy and more productive occupants, and the conservation of natural resources.

END OF SECTION
D. LAND USE AND DEVELOPMENT

The University of California, Santa Barbara 2010 Long Range Development Plan encompasses the physical development, land use, transportation systems, open spaces, and infrastructure needed to achieve the academic goals of the campus through the year 2025. This anticipated need for buildings and facilities totals 1.8 million assignable square feet (ASF); approximately 4,800 additional bed spaces; 240 additional housing units for student families; and more than 1,800 new units for faculty and staff. Transportation improvements include additional bicycle and pedestrian paths, new roadway segments, and additional parking spaces in both surface lots and parking structures. Open space and recreation facilities would be improved and expanded, including major civic space improvements on the Main Campus, a new, informal recreational area on West Campus and new coastal access stairways, paths, and habitat restoration. As the campus grows, utilities and infrastructure would be expanded and improved, including upgrading the storm-water management system by removing bluff-face culverts and increasing opportunities for natural bio-filtration, among other measures.

Each section of this Long Range Development Plan addresses the consistency of campus development with the policies of Chapter 3 of the California Coastal Act of 1976. Coastal Act policies are first summarized, then followed by numbered campus policies. The numbered policies are consistent with, and adequate to carry out the pertinent provisions of the Coastal Act, and the policies are the standard of review for the Commission’s consideration of future Notices of Impending Development.

The LRDP supports the academic goals of the University by providing the physical framework for academic planning, space management, physical planning, protection of coastal resources, and for implementing campus sustainability. This framework is also the basis for the development of both basic land use categories and their locations across campus properties. Table D.1 enumerates the acreage assigned to each land use category.

The general layout of the Land Use Plan for the campus in 2025, shown in Figure D.1* (at end of chapter), provides a conceptual template for how UC Santa Barbara can develop a great physical campus. The underlying grid of buildings and open spaces is aligned with major view corridors, and more efficient building sites are created by removing outdated temporary buildings. This allows a more coherent system of open space based on a hierarchy of major and minor public spaces, with buildings carefully arranged along major pedestrian corridors. Clearly defined development zones are created by combining the campus grid, open space, and areas for circulation and parking. Each building project would add elements of the plan to incrementally implement the overall vision.

| Table D.1: Proposed Land Uses* |
|-----------------------------|-----|-----|
| Land Use                   | Acres | %   |
| Open Space                | 340  | 31  |
| Coal Oil Point Reserve    | 170  | 15  |
| Housing                   | 250  | 23  |
| Academic & Support        | 200  | 17  |
| Recreation                | 81   | 7   |
| Water Bodies              | 78   | 7   |
| TOTAL                     | 1,120| 100%|

**LAND USES**

This section describes the land use designations that shall guide the location and type of campus development consistent with the requirements of the Coastal Act. California Code of Regulations, Title 14, Section 13511(b) requires that the LRDP describe the level and pattern of development that is contemplated as part of the long range land use development plan. Section 13511(b) also requires that the LRDP contain the sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the LRDP to determine conformity with the policies of Chapter 3 of the Coastal Act. Specifically, Section 13511(b) requires the LRDP to contain the following information, in part: “(1) the specific type of development activity or activities proposed to be undertaken; (2) the maximum and minimum intensity of such activity or activities (e.g., number of residents, capacity and service area of public works facility, etc.); and (3) the proposed and alternative locations considered by any development activities to be undertaken pursuant to the LRDP…”

Consistent with Section 13511(b), land use designations are applied to every portion of campus except for two areas on Storke Campus that are not within the Coastal Zone. The designated land uses are mapped on Figure D.1, the Land Use Map, and are applied in conjunction with a corresponding list of allowed uses for each land use designation as detailed further in this chapter. Four land use designations are applied to campus lands: Academic and Support, Housing, Recreation, and Open Space.

In addition to the four land use categories, two land use overlays have been applied in some locations to further restrict the allowed uses: the Environmentally Sensitive Habitat Area (ESHA) Overlay and the Coal Oil Point Reserve Overlay as mapped on Figure D.2*. These overlays represent an additional layer to the land use designation, with the more restrictive standards of the overlay controlling development.

The land uses at specific planned development sites (see Figure D.3* Potential Development Sites) are further supported by site-specific policies that provide additional parameters regarding the kind, size, level of intensity, and/or location of the development. In addition, the policies and provisions in this LRDP may further restrict the potential development of an area where such development would conflict with the protection of coastal resources.

**ACADEMIC AND SUPPORT**

Academic and Support uses are generally concentrated on the Main Campus, with one isolated area on Storke Campus for public services and three separate areas on West Campus, including the Children’s Center, South Knoll and the Coal Oil Point Reserve Field Station. The Academic and Support land use designation is intended to provide space for instruction, research and support, organized research and activities, most academic support and student services, and public service functions such as arts and lectures. These functions are accommodated in a variety of spaces including: classrooms, instructional research laboratories, professional schools and programs, ancillary support facilities such as administrative facilities, libraries, performance and cultural facilities, research institutes, conference facilities, and services supporting academic operations.

Allowed uses within the Academic and Support land use designation shall be limited to:

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

HOUSING
The LRDP designates three Housing land use areas on Main Campus located on the north, south, and west portions of the campus. In addition, Housing is a principal land use on the Storke, West, and North campuses. Housing is intended to serve UCSB undergraduate students, graduate students, faculty and staff. New and redeveloped Housing is intended to accommodate all additional students, faculty, and staff resulting from increased population and build-out of the 2010 LRDP. The broad permitted uses allowed under the Housing land use designation are further refined for each proposed housing development, or redevelopment, site by assigning additional parameters for build-out within a corresponding site-specific land use policy.

Allowed uses within the Housing land use designation shall be limited to:
• Ancillary commercial and neighborhood serving services integral to the housing complex and intended to serve the residents of the complex
• Ancillary recreation and garden activities
• Ancillary study and library space, meeting and academic and student support functions that are integral to the student housing complex
• Common laundry and dining facilities
• Housing for students, faculty, and staff, including attached and detached single- and multi-family housing units
• Parking to serve housing needs, including surface parking lots and parking structures
• Parks and open space
• Associated Student Recycling
• Green Waste Recycling
• Ancillary, incidental, and accessory facilities to the above uses

RECREATION
The LRDP designates three Recreation land use areas: (1) the 43-acre Main Campus Core Recreation Area in the northwest portion of Main Campus, (2) the Storke Campus recreation area including Storke Field and Harder Stadium, and (3) the West Campus Mesa recreation area available for passive recreational uses. Recreation and athletic facilities serving organized sports and recreational programs are located on the north portions of the Main Campus and on Storke Campus. Other exercise and recreational facilities are interspersed throughout the campus.

The Recreation land use designation allows for existing recreational facilities within the Recreation designation to be expanded or renovated to serve new students, faculty, staff, and the community. The
broad permitted uses allowed under the Recreation land use designation are further refined for each recreation area by assigning additional parameters for build-out within the recreation and site-specific land use policies.

Allowed uses within the Recreation land use designation shall be limited to:

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

OPEN SPACE
The conceptual build-out of the campus envisioned in the 2010 Long Range Development Plan (LRDP) provides an opportunity for the planned stewardship of the remaining Open Space areas that grace the campus. A few open space areas such as the Commencement Commons, UCEN lawn, and the Pearl Chase Garden have been designed for active use and for campus community celebrations and gatherings. The remaining campus Open Space lands, however, have been set aside in the 2010 LRDP for permanent protection from further development, with the exception of certain allowed uses listed below. The resources of these lands will be planned and managed for the benefit of the sensitive coastal resources including, but not limited to, wetlands, native grasslands, woodlands, nesting and roosting habitat areas, and rare species that also inhabit the remnant habitat provided by campus open spaces. The emphasis within these lands is the enhancement, restoration, and permanent conservation of a mosaic of sensitive habitat areas while still allowing for the provision of low-intensity public access and recreation, including trails and public parking for access to coastal and open space areas provided that such amenities are designed and managed in a manner that limits disturbance of the nearby habitat areas.

Allowed uses within the Open Space land use designation shall be limited to:

- Active recreation at Commencement Commons, UCen Lawn, and Pearl Chase Garden
- Drainage and water quality improvements
- Environmental interpretation/education displays
- Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access
- Habitat restoration and enhancement activities, including vegetation management consistent with Policy ESH-12
• Kiosks, information and educational signage
• Maintenance of existing roads, trails, and utilities
• Minimum necessary vegetation management for fire reduction/fuel modification for existing structures and fire reduction/fuel modification activities undertaken for new structures pursuant to Policy ESH-13
• New outdoor lighting limited to the minimum necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.
• New underground utilities essential to authorized development where no other feasible location or method of service exists.
• North Campus visitor or interpretive center
• Restrooms to serve the public at key access points or routes
• Parking for the provision of public access to open space
• Passive public access and recreational facilities including public hiking/bicycle trails and benches and bicycle racks
• Replacement of existing culverts with bridged crossing of wetlands
• Uses and restrictions explicitly applied to a given property pursuant to an open space and/or conservation easement or deed restriction in effect prior to the effective date of the 2010 LRDP
• West Campus road improvements as necessary to implement the transition of Slough Road from vehicular use to pedestrian, bicycle, and emergency vehicle use
• Temporary greenhouses, shade structures, tool sheds, and utility hookups (water) for restoration purposes

Where specifically noted below and subject to the noted limitations and other pertinent policies and provisions of the LRDP, the following legally authorized development within OS-designated lands that may become non-conforming as a result of the 2010 LRDP may be permanently retained and repaired or maintained:

1. Existing student and/or community garden on Storke Campus east of Los Carneros Road and North of Lot 38 (including the associated greenhouse and garden-related structures), on Storke Campus adjacent to Storke Family Housing, and on West Campus adjacent to West Campus Apartments may each be retained in its 1990 development footprint; however, if any such areas or development are abandoned, they shall not be reconstructed except pursuant to an approved NOID;

2. Cheadle Center for Biodiversity & Ecological Restoration (CCBER) office and greenhouses where located as of July 2014 may be retained; (as permitted in NOID 5-07).

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

LAND USE OVERLAYS
Land use overlays for environmentally sensitive habitats areas (ESHA) and the Coal Oil Point Reserve (COPR or Reserve) have been established to further restrict the types of land uses that may be allowed within ESHA or the COPR for the purpose of protecting natural resources. Where more than one overlay is applied in an area, the more restrictive standards of the overlay shall control development.

ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY
The Environmentally Sensitive Habitat Area (ESHA) Overlay is intended to protect environmentally sensitive areas by limiting allowed land uses within ESHA to only resource-dependent uses. The ESHA Overlay, as delineated on Figure D.2, shows the known environmentally sensitive habitat areas and serves as a planning tool to ensure that new development does not adversely impact those resources. Although considerable effort was undertaken to compile the ESHA Map (Figure D.2), the mapped ESHA cannot feasibly represent all ESHA, or the exact limits of the ESHA. Precise surveys must be undertaken to delineate the boundary of ESHA at the time of a proposed development. In addition, new areas of ESHA may be identified as specific surveys are conducted and more information is gathered, particularly during the development process. As a result, the ESHA Overlay requires periodic updates to reflect changes in knowledge, which must be processed as an amendment to this LRDP.

In addition to the Overlay, there are a number of LRDP policies that supplement and support the ESHA overlay and provide additional standards for the protection of ESHA. These policies are not limited to only ESHA identified in the ESHA Overlay. Any policy that refers to “ESHA” shall be applied to any area that meets the definition of an “environmentally sensitive habitat area” regardless of whether the ESHA is formally depicted on the ESHA Map.

Allowed uses within the ESHA Overlay shall be limited to:

- Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access
- Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy ESH-12
- Limited pedestrian or bicycle trails, boardwalks, footbridges or stairways for the enjoyment of the resource and where no other feasible location exists

**RESERVE OVERLAY**

The Coal Oil Point Reserve (COPR or Reserve) Overlay is intended to delineate the area of campus that is managed and preserved as part of the University of California’s Natural Reserve System, and serves the research, educational, public outreach, and stewardship functions established for the Reserve. The Reserve Overlay covers the entire 170 acres of the Coal Oil Point Reserve. Unlike conventional open spaces, the COPR functions as an outdoor classroom and laboratory for the long-term field study of wild land ecosystems, so public access must be managed within the Reserve in a manner consistent with the preservation of its natural resources. Areas of the Reserve that contain environmentally sensitive habitat are also designated with the ESHA Overlay to further restrict the land uses that may occur in those areas.

Allowed uses within the Reserve Overlay shall be limited to:

- Environmental interpretation/educational displays
- Fences, signs, or other wildlife permeable, natural barriers to protect public safety, manage open space areas, and direct public access
- Habitat creation, restoration and/or enhancement activities, including vegetation management for habitat restoration purposes consistent with Policy ESH-12
- Parking for Reserve personnel and volunteers
- Public coastal access, including public coastal access trails, parking, benches and bicycle racks
- Reserve Director’s residence
- Reserve Field Station facilities such as workshops, storage sheds, offices, greenhouses and shade hut
- Weather stations, observation blinds, or other similar small structures to enhance the Reserve’s objectives as a natural study area
**DEVELOPMENT**

The 2010 LRDP would transform the urban fabric of the campus with additional buildings among an orderly sequence of grand campus public spaces (Figure D.3*). These spaces provide the grid-like framework for siting campus buildings and connections to Isla Vista. Four main spaces are proposed for the Main Campus: Tower Mall and Storke Plaza, Pardall Mall, Campus Green and Quad, and Library Mall, all of which would open up views of the campus. Academic uses would still cluster around the central landmark of the Davidson Library, with the natural and physical sciences to the east and the arts and humanities to the west.

**ACADEMIC & SUPPORT DEVELOPMENT**

The LRDP proposes to create nearly 1.8 million assignable square feet (ASF) (3.6 million gross square feet [GSF]) of net new space needed by UC Santa Barbara, as well as allow for the replacement of buildings and facilities that are in poor repair, outdated, or need to be demolished to make room for new facilities. Over half of the projected development need (930,000 ASF) is for additional instructional and research facilities, including classrooms. Organized research that does not directly relate to specific instructional programs makes up about 300,000 ASF; library and institutional services require 120,000 ASF; academic and student support require 110,000 ASF; and public service requires 115,000 ASF (Table D.2).

<table>
<thead>
<tr>
<th>Area</th>
<th>ASF</th>
<th>GSF</th>
<th>Percent (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instruction and Research</td>
<td>930,000</td>
<td>1,860,000</td>
<td>52</td>
</tr>
<tr>
<td>Organized Research Units</td>
<td>305,000</td>
<td>610,000</td>
<td>17</td>
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<tr>
<td>Library</td>
<td>120,000</td>
<td>240,000</td>
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<td>Public Services</td>
<td>115,000</td>
<td>230,000</td>
<td>7</td>
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<tr>
<td>Academic Support</td>
<td>110,000</td>
<td>220,000</td>
<td>6</td>
</tr>
<tr>
<td>Student Services</td>
<td>110,000</td>
<td>220,000</td>
<td>6</td>
</tr>
<tr>
<td>Institutional Services</td>
<td>85,000</td>
<td>175,000</td>
<td>5</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,775,000</strong></td>
<td><strong>3,000,000</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

Source: UC Santa Barbara, Office of Budget and Planning, Capital Development, 2007

**BUILDING HEIGHT**

On the Main Campus, where most of the academic and support functions are located, the highest buildings are generally in the center of the campus and lower buildings are toward its edges. For example, the highest buildings, at around 80 feet, are located around the 114-foot Davidson Library. All buildings are lower than the 170-foot Storke Tower. At the northwestern edge of the campus, the maximum building heights range from 35 to 65 feet along Mesa Road. Residential building heights range from 20 feet on Storke Campus, next to the Storke Ranch housing project, to 65 feet on the Main Campus along UCen and Ocean roads (See Figure D.4*). Figure D.4 shows the maximum heights for new stand-alone buildings. The table in the corner of that figure shows the heights of existing buildings that exceed the heights allowed for new buildings. The heights of these taller buildings are part of the certified LRDP.

Development height is defined as the vertical distance at any one point from the existing grade to the highest point of the top of the roof of the structure not including mechanical and electrical equipment solar energy systems on the roof, or architectural features.
HOUSING

Housing areas follow either the grid pattern of the Main Campus and Isla Vista, or form neighborhoods linked together by the regional greenbelt that connects the Goleta and Devereux Sloughs. Increased on-campus housing tends to reduce automobile congestion since walking, biking, and other alternative forms of transportation are more convenient. On-campus housing is also more affordable because of lower land cost and increased density, and requires less Main Campus parking since there is close-by residential parking in the campus neighborhoods.

To allow flexibility to meet campus needs in the future, a base number of units has been assigned to each housing site, but a 10% variation in the amount actually constructed is allowed for each site. The number of new units shown in Table D.3 is approximate but the cumulative net addition of beds will not exceed 5,000 for new students and the total number of net new housing units (for faculty or staff) will not exceed 1,860.

UC Santa Barbara also intends to provide more faculty and staff housing beyond existing units on West Campus and on North Campus. Additional housing will enhance the University's ability to recruit superior faculty and staff since many cannot afford to buy homes or rent in the high-priced local housing market.

Housing sites will be linked by the natural open-space greenbelt, which includes the Goleta Slough, east and west Storke wetlands, and the Devereux Slough. This natural open space is currently unconnected and much of it is inaccessible to the public. The new housing neighborhoods, the additions to existing campus-owned housing, and the redevelopment of existing campus-owned housing proposed by the University would connect and frame the open-space areas with the greenbelt. These new neighborhoods would be linked by bikeways, footpaths, transit lines, and small-scale streets to both the Main Campus and Isla Vista. The open space network would provide a valuable amenity and serve as the neighborhoods' front door to region-wide recreational and environmental activities.

Planned housing would be concentrated in neighborhoods with diverse housing that serves a mix of faculty, staff, graduate students, students with families, and undergraduate students. In general, housing on the Main Campus at Facilities Management, East Side residential halls, and San Miguel/San Nicolas is designed for undergraduate students, as is the addition to the Santa Catalina (Francisco Torres) complex. The redeveloped Storke, Santa Ynez and West Campus apartments neighborhoods will also serve a mix of faculty, staff, graduate students, and students with families. An additional 45 units of faculty housing are proposed for the West Campus Mesa, and 125 units are proposed for the Devereux site on West Campus. Along Ocean Road, a denser, more urban neighborhood would be created for a mix of faculty, staff, and graduate and undergraduate students.

These additions, along with the North Campus faculty and student housing that is under construction, have the combined capacity to house the anticipated increase in students, faculty and staff. Wherever possible, a modest number of neighborhood-serving retail stores would be built in campus neighborhoods to provide needed amenities and reduce the number of car trips. Potential commercial space is noted in gross square feet (GSF) since it is not academic space, which is calculated in assignable square feet (ASF).

MAIN CAMPUS

Residential sites on the east side of Main Campus will primarily house single undergraduate students but could also accommodate some faculty and staff in the style of residential colleges or suites. Mixed faculty, staff, and student housing is proposed near Isla Vista and on the north side of Main Campus.
### TABLE D.3: PROPOSED CAMPUS HOUSING

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>EXISTING UNITS (# removed)</th>
<th>TOTAL HOUSING TO BE CONSTRUCTED BY TYPE</th>
<th>TOTAL # OF UNITS OR BEDS</th>
<th>NET NEW UNITS OR BEDS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Student Housing</td>
<td>Mixed Student/Fac/Staff</td>
<td>Faculty/Staff/Family</td>
</tr>
<tr>
<td>Facilities Management</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>200</td>
</tr>
<tr>
<td>Ocean Road Housing</td>
<td>0</td>
<td>0</td>
<td>540</td>
<td>0</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Santa Ynez Apartments</td>
<td>180 (180)</td>
<td>0</td>
<td>580</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storke Apartments</td>
<td>342 (342)</td>
<td>0</td>
<td>730</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Campus Apartments</td>
<td>250 (250)</td>
<td>0</td>
<td>230</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Campus Mesa</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Devereux</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>125</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL UNITS</strong></td>
<td><strong>772 (772)</strong></td>
<td><strong>0</strong></td>
<td><strong>1,740</strong></td>
<td><strong>378</strong></td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**STUDENT BEDS**

|                                |                            |                                      |                          |                        |                       |
|                                |                            | Student Housing                      | Mixed Student/Fac/Staff  | Faculty/Staff/Family   |                       |
| Eastside Residential Hall Additions (includes San Miguel & San Nicolas Halls) | 2,064 (526) = 1,538 remain | 2,400                               |                          |                        | 3,938 beds            |
|                                |                            |                                      |                          |                        | 2,400 beds            |
| Facilities Management          | 0                          | 2,250                                |                          |                        |                        |
| San Joaquin                    | 0                          | 1,003                                |                          |                        | 1,003 beds            |
| **TOTAL BEDS**                 | **1,538**                  | **5,653**                            |                          |                        | **7,191 beds**        |
|                                |                            |                                      |                          |                        | **5,653 beds**        |

Source: UC Santa Barbara, Office of Campus Planning & Design and Department of Housing & Residential Services, August 2014
Ocean Road Housing
This proposed new 16-acre neighborhood, which would redefine the border between Isla Vista and the campus, would create a varied facade along the 12-block length of Ocean Road. The buildings could provide finished ends for the blocks of Isla Vista and also create a series of gateways between Isla Vista and the campus.

The campus design strategy would transform Ocean Road into a two-lane street with wide sidewalks, bicycle lanes, and connections to Isla Vista for pedestrians, vehicles, and bicycles. Ocean Road would become a lively, urban street and create a new, better-integrated relationship with Isla Vista. New housing would be added to the current mix of student housing to serve a more demographically diverse population. Public uses and some campus-serving support spaces would bolster the traditional retail center of Isla Vista.

A total of up to 540 units would be built, as well as up to 55,000 ASF (110,000 GSF) of academic and support space. New parking spaces would be provided for the Ocean Road neighborhood in both parking garages and behind or under buildings. The majority of this parking could be provided in three garages (one existing) on the east side of Ocean Road, within a 3-minute walk of Main Campus. Two of the garages may have wrap-around residential units, such as loft apartments surrounding the walls of a parking structure.

Eastside Residence Halls
The plan for the 28.7-acre Eastside Residence Hall area of the Main Campus calls for the removal of 259 units to provide space for new housing containing approximately 780 new units (~2,400 beds) in the Santa Rosa, Anacapa, and Santa Cruz halls. New 4- and 5-story buildings, together with existing buildings, would create a series of courtyards and quadrangles along a major new residential east-west mall, extending to the east bluffs, that would overlook the Pacific Ocean. The plan also proposes adding 246 new units (934 beds) to San Miguel and San Nicolas Halls and removing four existing units. Parking would be provided for these new units - at the target ratio of one space per four beds in a location on or nearby the site. Non-residential uses would include dining commons and other facilities to support housing, academic, and student support facilities.

Facilities Management (Mesa Verde)
The 9-acre Facilities Management site would be redeveloped to provide a maximum of 550 units of largely undergraduate student housing, with the potential for some housing for faculty, staff, or families located along the property’s northern edge. The site is well suited to housing since it is 20 feet below the surrounding mesa and could accommodate relatively high structures without appearing obtrusive. The first level could accommodate some maintenance facilities or even non-residential neighborhood-serving uses. Parking would be provided at the target ratio of one space for every four beds for student housing and 2 spaces for each family unit, including guest parking.

STORKE CAMPUS
The University’s acquisition of the Francisco Torres (now Santa Catalina) complex and the redevelopment of housing projects on Storke Campus provide the opportunity to develop campus neighborhoods connected by a regional greenbelt. The proposed housing plan would connect and frame the open space through a potential network of streets and pathways. Street intersections along the edges could serve as gateways into the neighborhoods and focus views though the neighborhoods to the surrounding mountains, greenbelt, and the community. Parking would be provided at the target ratio of two spaces per unit for faculty and staff including guest parking and one space per 4 beds for students.
Storke Apartments
Storke Family housing has rapidly deteriorated due to problems with its initial construction. All 342 existing units must therefore be removed and will be replaced with up to 390 additional units (730 site total). The proposed redevelopment of this 20.5-acre site could create a new neighborhood with a series of urban blocks that would open to the natural areas to the north and south. The site also includes 2.2-acres that are in the Coastal Exclusion Zone.

The conceptual plan calls for a framework of residential-scale neighborhood streets encompassing neighborhood blocks containing a mix of different unit and building types. Amenities for residents, including courtyards with play areas for small children, gardens, lawns, and recreation and social areas, could be in the center of some blocks. The centers of other blocks could be open to the streets and resemble parks or plazas.

A parking structure to serve the residences would be included in the new design. By concentrating the parking in a single structure it will be possible to both meet pressing housing needs and provide diverse types of open spaces for residents. Housing would be within a 5-minute walk of the garage, and on-street parking would be provided for visitors, ADA/special needs, and short-term pick-up and drop-off needs.

A daycare, after school or other support facility could be located near the community’s entrance, and neighborhood retail uses such as cafes or convenience shops could be located near the heart of the neighborhood, on the ground floor of the parking structure.

Santa Ynez Apartments
This 6.5-acre neighborhood (not including the acreage in the Coastal Exclusion Zone) would be redeveloped to ultimately provide a total of 580 apartments. The existing 180 units would be removed and replaced along with an additional 400 units to create a neighborhood similar to the Storke housing neighborhood across the greenbelt. Together, these combined neighborhoods could be large enough to establish a feasible base for alternative transit such as shuttles. Streets would connect to streets in Isla Vista, and the communities would be further connected by an integrated network of bike routes and pedestrian paths.

The Santa Ynez site would essentially re-emerge as a diverse, family-oriented neighborhood, possibly including a central parking garage and surface parking. Some small-scale commercial uses located on the ground floor of the garage structure could also help create a more attractive neighborhood and reduce vehicle traffic.

Santa Catalina Addition – San Joaquin
On this site the two 111-foot towers of Santa Catalina would remain and new housing structures would be added to the approximately 15-acre site to accommodate up to 1,003 additional single undergraduate students as well as a new dining commons, a market, and other student-serving uses.

A portion of the greenbelt would extend through the eastern side of the Santa Catalina site, with bikeways and landscaping to provide better pedestrian and bicycle links to both adjoining neighborhoods and the Devereux Slough. The greenway would extend across Storke Road and lead to a small park overlooking the slough, with spectacular views of both the natural environment and the Pacific Ocean.

KITP Residences
When the University completed construction of the 976-bed San Clemente graduate student housing complex in 2008 room remained on site for additional housing. The campus is constructing a 32-unit addition that will house students, faculty or visiting researchers on the site of the current parking at the intersection of El Colegio and Los Carneros roads. Any displaced parking, or parking needed for the addition, could be accommodated in Lot 30 on Stadium Road.
WEST CAMPUS

West Campus Apartments
The existing 250 units at the West Campus Apartments would be removed and 480 apartments built under the proposed LRDP. These units would be built primarily for faculty, staff and students with families, and a small number of single students.

This neighborhood could be developed in a series of blocks with a parking structure and the option for limited neighborhood serving uses. Single family homes would be located in a row on the western edge of the site, next to the former Ocean Meadows Golf Course, with a mix of townhouses and apartments in blocks potentially surrounding the garage. Trails and bicycle routes would lead to the south parcel Nature Park, the Ellwood-Devereux Mesa, and the recently acquired Ocean Meadows open space area once it’s restored, and offer extraordinary recreational opportunities and scenery.

West Campus Mesa
Forty-five single-family homes for faculty and staff are proposed for this 4.6-acre neighborhood, which is adjacent to the University Children’s Center. The site would also contain an informal recreational area east of Devereux Slough, and some academic support uses next to Isla Vista Elementary School.

The West Campus Mesa site may be suitable as a potential location for expansion of the elementary school should on-site expansion not be feasible.

Devereux
The University purchased the former Devereux School site in 2007. The 33-acre property is located between the West Campus Point faculty housing and the Coal Oil Point Reserve. Development of the approximately 17-acre South Knoll is not proposed at this time and will be subject to a LRDP Amendment in the future. In the meantime, the current and previous uses on the site may be continued and the facilities may be maintained, as long as there is no physical expansion of the buildings and other criteria are met.

On the 9.3-acre North Knoll site, up to 125 units are proposed. This site could also serve as temporary space for both housing and academic uses as existing housing complexes are redeveloped and academic buildings refurbished.

COAL OIL POINT
At Coal Oil Point, the Cliff House conference facility would be removed from the edge of the bluff. The Coal Oil Point Reserve boundary is proposed to be moved to more appropriately include the Coal Oil Point Field Station, which includes the Reserve Manager’s residence and Reserve facilities.

RECREATION AND ATHLETICS
Proposed additional athletic and recreation uses include the incremental additions to, and the reconfigurations and replacements of, existing facilities. Competition-quality facilities, including Harder Stadium, would be clustered in and near the Main Campus athletic/recreational core area. Other recreation facilities outside the designated area would be informal, and would not include night lighting for sports facilities. Additions are also proposed for the Robertson Gymnasium, along with additions to the undeveloped edges under Harder Stadium and the expansion of parts of the Events Center. An additional recreational-use building could also be built along Ocean Road west of the Intercollegiate Athletics buildings. A 3.6-acre recreation site on West Campus near the Isla Vista Elementary School and the University’s Children’s Center could also be used for passive recreation. While the focus so far has been on the expansion of recreational uses near existing sites, there will be future opportunities for small-scale recreation in other locations throughout the campus.
The LRDP encourages the expansion of recreational facilities and amenities in all housing neighborhoods. These could include lawns and fields for informal recreation, tennis courts, and workout/weight rooms. Playfields, Pauley Track, outdoor courts, and bicycle routes may also be relocated or reconfigured to accommodate the University’s changing needs. Additional lighting and artificial surfaces would allow increased and more efficient use of existing fields, however the LRDP restricts athletic and recreational facilities with outdoor sports lighting to specified locations within the Main Campus, Harder Stadium, and eastern sports courts on Storke Campus (see Appendix 4).

Additional paths on West Campus could be provided both along the greenbelt and across the Devereux site consistent with trails map in Figure E.3, Trail Routes. The West Campus stables and their related facilities would not be expanded; in fact the LRDP calls for the removal of these facilities within ten years from 2010 LRDP certification, and restoration of the affected areas. The braided network of equestrian paths, however, may be improved and some would be relocated to simplify the system.

**OPEN SPACE**
Key elements of the campus plan include improvements to the major civic spaces: Tower Mall and Storke Plaza, Pardall Mall, Campus Green and Quad, and Library Mall. Open spaces around the Eastside residence halls would be enhanced by a new east/west park linking Library Mall to the ocean.

Campus open spaces, beaches, parks, trails, and paths are the principal recreational amenities used by both the campus and surrounding communities. Modest improvements in keeping with the area's natural character would increase both their use and coastal access. Additional seating and trash containers would make the areas more pleasant and user-friendly, and signs and barriers would protect the sensitive coastal environment from overuse.

A number of changes proposed as coastal access improvements are part of the proposed plan for the Ellwood-Devereux coastal area, including the recent addition of the 64-acre, former Ocean Meadows Golf Course site to the LRDP, along with the requirement for its eventual restoration and enhancement to be completed by 2030. These recreation and open space improvements would both protect the environment and serve the population, and could include stairs, boardwalks, and restrooms. On the West and North campuses, over 347 acres of University land are protected as either open space or natural reserve, including the newly dedicated South Parcel open space. These areas would also include the creation and maintenance of coastal access trails and bicycle and equestrian routes.

**Utilities**
Electric service lines were recently upgraded and the campus is currently upgrading additional infrastructure including existing potable water systems, sanitary and sewer systems, and storm water and natural gas lines.

Infrastructure upgrades would complete various infrastructure loops within the campus core, extend needed systems on the west end of the campus along Ocean Road, and renew and reroute the East Bluff and Lagoon Road storm drain systems. The locations of various lines and the consolidation of replacement lines would generally be in common trenches in key corridor rights-of-way.
CALIFORNIA COASTAL ACT

The California Coastal Act of 1976 regulates land use and development along the coast. A number of specific policies relate to the development, recreation, and protection of the state’s scenic and visual resources. The most important of these policies is 30250a which states:

§30250a. New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

LRDP GOALS AND OBJECTIVES

The following goals and objectives apply to the UCSB campus and, with the other policies of the LRDP, comprise the overall vision for the University through 2025.

LRDP Goal

“Vision 2025” is the University of California at Santa Barbara’s Long Range Development Plan (LRDP) that implements its Academic Plan and provides for facilities and housing to accommodate planned enrollment growth through the year 2025. The Academic Plan balances the instructional needs of students and the research mission that is critical to the campus’ academic excellence.

UCSB is a world-class teaching and research university that attracts high quality faculty, staff and students. The University has a responsibility to absorb a reasonable proportion of the increasing enrollment in the University of California system as a whole. The overall goal of the LRDP is to plan and implement development consistent with the Coastal Act to facilitate an increase in enrollment from the current cap of 20,000 to 25,000 students; to house 100 percent of these additional students and the faculty and staff needed to serve them; and provide high quality academic space. The University’s population goal is to increase student enrollment at a rate of about one percent per year over the planning horizon through 2025.

The LRDP also recognizes that the most highly valued physical asset of the campus is its magnificent natural setting and natural open spaces, and the ability of the public to readily access the coast in the vicinity of the University.

LRDP Objectives

The University’s primary objective is to fulfill its educational mission to educate and house students, faculty and staff. At the same time, the University appreciates its location adjacent to the Pacific Ocean in the Coastal Zone and recognizes its responsibilities pursuant to the Coastal Act. The University wants to continue to restore and enhance sensitive resources and increase the public’s ability to access the coast from campus. The University’s specific educational objectives, as implemented through physical development provided for within this LRDP, are:

1. Increase graduate students from about 2,870 to 4,250 in order to meet the target of about 17 percent of total enrollment.
2. Increase faculty from about 1,100 to 1,400. Staff is expected to increase by about 1,400 new positions to a total of about 5,000.
3. Construct up to 1,874 additional faculty and staff units and an adequate number of units to accommodate 5,000 additional students on Storke, Main and West Campuses.
4. Construct up to 3.6 million gross square feet (1.8 million net new assignable square feet) of academic and support uses not including parking garages and housing.
5. Work towards providing housing for each added increment of new enrollment within four years.

INTRODUCTORY POLICIES

LRDP Policies
The following Introductory policies apply to all future development and redevelopment on the campus.

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

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

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

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

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

LAND USE POLICIES

LRDP Policies
The following Land Use and Recreation policies apply to all future development and redevelopment on the campus.

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

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

Policy LU-02 - New housing units sufficient to accommodate up to 5,000 additional student bed spaces (including up to 240 student-family units) and a maximum of 1,800 additional faculty and staff housing units over the housing baseline may be cumulatively constructed on Main, Storke, and West Campuses where designated on Figure D.3 and provided that it is consistent with the site-specific build-out parameters identified for each housing development and all other policies and provisions of the LRDP.

New housing shall be consistent with the following maximum build-out parameters for each housing type, which shall be calculated over and above the housing baseline: a total of 2.82 million gross square feet (GSF) of faculty and staff housing, up to 1.77 million new GSF of housing units to accommodate 4,760 student bed spaces, and a maximum of 360,000 GSF of student family housing campus-wide.

Each housing project may also be assigned an additional 15% GSF (over and above the housing unit caps above) to serve ancillary residential or non-residential uses; where identified, Academic & Support GSF on Housing sites has a separate cap which will count towards the overall A & S development cap.

The University shall maintain a running account of the housing development on campus corresponding to the three categories described above (faculty and staff, individual students, and student-family housing). The housing build-out documentation shall summarize the total housing build-out in gross square feet, number of units/bed spaces, number of units serving each resident type, and the location. In addition, the build-out documentation shall account for new housing structural area, additions to existing housing structures, demolition of existing housing structural area, and any other changes that affect the GSF of housing development. The housing build-out documentation shall include a running total and shall provide the current build-out in relation to the Housing “baseline.” The baseline shall be the total build-out of housing campus-wide as of the date of certification of the 2010 LRDP (Sierra Madre and North Campus Faculty Housing are under construction and shall be considered part of the baseline). The housing build-out documentation shall be submitted with each NOID or Exemption Request that adds or removes housing build-out.

Policy LU-02.1 - UCSB shall by July 1st each year provide to the Executive Director and post to the UCSB website a report on its enrollment numbers for on-campus/three-quarter average student population. In this report the Campus will track the growth of the campus from July 2015 to the current reporting year including the percentage change in population over the prior year. If the student population reaches 24,500 (as defined above) prior to November 2025, the campus will include in the report, the measures that the University will take to conform enrollment to the 25,000 student target in November 2025.

Policy LU-03: To provide flexibility to address future planning needs, and with the exception of the West Campus Mesa and Devereux sites described in Policies LU-32 and LU-31 respectively, all housing sites have the ability to exceed the estimated number of units or beds by up to ten (10) percent without requiring a LRDP Amendment. However, in no case shall the total net number of faculty and staff units included in this LRDP exceed 1,800 nor will the net number of student beds exceed 5,000. As each project is proposed, a tally of the net new units and/or beds shall be provided as part of the NOID process.
Policy LU-04 – The individual development site build-out parameters as identified in the policies (including LU-02 and LU-03) and provisions of this LRDP represent the maximum build-out potential. Prior to site design, the University shall confirm the environmental conditions through updated environmental resource surveys, including biological resources (e.g., wetlands, ESHAs, Monarch Butterflies, etc.) completed within 1 year prior to submitting the Notice of Impending Development; traffic, parking and coastal access constraints analyses; and archaeological resource evaluations, as applicable, to establish up-to-date resource constraints for preparation of the Notice of Impending Development. The updated constraints may further limit the development footprint and/or the maximum build-out potential or design parameters to ensure consistency with the LRDP.

Policy LU-05 - Development shall be planned to fit the topography, soils, geology, hydrology, and other conditions existing on the site so that grading is kept to a minimum. Campus development shall protect, and where feasible restore, natural hydrologic features such as natural stream corridors, groundwater recharge areas, floodplains, vernal pools, and wetlands.

Policy LU-06 - New campus development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

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

Main Campus
Policy LU-08 – Development at the Parking Lot 30 site shall be located within the approximately 3.5-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Academic and support build-out on this site shall not exceed a maximum of 250,000 GSF. Academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 30 (comprised of 354 commuter spaces and 15 residential spaces) may be redeveloped into a parking structure of up to 2,000 parking spaces to serve the Facilities Management development (Policy LU-10), Kavli Institute of Theoretical Physics housing (Policy LU-27), and other nearby development subject to approval of a NOID.

c. Development shall not exceed 70 feet in height as shown in Figure D.4.

Policy LU-09 – With the exception of the constructed drainage feature, the as-built expansion of Parking Lot 30 within 100 feet of wetland and/or oak woodland habitat shall be removed.

Policy LU-10 – Development at the Facilities Management Housing site shall be located within the approximately 9-acre potential development envelope designated as Housing in Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 200 faculty/staff/ family housing units;
- a maximum of up to 2,250 student bed spaces;
- Up to 900,000 GSF development;
- Heights shall not exceed 65 feet on the southern portion of the site and 35 feet on the northern portion of the site as shown in Figure D.4;
- Site coverage up to 50 percent; and
- Maximum onsite population of 3,000
a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

b. Academic and support build-out on this site shall not exceed 185,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided on-site to the extent feasible and in Structure/Lot 30

d. Early in the project planning process for the Facilities Management site, a site-specific flooding/Sea Level Rise (SLR) study shall be prepared to address the current levels of flooding/SLR and anticipated future levels given the expected life of the new structures. The parameters of the study shall be carried out consistent with Policy SH-04.

e. Mesa Road and Stadium Roads shall not be realigned further west due to the presence of ESHA.

f. The ESHA buffer on the north side of the wetland on the FM site may be reduced to a minimum of 50 feet consistent with the allowed buffer reductions in Policy ESH-31 and where fully mitigated consistent with Policy ESH-17.

g. The fire reduction/fuel modification plan shall certify that no fire/fuel modification activities shall occur within the wetland or ESHA area.

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

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

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

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

Policy LU-12 – Development at the Environmental Health and Safety Academic & Support site shall be located within the approximately 1-acre potential development envelope designated as Academic & Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. New Academic and Support build-out on this site shall not exceed a maximum of 100,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 17 shall continue to serve the uses on this site.

c. Development shall not exceed 35 feet in height as shown in Figure D.4.
Policy LU-13 – Development within the Main Campus Core Recreation Area site shall be located within the approximately 43-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

a. Recreation facilities serving organized sports and recreational programs are allowed in the Main Campus Core Recreation Area. Outdoor lighting of the recreational facilities shall be determined as allowed in Policy ESH-15.

b. The lupine restoration area shall be avoided and protected. The remaining individual oak trees shall be protected and preserved.

c. Development shall not exceed 35 feet in height along Mesa Road and 45 feet in the remainder of the area as shown in Figure D.4.

Policy LU-14 – At the Manzanita Village site, maximum residential build-out has been achieved, comprised of 200 student housing units accommodating 800 student bed spaces. Development at Manzanita Village shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 1-98 unless otherwise modified below:

a. Development on the southern exposure of Main Campus shall not be constructed within 150 feet of the coastal bluff edge.

b. Bicycle parking serving the development shall be provided on the site. Four hundred vehicular parking spaces shall be provided in Parking 22 and/or 38 to serve the Manzanita Village housing development.

c. Development shall not exceed 45 feet in height as shown in Figure D.4.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Academic and Support build-out on this site shall not exceed 66,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.
c. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the entire site shall be provided in a combination of on- and off-site locations where parking availability to serve permanent housing is affirmatively demonstrated within the following locations: Parking Lot 2, new Lot 3, Parking Structure 22, new Lot 23, and/or Lot 30.

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

Policy LU-17 – Development within the Main Campus Academic and Support site shall be located within the approximately 143-acre potential development envelope(s) designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Within the 85 foot height area as shown on Figure D.4, a maximum of 810,000 GSF of net new building area may be constructed. Within the 65-foot height area, a maximum of 1.75 million GSF may be constructed. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Development that removes, relocates, or otherwise modifies a parking lot containing designated coastal access parking spaces requires further review as an LRDP amendment as outlined in Policy TRANS-14.

North Campus
Policy LU-18 – At the Sierra Madre site maximum residential build-out has been achieved, comprised of 151 student and faculty housing units on the 14.8-acre site. Development at the Sierra Madre Housing site shall be consistent with the following post-buildout standards in addition to the Commission-approved Notice of Impending Development 1-06 unless otherwise modified below:

a. Bicycle and vehicular parking serving the development shall be provided on the site. The project shall provide a minimum of 1.5 parking spaces per unit plus 0.5 parking spaces per unit for guests for a total of 302 spaces.

b. Native plantings will be used to visually integrate natural areas with development on North Campus. Wetland, riparian and environmentally sensitive habitat areas on the North Campus, including those identified in Figure D.2 (ESHAs), shall be retained, restored and/or enhanced.

c. Wetland, riparian and environmentally sensitive habitat areas on the Storke-Whittier property, including those identified in the 2006 North Parcel and Sierra Madre wetland delineations shall be retained, and restored and/or enhanced. A plan for restoring all riparian and wetland areas on the site shall be implemented concurrent with the development of the Sierra Madre Housing development.

d. Roadways and pedestrian sidewalks shall be paved with a permeable surface.

e. Development shall not exceed 35 feet in height as shown in Figure D.4.

f. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.
Policy LU-19 – The **North Campus Open Space** shall be used for purposes of open space preservation, coastal wetland and wildlife habitat conservation and restoration, public access, passive recreation, research and environmental education. Development on the North Campus Open Space – Ocean Meadows site (formerly the Ocean Meadows Golf Course) shall be consistent with the following standards:

a. Development at the North Campus Open Space - Ocean Meadows site shall include the enhancement, maintenance, and restoration of wildlife habitat.

b. Restoration includes, but is not limited to, the completion of projects to control existing erosion and sediment transfer into the Devereux Slough and eliminate non-native invasive plants, creating new wetland and riparian areas, and enhancing wetland and riparian buffer zones. Restoration should create a complex of complementary resources, and ensure food and refuge are available at the times the target animals need them. Restoration and enhancement improvements may be implemented as mitigation for development projects or as voluntary projects as funding becomes available.

c. The University shall implement restoration of North Campus Open Space – Ocean Meadows in phases, consistent with the deed restriction recorded on March 29, 2013 (Deed Restriction Document No. 2013-0021895) required pursuant to California Coastal Commission issued Coastal Development Permit No. 4-12-044.

d. Public coastal access shall be maintained and enhanced. Coastal access parking shall be maintained generally within the developed parking lot. Trail improvements shall be undertaken through the site to link the North Campus Open Space – Ocean Meadows site and coastal access parking with the surrounding trails and open space on South Parcel and Coal Oil Point Reserve.

e. The clubhouse, or similar structure in approximately the same location, shall serve as a visitor or interpretive center for the express purpose of providing environmental educational opportunities to the general public. Parking near the clubhouse shall serve both the visitor (or interpretative) center and general coastal access purposes.

f. No development shall occur on the North Campus Open Space - Ocean Meadows site except for the following, and then only if approved pursuant to a Coastal Development Permit or Notice of Impending Development:

1. Demolition and removal of existing structures, and rehabilitation of the existing clubhouse and storage structure provided it is limited to approximately the same size, footprint, and development areas;

2. Habitat restoration and enhancement, including associated grading and drainage improvements for such purposes;

3. Installation, repair or upgrading of utilities, including sewer lines, storm drains, water lines, irrigation lines, and similar facilities;

4. Construction of water quality management structures;

5. Erosion control and flood control management activities;

6. Improvements for public access, recreation, and/or environmental education and research including, but not limited to, trails, public parking facilities, public bathrooms, fencing along designated pathways, and associated appurtenances and necessary signage; and
7. Reconstruction of existing drains or maintenance and repair activities pursuant to an approved management and maintenance program.

**Policy LU-20** – At the North Parcel/Ocean Walk site maximum residential build-out has been achieved, comprised of 172 faculty housing units. Development at North Parcel/Ocean Walk shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 1-06 unless otherwise modified below:

a. Bicycle and vehicular parking serving the development shall be provided on the site. The project shall provide a minimum of 1.5 parking spaces per unit plus 0.5 parking spaces per unit for guests for a total of 344 parking spaces.

b. Native plantings will be used to visually integrate natural areas with development on North Campus.

c. Wetland, riparian and environmentally sensitive habitat areas on the North Parcel/Ocean Walk site, including those identified in Figure D.2 (ESHAs), shall be retained, restored and/or enhanced. A plan for restoring all riparian and wetland areas on the properties shall be implemented concurrent with the development of the Ocean Walk Faculty Housing development.

d. Utility lines as well as roadways, pedestrian sidewalks, and the coastal access parking lot where paved with a permeable surface may be located within buffer areas between the wetland areas on the North Parcel/Ocean Walk provided that these developments are located as far away from these resources as feasible and no other less environmentally damaging alternative exists. The permeable paving shall be maintained as a permeable surface for the life of the structure.

e. The 20 designated public access parking spaces shall be maintained for coastal access purposes.

f. In light of the significant benefits of clustering development on North Parcel/Ocean Walk and Sierra Madre and preservation of the South Parcel as open space, the wetlands, riparian habitat, and ESHA on the North Parcel/Ocean Walk may have a buffer of less than 100 feet as specifically allowed pursuant to Policy ESH-33. Buffers that are less than 100 feet place these resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all wetland, riparian habitats, and ESHA that will not have a 100-foot buffer from any structures, roads, or other paved development consistent with Policy ESH-17. Should restoration of impacted wetlands be feasible onsite, restoration and enhancement of these habitats in place may be used to account for a portion of the required habitat mitigation up to a 1:1 ratio. The remaining mitigation shall occur on South Parcel in accordance with the approved Habitat Restoration Plan (NOID 1-06).

g. Development shall not exceed 35 feet in height as shown in Figure D.4.

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

**Policy LU-21** – The North Campus Open Space - South Parcel shall remain open space available for habitat conservation and public access in perpetuity. Development on North Campus Open Space - South Parcel shall be consistent with the following standards in addition to the Commission approved Notice of Impending Development No. 1-06 unless otherwise modified below:

a. The University shall be responsible for the enhancement, maintenance, and restoration of the North Campus Open Space - South Parcel.
b. The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of North Parcel/Ocean Walk Faculty Housing. These restoration and enhancement efforts shall be in accordance with the approved Habitat Restoration Plan (NOID 1-06). Any remaining restoration and improvements shall be implemented as funding becomes available, either as mitigation for development projects or as voluntary projects.

c. Restoration includes, and is not limited to, the completion of projects on the North Campus Open Space - South Parcel to control existing erosion and sediment transfer into the Devereux Slough and the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, and trail improvements.

d. The University shall implement, in phases, restoration of North Campus Open Space - South Parcel.

e. Public coastal access shall be maintained and enhanced.

f. Access roads and/or parking shall not be developed on this site.

**Storke Campus**

**Policy LU-22** – Development at the **Storke Apartments** site shall be located within the approximately 20.5-acre potential development envelope designated as Housing on Figure D.3. Of this acreage, 18.7 acres of the site are located within the Coastal Zone. Development at the Storke Apartments site shall be consistent with the following build-out provisions:

- a maximum of 730 faculty/staff/ family housing units;
- Up to 1,095,000 GSF development;
- Heights shall not exceed 20 feet on the west side of the site adjacent to Storke Ranch housing and 55 feet for the remainder of the site as shown in Figure D.4;
- Site coverage up to 50 percent; and
- Maximum onsite population of 2,920

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

b. Early in the project planning process for the Storke Housing site, a site-specific flooding/Sea Level Rise (SLR) study shall be prepared to address the current levels of flooding/SLR and anticipated future levels given the expected life of the new structures. The parameters of the study shall be carried out consistent with Policy SH-04;

c. Bicycle and vehicular parking serving the development shall be provided on the site.

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

- a maximum of 190 housing units to accommodate 1,003 student bedspaces and 8 Faculty or Resident Assistants and Directors.
- Up to 285,000 GSF development;
- Heights shall not exceed 70 feet for the North and South Towers and 35 feet for the remainder of the site as shown in Figure D.4;
- Site coverage up to 50 percent; and
- Maximum new onsite population of 1,050 (total population of 2,336).
a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.

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

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

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

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

Policy LU-24 – At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 329 student housing units accommodating 976 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below:

a. Bicycle parking serving the development shall be provided on the site. A total of 577 parking spaces and 51 guest parking spaces shall be provided to serve the San Clemente Village housing development as follows: 25 spaces in Parking Lot 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 542 spaces in Parking Structure 50.

b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and

c. Parking Structure 50 shall not exceed 60 feet in height as shown in Figure D.4 (Minor LRDP Amendment No.LRDP-4-UCS-16-0003-2).

Policy LU-25 – Development at the Santa Ynez Apartments site shall be located within the approximately 20-acre potential development envelope designated as Housing on Figure D.3. Of this acreage, 6.5 acres of the site are located within the Coastal Zone. Development at the Santa Ynez Apartments site shall be consistent with the following build-out provisions:

- a maximum of 580 faculty/staff/ family housing units;
- Up to 870,000 GSF development;
- Heights shall not exceed 45 feet as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 2,920

a. Housing unit build-out on this site shall be counted toward the housing development cap consistent with Policy LU-02.
b. Bicycle and vehicular parking serving the development shall be provided on the site.

**Policy LU-26** – Development at the **Central Stores Academic & Support** site shall be located within the approximately 2.25-acre potential development envelope designated as Academic & Support on Figure D.3 and shall be consistent with the following build-out provisions:

a. Academic and support build-out on this site shall not exceed a maximum of 100,000 GSF for public services including relocation of campus police and fire facilities. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

b. Surface Parking Lot 37 may be removed and replaced with a sufficient number of spaces to serve the site function, including visitor parking spaces.

c. Development shall not exceed 35 feet in height as shown in Figure D.4.

**Policy LU-27** – Development at the **Kavli Institute of Theoretical Physics (KITP)** Housing site shall be located within the approximately 1.2-acre potential development area designated as Housing on Figure D.3 and shall be consistent with the following build-out standards and the Commission approved Notice of Impending Development No. UCS-NOID-0005-14 unless otherwise modified below:

a. The residential build-out on this site shall not exceed a maximum of 32 apartment housing units accommodating up to 61 bed spaces to serve short-term visitors, including individuals and families.

b. Bicycle parking serving the development shall be provided on the site. Vehicular parking serving the site shall be provided in Parking Lot 30 with a minimum of 15 parking spaces assigned to KITP.

c. A total of 112 parking spaces may be permanently removed from Parking Lot 53 (comprised of 148 campus housing spaces) to accommodate the KITP housing development.

d. Development shall be limited to a maximum of 45 feet as shown on Figure D.4. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features.

e. All landscaping shall consist primarily of drought resistant plant species. In addition, a 50 ft. wide native landscaping transition zone shall be located along all portions of the project site’s perimeter adjacent to ESHA buffer or wetland buffer areas. All landscaping located in the 50 foot native landscaping transition zone and within any ESHA buffer or wetland buffer areas planted around the approved development shall be limited to native plants from local genetic stock that are selected to maximize benefits to wildlife species.

**Policy LU-28** – The road between Parking Lot 38 and Los Carneros Road through the Open Space shall be restored and limited to use as a bicycle and pedestrian path within 18 months of the certification of the 2010 LRDP. The University shall discontinue vehicular use of the road within 18 months of certification of the 2010 LRDP and restore and re-engineer the portion of the path that connects the edge of Parking Lot 38 to Los Carneros Road. The restoration shall remove the road improvements and enhance and improve hydrologic connectivity by installing a bicycle/pedestrian bridge or other alternative crossing designs that retains a natural open connection. The width of the bridge will be limited to the width necessary to support a Class I bike path and pedestrian path. At the time of restoration, vehicular use of the road connection between Parking Lot 38 and Los Carneros Road through the Open Space shall be prohibited, except for emergency vehicles responding to an emergency. However, during the interim 18-month period between certification of the LRDP and the submittal of the NOID for road restoration, the road may be used for Harder Stadium event ingress and egress. The bicycle/pedestrian path may include lighting for safety
reasons provided lighting is the minimum necessary, designed with a minimal footprint and low-profile such as bollard design, and consistent with Policy ESH-15. Concurrent with the restoration, measures shall be installed to ensure that vehicles are unable to access this road. Such measures may be designed to allow necessary emergency vehicle access. The University shall mitigate the impacts of the road improvements at a ratio of 4:1 specifically including: a bridge (or similar design allowed above) to restore natural connections between the wetland areas, restoration of wetland and/or wetland buffers north of the road, and installation of interpretive signage highlighting the importance of the surrounding open space, wetland, and nearby raptor habitat. The NOID may also include an alternative event access road consistent with Figure E.1.

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

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

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

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

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

d. Development, including recreation facilities and parking, shall not extend any further north or west of the existing Parking Lot 38 footprint. The dirt road and bicycle path north of Parking Lot 38 may be retained within its current developed footprint for the purpose of providing bicycle and pedestrian access. Vehicular use shall be prohibited.

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

f. Development on this site primarily consists of surface fields and parking. The surface parking Lot 38 may be developed with a covered structure with rooftop solar provided that the structure is sited, designed, and sized to ensure that there will be no fuel modification/fire reduction activities, tree trimming or tree removal (with the exception of the trees which were planted as part of the approved initial parking lot development/landscaping planting plan and any volunteer trees located in the Lot 38 bioswale provided they are not bird nesting habitat), or light spillover in the adjacent ESHA or Open Space. Any additional future fuel modification/tree trimming associated with the retention, expansion, or redevelopment of the solar facilities that would result in impacts to the adjoining open space or habitats shall be resolved by the removal of the applicable solar facility. Lot 38 lighting shall be retrofitted concurrently with the installation of the cover, or sooner as consistent with Policy ESH-15. Recreation development on the east portion of the site shall not
exceed 45 feet in height along Stadium Road and the covered parking with solar shall not exceed 20 feet in height as shown in Map D.4 (Minor LRDP Amendment No.LRDP-4-UCS-16-0003-2).

**West Campus**

**Policy LU-30** – The Devereux South Knoll site shall not be redeveloped until and unless a targeted LRDP Amendment is certified by the Coastal Commission which assigns parameters for redevelopment and build-out. Redevelopment of the site shall not include residential uses. Future plans for redevelopment of the Devereux South Knoll site shall recognize the environmental constraints, including the presence of environmentally sensitive habitat and associated buffers. The existing developed site may continue to accommodate campus Academic and Support functions and the two existing housing units, and internal renovation of existing buildings to support those functions may occur without an LRDP amendment consistent with the following provisions:

a. Buildings shall not be physically expanded.

b. Use of the site shall be consistent with the Academic and Support land use designation.

c. The total number of Average Daily Traffic trips associated with the North Knoll and South Knoll shall not exceed 2,500 ADT.

d. Bicycle and vehicular parking serving the development shall be provided on the site.

e. West Campus roads shall not be widened or expanded to accommodate an increase in vehicular or bicycle circulation except as allowed to accommodate vehicular restrictions on Slough Road consistent with Policy TRANS-12 and in conjunction with North Knoll build-out in Policy LU-31.

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

g. A minimum of 27 designated coastal access parking spaces shall be provided on the site in locations with the most beneficial proximity to, and linkage with, the existing coastal access trail system.

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

**Policy LU-31** – Development at the Devereux North Knoll Housing site shall be located within the 9.3-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 125 faculty housing units;
- Up to 250,000 GSF development;
- Heights shall not exceed 35 feet as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 500.

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

b. Bicycle and vehicular parking serving the development shall be provided on the site.

c. Vehicular access to the site shall be from West Campus Point Lane. Redevelopment of North Knoll shall trigger vehicular restrictions on Slough Road consistent with Policy TRANS-12. To effectuate
the vehicular restriction, West Campus Point Lane, including the connector road from North Knoll to South Knoll, may be widened the minimum necessary to accommodate a two-lane road that meets Fire Department standards. The road may be widened the minimum necessary within ESHA buffers where no other feasible siting and design alternatives exist. Redevelopment of North Knoll shall include road improvements on the approximately 1,000-ft stretch of road that connects North Knoll to South Knoll as necessary to accommodate the flow of the South Knoll and Coal Oil Point Reserve traffic.

d. Public pedestrian access shall be provided through the site to link with the Slough Road trail and link with a trailhead at West Campus Bluffs Nature Park.

e. The CC&Rs for the development shall identify a landscaping plant palette of plant species beneficial to monarch butterflies, and residents shall be encouraged to include these as a component of the landscaping.

f. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane concurrent with the housing development, consistent with the requirements of Policy TRANS-23.

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

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

Policy LU-32 –

A. Development at the West Campus Mesa Housing site shall be located within the 4.6-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 45 faculty housing units;
- Up to 90,000 GSF development;
- Heights shall not exceed 35 as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 180.

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

2. Bicycle and vehicular parking serving the development shall be provided on the site.

3. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane concurrent with the housing development, consistent with the requirements of Policy TRANS-23.

4. The two isolated patches of California Brome on the site may be removed and reestablished on campus within the nearby open space at a mitigation ratio of 3:1 (area to be planted in relation to area removed) with the express purpose of restoring and establishing the grassland habitat as ESHA.
5. The CC&Rs for the development shall identify a landscaping plant palette of plant species beneficial to monarch butterflies, and residents shall be encouraged to include these as a component of the landscaping.

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

7. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy PA-13.

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

9. Native trees and shrubs compatible with the area shall be closely planted along the east side of Slough Road to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with West Campus Mesa residential development.

B. Development at the West Campus Mesa Recreation site shall be located within the 2.5-acre potential development envelope designated as Recreation on Figure D.3 and shall be consistent with the following build-out provisions:

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

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

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

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

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

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

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

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

9. Signs identifying public access opportunities and restrictions through the Coal Oil Point Reserve shall be posted at the site.
10. If not already separately installed, the Coal Oil Point public access improvements shall be installed concurrent with the housing development, consistent with the requirements of Policy TRANS-24.

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

C. Development at the West Campus Mesa Academic and Support site shall be located within the 1.9-acre potential development envelope designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:

1. Academic and support build-out on this site shall not exceed a maximum of 120,000 GSF. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.

2. Bicycle and vehicular parking serving the development shall be provided on the site.

3. Development shall not exceed 35 feet in height as shown on Figure D.4.

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

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

Policy LU-33 – Within two years of the effective date of certification of the 2010 LRDP, the University shall prepare and submit a Coal Oil Point Reserve Coastal Management Plan to the Coastal Commission as an amendment to the 2010 LRDP. No new structures shall be approved on the Reserve until the Plan is certified by the Coastal Commission.

The purpose of the Plan shall be to comprehensively identify existing and planned development, maintenance, and programs at the Reserve that are consistent with coastal resource protection under the Coastal Act and the certified LRDP. The COPR Coastal Management Plan shall specifically identify: a baseline of all existing development on the Reserve (including confined animal facilities); the development’s date of installation; permitting history; existing Reserve programs (e.g., the snowy plover management, wetland restoration, native plant species cultivation); existing maintenance operations such as location, timing and methods of fuel modification; and status of habitat restoration activities.

The Plan shall provide a detailed description of all development, maintenance, and programs that are proposed to continue on the Reserve. The Plan shall augment the biological resource mapping (Figure F.2) effort on campus, both on and off the Reserve, based on current (within 1 year) and historic resource surveys for all areas within 300 feet of proposed Reserve development, maintenance, or management programs. The Plan shall evaluate the consistency of the proposed development and activities with the Coastal Act.
Policy LU-34 – At the Coal Oil Point Reserve Field Station site the following standards shall apply:

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

b. Vehicular access to the site shall be from West Campus Point Lane after vehicular restrictions are placed on Slough Road consistent with Policy TRANS-12.

Policy LU-35 – Development at the West Campus Apartments site shall be located within the 15.5-acre potential development envelope designated as Housing on Figure D.3 and shall be consistent with the following build-out provisions:

- a maximum of 480 Student/Family/Faculty housing;
- Up to 720,000 GSF development;
- Heights shall not exceed 20 feet in height along the western site boundary and the 300-foot buffer from Devereux Slough, and 55 feet in height for the remainder of the parcel as shown in Figure D.4.;
- Site coverage up to 50 percent; and
- Maximum onsite population of 1,920.

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

b. Bicycle and vehicular parking serving the development shall be provided on the site.

c. Additional parking for residential purposes may be developed on the site to serve the adjacent San Joaquin campus housing development.

d. The parking structure shall be limited to 45 feet in height.

e. Public access for bicycles and pedestrians shall be provided through and around the site to link with the De Anza Trail and the regional Ellwood Open Space area.

f. If not already separately installed, the 20 dedicated coastal access parking spaces currently located at Cameron Hall shall be relocated to West Campus Mesa west of West Campus Point Lane, concurrent with the housing development, consistent with the requirements of Policy TRANS-23.

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

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

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

j. A Class I bicycle path may be developed at the West Campus Apartments site within the ESHA buffer in the most environmentally sensitive manner accompanied with a Commission-approved buffer restoration plan.
RECREATION
According to Coastal Act Section 30255, coastal dependent development has priority over other development on or near the shoreline and should be located close to the coastal resources upon which it depends. Section 30213 directs that lower-cost visitor and recreation facilities be protected, encouraged, and, where feasible, provided for the public. Ocean-front land suitable for recreational use should be protected for recreational use, according to Section 30221, unless foreseeable future demand for recreational activities can be accommodated elsewhere. Section 30220 requires that coastal areas suitable for water-oriented recreational activities that cannot be readily provided at inland water areas must be protected.

§ 30255. “Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support”

§ 30213. “Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.”

§30221. “Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.”

§30220. “Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.”

At UC Santa Barbara there is no realistic opportunity to locate development outside of the Coastal Zone since the campus is located almost entirely within that zone. Coastal-dependent uses such as the seawater system and related aquaria are not precluded by the proposed development described in the LRDP. Proposed policies would allow the public to continue to use the campus’ many recreational facilities as long as they do not interfere with fundamental campus purposes. No new development is proposed for ocean-front land.

RECREATION POLICIES

General

Policy REC-01 –
A. Recreation facilities serving organized sports and recreational programs are allowed in the Recreation-designated areas on Main Campus (Policy LU-13), Harder Stadium, and Storke Field (Policy LU-29). Outdoor lighting of these recreational facilities shall be determined as allowed in Policy ESH-15.

B. Recreational facilities on West Campus (LU-32) shall not serve organized sports or recreational programs. Recreational amenities allowed in the Recreation-designated area on West Campus shall be low-intensity recreation facilities for day use only and shall not be lighted except the minimum necessary for safety purposes and consistent with lighting standards in Policy ESH-15. Indoor or other enclosed sports facilities shall be prohibited in the Recreation-designated areas on West Campus.
C. Other recreational amenities that are not for organized sports or recreational programs may be developed:

1. Within housing developments to serve the on-site residents or
2. Within Academic and Support areas to serve campus populations, provided such amenities are indoor or limited to daytime recreation only. Lighting for the allowed outdoor amenities in housing developments or Academic and Support areas shall be for safety purposes only and consistent with lighting standards in Policy ESH-15.

D. New, replacement, expansion, relocation or other significant modifications to facilities within Recreation-designated areas shall be processed as a Notice of Impending Development.

Policy REC-02 – Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at prevailing cost, when not being used by campus classes or programs.

Policy REC-03 – Indoor recreational facilities such as weight rooms, gymnasium and the swimming pool may be used by the public on a low cost per-use or quarterly basis, as established by campus administrative programs.

Policy REC-04 – New housing projects, including those adjacent to coastal bluff top park and open space recreation areas, will contain recreational facilities and open space within the development so that oceanfront recreational areas will not be overburdened.

Main Campus

Policy REC-05 – Lagoon Park shall be maintained on approximately 4.4 acres running from Commencement Commons along the bluff above the campus Lagoon and along the top of bluff on the southern exposure of Main campus. The park amenities, including pedestrian paths, seating, and picnic tables shall be maintained and replaced as necessary. The park shall be landscaped with predominantly drought-tolerant native grasses, shrubs, and trees.

END OF SECTION
Figure D.3

UCSB Boundary

Coastal Zone Exclusion

Academic and Support

Housing

Recreation

Goleta Boundary

POTENTIAL DEVELOPMENT AREAS

Office of Campus Planning & Design

Santa Barbara Municipal Airport

Main Campus

East Side Res Halls

Manzanita Village

Lot 5

East Bluffs

Campus Point

Depressions Beach

PACIFIC OCEAN

Vision 2025
Long Range Development Plan

2014

Figure D.3
**HEIGHT LIMITS**

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Existing Height (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>525</td>
<td>Davidson Library</td>
<td>92</td>
</tr>
<tr>
<td>528</td>
<td>South Hall</td>
<td>73</td>
</tr>
<tr>
<td>533</td>
<td>San Miguel Hall</td>
<td>75</td>
</tr>
<tr>
<td>534</td>
<td>Snidecor Hall</td>
<td>73</td>
</tr>
<tr>
<td>556</td>
<td>Frank Hall</td>
<td>68</td>
</tr>
<tr>
<td>561</td>
<td>San Nicolas Hall</td>
<td>72</td>
</tr>
<tr>
<td>563</td>
<td>Ellison Hall</td>
<td>77</td>
</tr>
<tr>
<td>571</td>
<td>Bio 2</td>
<td>88</td>
</tr>
<tr>
<td>572</td>
<td>Broida Hall</td>
<td>75</td>
</tr>
<tr>
<td>589</td>
<td>Storke Tower</td>
<td>176</td>
</tr>
<tr>
<td>657</td>
<td>Physical Sciences North</td>
<td>67</td>
</tr>
<tr>
<td>860</td>
<td>Santa Catalina</td>
<td>111</td>
</tr>
</tbody>
</table>

*Note: The 20 foot height assigned to this site (Lot 38) shall be for the sole purpose of accommodating the covered parking solar panels.*
E. TRANSPORTATION AND PARKING

TRANSPORTATION AND PARKING
The University of California, Santa Barbara, has a comprehensive, integrated system of roadways, bus and service routes, bicycle routes, and pedestrian paths. The campus also has a mix of both surface and structure parking.

Improvements to the circulation and parking systems in the LRDP are designed to move traffic more smoothly, reduce conflicts between bicyclists and pedestrians, and improve access to both public transportation and the coast. Parking serves the campus’ academic, support, and housing needs with parking structures that are either in or adjacent to housing developments, as well as other strategic locations throughout the Main Campus. Campus parking also provides an important public coastal access service, and helps to offset the impact of campus community use of off-campus parking spaces.

OBJECTIVES
The proposed LRDP supports the University’s four primary transportation objectives:

- Convenient and safe access for students, faculty, staff, and visitors to the campus and the coast
- Clarity in the circulation and parking system and a stronger sense of orientation around the campuses
- Pedestrian-oriented academic core with increasing opportunities for alternative forms of transportation, especially bicycles
- Increased connections to Isla Vista and the community without disrupting the campus or the community

CAMPUS TODAY
UC Santa Barbara’s students, staff, faculty, and visitors increasingly choose alternative forms of transportation: bicycles, transit, and walking.

Motor vehicles, bicycles, and pedestrians alike enter the campus from the west at El Colegio Road and from the east from Highway 217. There are also secondary access points from Mesa Road at Los Carneros and through Isla Vista. Entry to campus housing on the Storke, West, and North campuses is generally from driveways or campus roadways that connect with community roads.

The Main Campus’ primary access-ways run peripherally along the divided 2- to 4-lane Mesa and Ocean Roads. The eastern and northern reaches of Ocean Road separate athletic and recreation areas from the rest of the Main Campus. Two-lane UCen Road loops around the east side of the Main Campus and serves the residence halls. Service and emergency vehicles access campus buildings from either roadways or parking lots. Existing patterns of vehicular circulation and parking as well as future features proposed in the LRDP are shown in Figure E.1*(end of chapter).
The Main Campus has approximately 6,400 parking spaces, which are generally located between roads and buildings. There are also some internal lots between buildings. The majority of parking (60 percent) is on surface lots, with some limited on-street parking. Three parking structures located on the Main Campus accommodate the remaining 40 percent. Parking for University-owned housing is typically in surface lots, although a 785-space parking structure is located on Stadium Road for San Clemente student housing. Parking on the other campuses is either in surface lots or on the street, and contributes an additional 3,000 spaces. Although the LRDP provides for the additional construction of up to seven additional parking structures (Figure E.1), the extraordinary success of campus community participation in multi-modal and alternative transportation initiatives, and the further reductions in single-car transportation dependency designed into the LRDP, suggest that some structures may prove unnecessary.

UC Santa Barbara has an extensive bicycle path system with 7 miles of separated bicycle paths, 6 roundabout intersections, and 4 underpasses. The bike circulation system is generally peripheral; however, it also serves smaller academic areas and is tied to bicycle parking areas with 15,000 bicycle parking spaces.

Pedestrians enter the campus along its boundaries on both paved and unpaved paths. Formal paths are the norm on the Main Campus, with different-sized paths running both between buildings and along major concourses or malls. Informal paths run along the naturalistic parts of all of the campuses, including Lagoon Island, the bluffs along the ocean and the Goleta Slough, and through the greenbelt to West Campus and the Ellwood-Devereux coast.

TRANSPORTATION AND PARKING PLAN

The LRDP would expand the existing system by adding new road segments, increasing connections to Isla Vista, and concentrating parking for a more pedestrian- and bicyclist- oriented campus. The LRDP also provides the necessary linkages to enhance external transit connections with the campus. Transit connections, combined with innovative campus transportation programs such as on-site car rental options, emergency ride services, and shuttle transit linkages between campus nodes, for example, may produce a synergetic effect that increases the individual sense of overall transit security. A corollary of increased transit security if often an increase in walking and/or biking by some members of the campus community, thus multiplying system-wide transportation efficiency gains and likely reducing the overall need for individual parking spaces within the campus and nearby communities. Evidence of reduced car use is further reflected in studies showing that new undergraduates are consistently less likely to bring cars to campus, suggesting broadly-based behavioral shifts consistent with statewide evidence of reduced vehicle miles traveled, generally.

VEHICULAR CIRCULATION

The LRDP’s overall approach is to build on the existing peripheral system by restructuring Ocean Road, creating new roadway links, and relocating the central bus loop. This approach would be complemented by creating new roadway segments and connections in campus housing neighborhoods. These additional connections would allow traffic to flow more efficiently by taking pressure off primary campus and community roads and intersections.

Ocean Road would be realigned and have as many connections to Isla Vista as possible, including sidewalk connections, bicycle routes, and emergency vehicle access. Streets would follow the Isla Vista grid and buildings facing Ocean Road would complete the ends of the blocks. The intersection of Ocean Road and El Colegio would be realigned and become a more appropriate main western entrance to the campus.

The existing bus loop could be rebuilt to conform to contemporary bus terminal standards for safety, convenience, and increased service. Turn-arounds would be located at the ends of Ocean and UCen roads, which would allow for more bus stops.
Channel Islands and UCen roads would be converted to a loop road with straight lines and 90-degree corners that would fit into the Main Campus’ overall grid pattern. A proposed north-south segment linking the two roads would complete the grid. The north-south segment of UCen Road would be restricted to service use, which would reduce conflicts with pedestrians and bicyclists.

An Emergency access and egress and bicycle and pedestrian path would be improved from Stadium road through Lot 38 to Los Carneros Road. Other improvements such as a connection on Phelps Road between Los Carneros and Storke roads may reduce demand on El Colegio Road, reduce trips to the El Colegio/Los Carneros intersection, and provide a more direct route to campus from the Storke neighborhoods. Also on Storke Campus, two new intersections could be created on El Colegio Road to provide more connections between Isla Vista and campus housing. The intersection of El Colegio, Stadium and Ocean roads may be reconfigured as a roundabout so that automobile, pedestrian, and bicycle traffic could move more efficiently and safely.

On West Campus, efforts will be made to reduce traffic. If traffic can be reduced, it may be possible to narrow Slough Road and pull it back from the edge of the slough so there is more room for bicyclists and pedestrians. The LRDP provides for Slough Road be converted to the exclusive use of bicyclists, pedestrians, and essential emergency vehicles in the future.

Finally, campus neighborhood development will open up opportunities for many routing options and locations for convenient transit stops. Within these neighborhoods, streets would be small two-lane roads with speed limits and a pedestrian scale. On-street parking with corner-bulbs, sidewalks, and landscaping will improve the area’s overall quality for residents.

**BICYCLISTS AND PEDESTRIANS**

The University’s extensive network of bicycle and pedestrian routes would be substantially expanded in tandem with the development of new buildings and roadways. The LRDP proposes a series of districts with circular bike routes serving academic, residential, and support areas. Each district would interconnect with community routes on the edges of the campus.

Several miles of separate and shared bicycle routes are proposed in the LRDP (Figure E.2*). Several new bikeways are proposed for the Main Campus including long-needed new links, segments, and bicycle parking. Additional smaller paths would be built so that the overall bike system would be easier to understand and use; this would make bicycling an even more attractive option for traveling both to the campus and the coast. Existing bike parking areas would be expanded as needed and additional bike parking would be located along bike paths. Specific improvements include creation of a new route along the southern section of Ocean Road (with more links to Isla Vista streets), and a new north-south route along the new road between UCen and Channel Islands roads.

In addition to these improvements, there would also be new or improved bike paths to support the development of the Storke, Santa Ynez, and West Campus apartments and the Facilities Management and Devereux sites.

On the Storke Campus, a new bike path could be created along the proposed east-west road between Los Carneros and Mesa roads, and along Mesa Road west of Stadium Road.

Over eight miles of existing trails within the North and West campuses will be repaired and improved for pedestrians, bicyclists, and equestrians. Trail alignments would provide convenient access to the coast from surrounding neighborhoods. Trail improvements would also include major new sections of two trail systems: the national Juan Bautista de Anza Trail and the California Coastal Trail (Figure E.3*).
Public access is allowed through COPR on designated trails. These trails would extend the length of the Ellwood-Devereux area and connect with existing trails at Storke Road and Hollister Avenue. Trail design will be tailored to the needs of users, ranging from low-intensity single-track trails to higher intensity multi-use, multi-track trails. Trails will be constructed with natural or natural-appearing materials that harmonize with the area’s rural character.

On the North Campus, bicycle access would continue along Storke Road and extend onto the access road along Venoco Road, toward Ellwood Mesa to the west. On the North Parcel, a pedestrian/bicycle/emergency access bridge has already been built to access the east and west sections of the housing area and connect with proposed future trails.

Pedestrian access to, from, and around the campus and coast is well established. The 2010 LRDP will further improve this pedestrian network by creating more links throughout the campus and to the community and the coast.

Potential new pedestrian facilities on the West Campus could include a new walkway adjacent to Slough Road for safer, off-road bird watching, or the conversion of the existing Slough Road to a primarily pedestrian/bicyclists route. Some sections of this path could share the road where there is not enough space between the road and the slough. A consolidated path could also be built along the coastal bluff leading to a new stairway to the beach on the east side of Coal Oil Point, replacing existing rutted and degraded dirt roads and paths.

**ALTERNATIVE TRANSPORTATION**

UC Santa Barbara offers a wide range of services to encourage alternatives to traveling by single occupancy vehicle. The Transportation Alternatives Program (TAP) successfully replaces car trips and reduces the need for parking. Participation count in the TAP for Fall Quarter 2013 was 2,500 people. The TAP is tailored to specific segments of the campus population and its use is encouraged through incentives and other programs.

**Carpool Discounts**

This program promotes ride-sharing for faculty and staff, especially commuters who travel long distances and have limited access to other transportation options. The program offers incentives including reduced parking fees and carpool matching services.

**Vanpool Program**

The vanpool program helps organize vanpools for seven or more people who live in or are willing to be picked up in the same area. This has proved to be an attractive option for long-distance commuters who live in distant, less expensive housing markets. This program currently provides 10 vans, which are driven by TAP members.

**Transit program**

The transit program provides incentives for faculty, staff and students who primarily take transit to and from campus. Every student receives a pre-paid bus pass (paid for through student fees) that allows him or her to ride on the Santa Barbara Metropolitan Transit District (MTD) bus lines that serve the campus, as well as on all other MTD lines. Faculty and staff who choose the bus instead of a parking permit can also qualify for a half-price bus pass (the University pays the other half). The MTD program is complemented by the Clear Air Express, which provides connections between the campus and Santa Maria, Lompoc, Buellton and Goleta, and the Coastal Express, which serves commuters from Ventura and Carpentaria.
Bicycle Program
This extensive program provides seven miles of separated and shared bicycle paths and almost 19,000 bicycle parking spaces. The campus also provides bicycle education including safety, engineering, and maintenance. Showers and bicycle lockers are available on campus and a convenient bike shop provides discount bicycle maintenance and parts.

In-vehicle Parking Meter Program
This program provides 57 hours of courtesy parking every quarter. Unused hours roll over to the next quarter for a maximum of 228 hours for TAP members who also commute via alternative transportation. This provides the flexibility to drive and park occasionally while still encouraging ride-sharing and other non-vehicular transportation modes for faculty, staff, and graduate students.

Carshare Program
TAP has recently introduced an innovative carshare program, which offers temporary vehicles to University employees. Instead of taking up valuable parking space, employees use on-campus cars that are reserved either online or by phone and returned at the end of the trip.

Alternative-fueled Vehicles
The campus has over 75 cars and trucks that are either hybrids or powered by alternative fuels including electricity, bio-fuel, or ethanol. A fleet of electric carts is used by staff working on campus.

PARKING
The goal of the University’s housing and parking programs is to improve air quality and the environment by housing all future students, faculty, and staff on campus so they do not have to drive their cars. The parking plan recognizes that many new students and staff members will still have cars, however, so parking must be provided to avoid burdening the surrounding community. While the campus’ sustainability plan recognizes the importance of holding the overall number of parking spaces to the 2006 level, the complementary goal of housing all future students, faculty, and staff on campus will also go a long way in reducing the environmental impacts of commuting or constructing more parking for commuters. A net increase of approximately 4,000 parking spaces campus-wide is therefore a component of both the University’s sustainability efforts and its responsibility to meet on-campus parking demand (Table E.1). Even though UC Santa Barbara anticipates further reductions in total parking demand in the future, the LRDP nevertheless conservatively identifies potential parking infrastructure options (Figure E.1).

<table>
<thead>
<tr>
<th>Use</th>
<th>Removed</th>
<th>Constructed</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic &amp; Support</td>
<td>2,692</td>
<td>2,800</td>
<td>108</td>
</tr>
<tr>
<td>Housing</td>
<td>2,283</td>
<td>6,419</td>
<td>4,136</td>
</tr>
</tbody>
</table>

Source: Transportation and Parking

Fortunately for the campus and the environment, there has been a steady decline in the number of cars students are bringing to campus, as well as a slight decline in the percentage of faculty and staff driving alone to campus. The average decline in student cars since 2008 has been about ten percent.

With approximately 9,800 parking spaces on all of the campuses, the LRDP’s parking philosophy is to maintain enough inventory to meet parking demand by setting aside surface space until it is actually needed for other uses. Over time, most existing surface parking lots will be converted into buildings, housing, or higher-density parking structures.
While approximately 2,700 parking spaces in existing surface parking lots on the Main Campus will eventually be displaced, there will still be a net increase in parking spaces with the new proposed total of 2,800. Housing all future students, faculty, and staff within a mile of campus will also reduce the need for more commuter parking space.

The development and redevelopment necessary to house all additional faculty, staff and students on-campus will eliminate approximately 2,300 existing spaces on the Main, Storke, and West campuses. These spaces will be replaced with over 6,400 new spaces, for a total increase of slightly more than 4,000 spaces.

**Main Campus – Academic Use Parking**

Parking spaces on the Main Campus would remain for the time being; but as development is phased in over time up to 2,700 parking spaces would be displaced. Future parking structures and additions to existing parking structures together will bring that total to approximately 2,800-3,800 parking spaces (Table E.2), a net increase of at least 100 additional parking spaces.

**Main Campus – Housing Parking**

On the Main Campus, the current parking allotment for residence halls is one parking space for every 4.6 beds. Proposed resident student parking on the Main Campus would be in the ratio of one parking space for every four beds. This would apply to the Eastside residential areas and to the San Miguel, San Nicolas, Facilities Management, Manzanita Village, and San Rafael sites. Parking at faculty, staff and student-family housing sites, including the Ocean Road Housing site and potentially part of the Facilities Management site on the Main Campus, is proposed at an approximate rate of 1.5 parking space per unit, with an additional 0.5 spaces for visitors and guests.

Parking demand from the housing projects on the Main Campus is approximately 2,900 spaces (Table E.3). Part of this parking will continue to be located in peripheral lots. Future parking structures and surface parking areas are planned, totaling approximately 3,500 parking spaces, to accommodate the parking needs of Main Campus residents and associated service vehicle parking in these areas. The location of the proposed structures and the number of parking spaces are shown in Table E.4.

### Table E.2: Main Campus Parking Structures & Additions

<table>
<thead>
<tr>
<th>Location</th>
<th>Spaces</th>
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<tbody>
<tr>
<td>Mesa Structure Addition</td>
<td>400</td>
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<tr>
<td>Structure 22 Addition</td>
<td>300</td>
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<tr>
<td>Lot 30 Structure</td>
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<tr>
<td>Lot 3 Underground Structure</td>
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<td><strong>TOTAL</strong></td>
<td>2-3,800</td>
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Note: Parking structure on Lot 30 would accommodate the replacement of the existing 475-space resident student parking spaces in Parking Lot 38.

### Table E.3: Main Campus Housing Parking Demand

<table>
<thead>
<tr>
<th>Housing</th>
<th>Location</th>
<th>Spaces</th>
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</thead>
<tbody>
<tr>
<td>East Side Residential Halls</td>
<td>Underground parking, near Lot 3</td>
<td>639</td>
</tr>
<tr>
<td>Addition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Miguel/San Nicolas Halls</td>
<td>Underground parking, near Lot 3</td>
<td>233</td>
</tr>
<tr>
<td>Addition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ocean Road</td>
<td>Surface and structure</td>
<td>1095</td>
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<tr>
<td>Facilities Management</td>
<td>Structure</td>
<td>545</td>
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<tr>
<td>Replacement of Resident Parking</td>
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<td>412</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td><strong>2,924</strong></td>
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</table>
Storke and West Campuses – Housing Parking

Additional proposed parking would meet the needs of planned housing off the Main Campus. At the rate of 1 parking space per four individual bed spaces, 1.5 parking spaces per unit, and 0.5 parking spaces per family unit, parking demand for proposed housing on the Storke and West campuses would total nearly 2,000 spaces. Additional on-street parking would be provided for visitors and service vehicles. Housing projects and their parking locations are shown in Table E.5.

<table>
<thead>
<tr>
<th>Table E.4: Main Campus Parking for Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
</tr>
<tr>
<td>Ocean Road Surface Parking</td>
</tr>
<tr>
<td>Lot 23S Parking structure</td>
</tr>
<tr>
<td>Parking structure north of Structure 22</td>
</tr>
<tr>
<td>Lot 30 parking structure</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

ISLA VISTA

Parking issues at the campus and its adjoining community are inevitably intertwined. Striking the best balance of parking solutions therefore requires that conditions and programs be considered for both.

The community of Isla Vista, which is completely surrounded by the University, has approximately 3,480 on-street parking spaces to support around 20,000 residents and 180,000 square feet of businesses. Except for a handful of handicapped and limited-time spaces, parking in Isla Vista is unrestricted. Parking spaces in Isla Vista are sometimes in high demand during the academic year, and less so during the summer months and holidays. Parking shortages can occur throughout Isla Vista but are more acute in the eastern part of town where it abuts the campus and housing density is greatest.

The parking problems in Isla Vista are particularly acute because of the lack of adequate parking for residents as well as the intrusion of University employees and students seeking free parking. Over time, residential development in Isla Vista has not provided enough off-street parking for the number of residents who own cars; the number of residents living in existing units has also increased, creating additional demand for on-street parking. In addition, since on-campus parking requires a fee – either through monthly permits or meters - some faculty, staff, and students park in Isla Vista to avoid paying the fee.
Approximately 800-900 students and 30-40 staff or faculty park in Isla Vista on a regular basis (2009). Over half of the students who regularly park in Isla Vista are on-campus residents who do not park in lots designated for their complexes, and about 40 percent live in other areas off campus. The highest period of parking usage is between 4-5 AM, indicating that residents – both on-campus or living in Isla Vista – create the highest parking demand, and that day-use parking by students, faculty, and staff could be filling the spaces left by departed residents. While parking can be crowded in Isla Vista, there are over 2,000-3,500 unused spaces on the Main Campus (M-F, 8-5), which is more than enough to meet the demand for all University-related vehicles. But the vast majority of those parking in Isla Vista do so because it’s free, not because parking on campus is unavailable. However, parking surveys have shown that parking utilization rates in Isla Vista have dropped over the last several years – mirroring trends seen at UCSB and other campuses where fewer students are bringing cars to college with them. As of 2014, parking demand in Isla Vista is down roughly ten percent over the level seen in 2007.

The University has and will continue to work with Santa Barbara County to help address Isla Vista’s parking problem and support the county’s attempt to establish a residential parking permit program to limit the number of non-resident cars while ensuring the continued availability of public coastal access parking.

**COASTAL ACCESS**
Transportation and parking for coastal access are integral parts of the University’s overall transportation system, which also offers opportunities to increase alternative forms of transportation (Figure E.4*).

The campus currently provides nearly 3,000 parking spaces for the public, including 154 dedicated parking spaces for coastal access on Main Campus and 70 on North and West Campus, and 2,826 parking spaces elsewhere on campus that are available on a first-come, first-served basis. Dedicated coastal spaces are:

- 40 spaces in a parking structure on the northeast side of the Main Campus (Lot 10)
- 14 4-hour metered parking spaces on Ocean Road adjacent to Lot 24 on the southwest side of the Main Campus
- 14 metered spaces in Lot 23
- 20 metered spaces in Lot 6 on the east side of the Main Campus
- 2 metered spaces in Lot 5 near the Campus Lagoon
- 4 metered spaces in Lot 1
- 60 spaces located in and adjacent to Parking Structure 22 on the west side of the Main Campus.
- 70 spaces on the North and West Campuses: 20 at the north entrance to West Campus (or on West Campus Point Lane), 20 spaces at the western terminus of Phelps Road, 27 spaces on the Devereux South Knoll site, and 3 ADA spaces at Coal Oil Point.

The 2010 LRDP furthers the University’s commitment to provide public coastal access. In that spirit, 27 dedicated coastal-access spaces would be added to the Devereux site as part of that site’s redevelopment. Planned extensions and improvements to campus roads and pedestrian and bicycle paths would be built as development progresses, along with additional parking and directional signs. An additional 4,000 parking spaces would be added, some of which would improve coastal access for the public (Figure E.4).

In the area adjacent to the North and West campuses, the Ellwood-Devereux Open Space and Habitat Management Plan specifies more public access to the coast. Adequate parking for proposed North Campus residences would ensure that residents do not take up parking space that is intended for coastal visitors.
The University will maintain and enhance public access to the coast through two primary east-west trails (the Juan Bautista de Anza and Coastal trails) and three north-south trails (the Windrow and Sierra Madre/Dune Pond trails), and Devereux Road. The latter run across open space and are within the University’s jurisdiction (Figure E.3). Beach access parking would be provided near the trail-heads at Phelps Road, Cameron Hall, and Camino Majorca (optional). A new coastal access parking lot would be constructed on West Campus Mesa on West Campus Point Lane when West Campus Mesa housing is constructed and Cameron Hall parking is removed. Each access corridor would be posted with directional and interpretive signs. The proposed east-west corridors will run from Storke Road and Camino Majorca, respectively, to the campus’ western boundary where they would connect with the bluff-top coastal Juan Bautista de Anza trails that traverse the Ellwood Mesa and Santa Barbara Shores Park. These connections are critical components of a multi-jurisdictional regional approach to developing the California Coastal Trail. The enhancement of this trail system also increases access to the recreation areas outlined in the Ellwood-Devereux Open Space and Habitat Management Plan.

Several informal trails that currently cross the University’s open space would be relocated to protect fragile coastal resources. Some of these trails are within the boundaries of the Coal Oil Point Reserve, which will be fenced and posted and is not open to the general public for recreation. These informal trails could be closed without significantly reducing public beach access since proposed improvements to the five primary coastal access trail corridors, together with the network of remaining trails, provide adequate coastal access. Public Access through Coal Oil Point Reserve will continue to be allowed on designated trails.

Coastal Act Section 30252 requires new development to enhance public access to the coast by providing transit opportunities and non automobile forms of transportation, and by ensuring that recreational facilities in the area to not overload coastal resources.

CALIFORNIA COASTAL ACT

One of the principal purposes of the California Coastal Act of 1976 is to protect public access to the coast. Since the campus is on the coast, it is important that the University’s recreational and environmental policies support and complement Coastal Act policies.

The following Coastal Act policies relate to coastal access, transportation and parking as follows:

§30210.
In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights of private property owners, and natural resource areas from overuse.

§30211.
Development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

§30212.
(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,
(2) adequate access exists nearby, or

(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, “new development” does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure.

(5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision, “bulk” means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

§30212.5.
Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

LRDP POLICIES
The LRDP proposes a number of public access improvements including trails, stairways, restrooms, and similar public facilities. Access is open to the public and may be restricted only for specific purposes such as access hazards or emergencies, as described in the Coastal Act. Coastal visitors are also entitled to park in on-campus parking spaces and pay the same fee as any other visitor.

In some key locations parking spaces are reserved for coastal visitors. Parking is also restricted in some locations, such as the Coal Oil Point Reserve, to protect sensitive habitat. Coastal access routes are displayed on campus parking and other maps, and on designated parking spaces.

While parking is a focus for public access to the coast, the campus’ comprehensive program for transit, bicycle, pedestrian, and other forms of alternative transportation provides multiple ways to reach and enjoy the coast. The campus provides an extensive array of alternative transportation choices for its
employees and students, as well as many recreational facilities. There are a variety of different ways to reach campus beaches along the coastal frontage of the campus. Additional access points proposed in the LRDP will help prevent overuse at existing access points. Policies that assist in achieving consistency with the Coastal Act are:

**Public Access**

**Policy PA-01** - Public access to campus beaches, coastal access stairways, and coastal trails shown in Figures E.3 and E.4 shall remain open to protect the permanent right of the public for pedestrian access and recreational uses of the beach at all times, except as provided in Policy PA-06.

**Policy PA-02** - The coastal access improvements shown in Figures E.3 and E.4 shall be implemented in conjunction with nearby development projects and submitted as part of the relevant Notice of Impending Development. Alternately, these improvements may be implemented independently in advance, as funding permits.

**Policy PA-03** - The University shall continue to maintain adjacent beaches and coastal access trails for the use of all the public. Beaches adjacent to campus include:

- Campus Point Beach
- Depressions Beach
- West Campus Beach
- Sands Beach

Key coastal accessways and trails through campus include:

- West Campus Bluffs Trail
- Dune Pond Trail
- Lagoon Trail
- Campus Point Stairs

**Policy PA-04** - Pedestrian trails and scenic overlooks along the bluff top and base of the North Bluffs shall be permanently available to the public. The routes shall be prominently posted with signs that indicate that the trails are for public pedestrian use only. Pedestrian pathways shall, by design, discourage bicyclists from use of the trails located on the North Bluff face, and such trails shall be limited to 5 feet in width.

**Policy PA-05** - Coastal access parking lots shall be monitored annually during the anticipated peak coastal access use to measure their use and prevent overburdening one area. Each monitoring report shall include a summary of any pertinent parking changes that have been authorized by the Commission since the previous reporting period and shall identify the restrictions and fees associated with the specific parking lot. The University shall submit the monitoring results to the Executive Director within ninety (90) days after each monitoring period is completed. Where monitoring indicates that public coastal visitor parking demand is inadequately supplied in a particular campus parking location, the University shall propose options to address the capacity problem, including additional coastal access parking in a proximate location, directional signs directing coastal users to other nearby parking, redistribution of existing campus parking to increase the supply of campus public coastal visitor parking spaces in popular locations, or other measures. Such changes shall be subject to Commission review through a Notice of Impending Development or an LRDP amendment, as applicable.

**Policy PA-06:** The University may temporarily restrict public coastal visitor access, including public coastal access parking provided for in the Coastal Access Parking Map (Figure E.4) when required to address an unforeseeable emergency or to protect fragile coastal resources pursuant to a Commission-
approved sensitive resources management plan. Where such circumstances arise, the subject closure shall be:

A. For the minimum amount of time necessary to ensure the health and safety of the campus population and its physical property;

B. Limited to the least disruption of public access necessary to respond to specific campus concerns; and

C. Communicated immediately to the Executive Director, subject to an emergency permit or Notice of Impending Development as applicable. Unforeseeable emergencies may include threats to public health or safety; natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events; the need for extraordinary measures required to immediately avert, alleviate, or repair damage to campus property; or immediate threats to other coastal resources.

Policy PA-07 - Feasible access for the physically challenged shall be provided where topographical and environmental constraints allow. Coastal access for the physically challenged to bluff-top viewing points shall be provided in Lagoon Park and West Campus Bluffs. Coastal access for the physically challenged will be provided by the installation of at least one ADA accessible parking space in each of the coastal access parking lots shown on Figure E.4; however, three new ADA parking spaces shall be provided at Coal Oil Point consistent with Policy TRANS-23. Coastal access amenities that are ADA accessible should be conspicuously posted with coastal access signage, linking coastal access parking to the trails or other amenities.

Policy PA-08: The University shall maintain a publicly accessible, accurate, on-line map of campus pedestrian and bicycle routes, public transportation routes and bus stops, and public coastal access parking locations, including any applicable daily or seasonal restrictions. The subject map shall also be prominently posted at information kiosks and campus parking locations. The map shall identify ADA accessible coastal access parking and amenities.

Policy PA-09 - The University shall conspicuously post coastal access signage that identifies and directs visitors to all publicly available coastal access parking, beach access points, trails, and stairways. 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-10 - The University will cooperate with the County of Santa Barbara and the California Department of Parks and Recreation, and consult with the Coastal Commission staff, in the proposed expansion of the California Coastal Trail System. New trail segments and routes traversing campus lands shall require a Notice of Impending Development and may require an LRDP amendment.

Policy PA-11 - Public access trails and bicycle routes shall be provided to maximize access to the coast and provide recreational opportunities. Figures E.2 and E.3 identify existing and planned routes for bicycle and trails routes, including trail types, allowed users, and locations. The alignments shown in Figures E.2 and E.3 are approximate. The final alignments shall be designed based on topographic constraints and shall be sited to minimize impacts to coastal resources to the maximum extent feasible. Where such trails or routes are in or near ESHA or natural open space areas, the siting and design of such routes shall be subject to Policy ESH-03.
Policy PA-12 - Motor vehicle traffic generated by new development shall not restrict or impede public access to or along the coast by exceeding the roadway capacity of existing coastal access routes on Campus. Should any proposed development significantly impact the roadway capacity of existing coastal access routes on Campus, the University shall implement or pay its fair share of costs to the City of Goleta and/or County of Santa Barbara to implement improvements to roadways and intersections or other traffic control measures necessary to mitigate the impacts.

Policy PA-13 - Public access shall be maintained at Coal Oil Point consistent with the Coastal Access Program (Figure E.4). New development to facilitate public access opportunities shall include, at a minimum: establishment of three disabled public coastal access parking spaces, bike racks, picnic table(s), and ADA-compliant trail improvements to the bluff and overlook. The feasibility of a restroom and drinking fountain should also be considered. These public access features shall be included in the development proposed for the first Notice of Impending Development for a significant West Campus or Reserve development that is submitted subsequent to the date of effective certification of the 2010 LRDP. The public coastal access improvements approved by the Commission pursuant to the pertinent NOID shall be installed in conjunction with the other construction proposed in the NOID. The design and location of the parking shall facilitate an ADA-accessible connection to the trail corridor along the West Campus Bluffs and, if feasible, to a portion of the Slough Road trail/road corridor.

Circulation

Policy TRANS-01 -
A. The University will work with the Cities, County, SBCAG, SBMTD and other transit providers to provide a balanced transportation system on campus, offering vehicular, bicycle, pedestrian, and transit mobility, including augmentation of external transit systems with University shuttle systems to increase capacity, efficiency, and use by the UCSB-affiliated population. The University shall include in the plans and designs submitted in support of the requisite Notice of Impending Development for new campus development, intersection and roadway improvements necessary to offset the proportional impacts of the University’s LRDP build-out on roadway capacity. Roadway and intersection improvements shall not conflict with existing or planned pedestrian and bicycle facilities or degrade mobility for pedestrians and bicyclists. The University shall maintain campus intersections at a minimum Level of Service D.

B. If a proposed project causes an intersection to degrade to LOS E, measures shall be identified and implemented to restore operations to LOS D or better conditions. Prior to intersection improvements, the University shall implement alternative transportation measures to reduce roadway demand such as the timing of “after hours” parking; additional bus and/or shuttle service; additional incentives to faculty, staff, and students to utilize the available alternative modes of transportation; or other similar measures.

Policy TRANS-02 - The University in cooperation with the Metropolitan Transit District shall maintain or expand regular bus and/or shuttle service between all University housing, campus neighborhoods, Camino Real Marketplace, Goleta Train Station and the Main Campus, including through the use of University-owned and operated transit if necessary.

Policy TRANS-03 - The University shall continue its transportation alternatives program with the goal of diverting at least 10 percent of all single occupancy vehicle passenger trips to and from campus. The University shall conduct campus surveys to help determine alternative transportation system adequacy and solicit comments on unmet alternative transportation needs and suggestions for alternative transportation facility and program improvements, and report annually to the community the results and
conclusions of the survey process. The University shall inventory the number of daily single occupancy vehicle trips from all sources to and from campus during the regular academic and summer sessions over the course of the year and prepare the University’s Annual Transportation Report. Within ninety (90) days after completion of the Annual Transportation Report, the University shall prepare and submit a Notice of Impending Development for any new development, if any, associated with Transportation Alternatives Program intended to reduce single occupancy vehicle trips.

**Policy TRANS-04** - To improve traffic flow and thereby reduce auto emissions, the University shall implement Commission-approved improvements to the transportation and parking system, including roadways, parking, bicycle, and pedestrian facilities, necessary to ensure that traffic congestion, auto emissions, and other adverse impacts from the increased traffic associated with a pending development are fully mitigated. Transportation and parking system measures shall be subject to a Notice of Impending Development (NOID). Where such measures are necessary to mitigate the impacts of new development, the University shall submit the improvements with the relevant Notice of Impending Development. The Commission may condition the NOID to ensure that these requirements are met.

**Policy TRANS-05** - The University will work with MTD, SBCAG Traffic Solutions, and Clean Air Express to develop a transit plan to offset the increased demand for public transit that will result from build-out of the LRDP. The University shall provide for subsidies, free passes, additional transit services, transit vehicles, and transit facilities, including community car-loan pools such as Zip-Car, and media costs such as for related motivational outreach to UCSB affiliates, to address future transit overloads that will otherwise result from unmitigated future campus growth.

**Policy TRANS-06** - The University shall provide additional bicycle parking facilities as part of all campus building projects. The University shall periodically survey campus bicyclists (at a minimum before undertaking the environmental review of significant projects) to determine the kinds and locations of bicycle facilities and other bicycle support features (such as bus access for bicyclists, securable bicycle lockers, etc.) that are most needed. The University shall incorporate the requested features in new campus development projects to the maximum extent feasible. The University shall additionally provide bicycle parking facilities near public coastal accessways and trails, where appropriate, to support public access opportunities while ensuring adequate protection of sensitive resources. The bicycle features shall be indicated on the campus visitor’s map upon construction. The University shall identify the requisite bicycle parking facilities as part of the Notice of Impending Development submittal for all significant new campus development proposals.

**Policy TRANS-07** - Site plans submitted in support of the Notice of Impending Development for all significant new campus development proposals shall include: a) pedestrian and bicycle corridors designed to link the development with other campus locations and with coastal access and recreational amenities in a manner that reduces vehicle miles traveled by campus affiliates, and b) where appropriate, public trails and vehicle/bicycle parking amenities designed to facilitate continuing public coastal visitor access to coastal access and recreational amenities available on and near the campus. All public trails shall be clearly signed to ensure that campus visitors are aware of coastal access availability.

**Policy TRANS-08** - The University will provide interpretive signs, as funding allows, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access. The University shall continue to sign, maintain and improve authorized bicycle and pedestrian accessways to the beach to protect sensitive habitat areas and public safety.

**Policy TRANS-09** - The University will work with the County of Santa Barbara, City of Goleta and others, including the Coastal Commission staff, to create a sensitively-designed comprehensive network of trails to link the University’s housing developments to each other and to publicly accessible open space and
recreational areas. Implementation of trail segments may be undertaken in accordance with a Notice of Impeding Development for specific locations and subject to all other provisions of the certified LRDP, including siting and design criteria near open space and environmentally sensitive habitat areas. The University shall submit evidence of coordination with the County and the City, including comments received, at the time of the subject Notice of Impending Development submittal.

**Policy TRANS-10** - The University shall contribute funds toward intersection and transportation improvements in the City of Goleta and County of Santa Barbara proportionate to the University’s impacts to the intersection and/or roadway.

**Policy TRANS-11** - A sensitively-designed, permeable bike path may be provided along Mesa Road, between Ocean Road and Los Camerlos, provided that the new alignment minimizes intrusion into ESHA buffers, avoids ESHAs and is sited within the existing road prism to the maximum extent feasible.

**Policy TRANS-12** - In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following roadway and circulation measures shall apply on West Campus:

- **A.** Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads. The Campus shall coordinate and contribute to the installation of traffic control devices and other improvements at that intersection;

- **B.** Slough Road shall be converted exclusively to use by pedestrians, bicyclists, and essential emergency vehicles and shall not be expanded beyond its existing footprint. All West Campus development shall utilize West Campus Point Lane for vehicular access. Vehicular access to Coal Oil Point Reserve (the Reserve) and the ADA coastal access parking spaces at Coal Oil Point shall utilize West Campus Point Lane, but shall be allowed to merge onto Slough Road through the Devereux South Knoll site in order to reach the applicable destination. The conversion of Slough Road shall be completed prior to occupancy of the first redevelopment project or other significant construction of 10,000 GSF or greater on West Campus at either the West Campus Mesa or North Knoll site;

- **C.** The existing West Campus Point Lane crossing of the North Finger of Devereux Slough, from West Campus Mesa to North Knoll, shall be replaced with a bridge, or alternative crossing that retains a natural open connection, to maximize wetland connectivity and avoid fill of wetlands. The construction of the new bridge or crossing shall be completed no later than prior to occupancy of the new residential construction on the North Knoll of the Devereux property. However, the bridge, or crossing, shall be installed earlier if significant structural changes or roadway modifications are necessary to accommodate traffic in the area of the Slough crossing prior to North Knoll development;

- **D.** Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads; and;

- **E.** Where deemed to be biologically beneficial, the University will replace the wetland crossings on Slough Road with crossings that are designed to restore the connection between the North and South Fingers to Devereux Slough and to avoid fill of existing and historic boundaries of the wetland to the maximum extent feasible. The replacement will occur as funding is available. The University will pursue potential University and non-University funding options to implement this project.
Parking

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

Policy TRANS-14 -
A. The University shall provide and maintain a minimum of 154 dedicated coastal access parking spaces on Main Campus:
- four (4) spaces in Lot 1;
- two (2) spaces in Lot 5;
- twenty (20) spaces in Lot 6;
- forty (40) in Structure 10;
- sixty (60) in Structure 22;
- fourteen (14) in Structure 23S; and
- fourteen (14) on Ocean Road.

These dedicated coastal access parking spaces shall be permanently maintained on Main Campus in close proximity to the coast.

B. Dedicated coastal access parking shall be identified on the Coastal Access Program Map (Figure E.4), and shall be delineated to encompass the entire road segment used for on-street parking and the entire parking lot or structure for off-street parking. Based on the requirements of the respective Notice of Impending Development, Figure E.4 shall indicate whether each of the dedicated spaces is:

1. Located on the first floor if the structure is multi-level (coastal visitor parking shall be prioritized for the first floor in such cases);
2. ADA accessible;
3. Subject to any hourly, daily, weekend, or seasonal restrictions on use by public coastal visitors; and
4. Metered or subject to a purchased campus parking pass.

C. Any modification to the terms of use or specified location(s) of the designated coastal access parking spaces shall require an LRDP amendment. The relocation of dedicated coastal access parking spaces may be approved only when: the equivalent number of spaces are replaced on the same Campus; the spaces are distributed to maximize public access; and the spaces are relocated in beneficial proximity to nearby public coastal access, recreational, and ADA accessible amenities. The relocated spaces shall be identified on the Coastal Access Program Map (Figure E.4) as part of the LRDP amendment. The addition of new dedicated coastal access parking spaces, required as mitigation for the cumulative loss of parking on Campus that is required pursuant to a Notice of Impending Development, shall not require an amendment to the LRDP. However, the Coastal Access Program Map shall be periodically updated, for instance by folding Figure E.4 in with other LRDP amendments, to reflect the location and terms of any new dedicated coastal access spaces and any renumbering or renaming of parking lots or structures. Coastal access parking required as mitigation pursuant to a NOID shall be subject to the requirements of the policy irrespective of whether the parking has been officially recorded by an LRDP amendment to Figure E.4; and
D. Coastal access signage shall be updated concurrent with a relocation and or addition of dedicated coastal access parking spaces.

Policy TRANS-15 -
A. All family housing (faculty, staff and student) shall have a minimum of 1.5 parking spaces per unit plus ½ space per unit for guest parking for a total of 2 parking spaces per unit. Dormitory housing, or other housing that accommodates individuals rather than families, shall provide a minimum of one parking space per four student bed-spaces and adequate guest parking based on a site-specific parking study that evaluates the types of residents (e.g., graduate students, undergraduate students, faculty, etc.), the availability of surrounding campus visitor parking, and describes the parameters for determining the development’s peak potential need for campus visitor parking. These parking ratios shall apply except as required in Policy LU-14, LU-24, LU-20, and LU-18.

B. A reduced or greater number of parking spaces may be approved where a site-specific parking study, submitted with the relevant Notice of Impending Development, provides a detailed evaluation of the site’s current and potential parking needs for the life of the development that evidences that the actual parking need for the development is lower or higher than the total number of spaces required in “A” above. The detailed parking analysis shall include, but not be limited to: housing size and types; resident population; resident restrictions; designated location of parking; potential areas where parking may inadvertently occur due to convenience or an insufficient designated parking capacity; University commitments to alternative transportation for the life of the project; monitoring provisions; and potential adaptive measures to be approved through a future NOID if monitoring shows that parking associated with the development is being displaced to areas outside of the designated location.

C. Where otherwise-required parking is reduced pursuant to the provisions of Subparagraph B above, the University shall monitor the parking to determine whether parking associated with development is displaced to sites other than the designated parking area, and submit a resultant report to the Executive Director of the Coastal Commission, annually. If the Executive Director determines that monitoring of parking shows displacement, the Executive Director shall notify the University and within one year from receipt of such notification the University shall provide a NOID, or LRDP Amendment as necessary, to remediate the parking capacity.

Policy TRANS-16 - Where new development would remove existing commuter or residential parking, the NOID for the project must account for the removed spaces and identify where the removed spaces can either be accommodated in existing campus parking facilities or where new spaces will be built to replace the lost spaces. Where redevelopment of a site also removes a building function and associated potential commuter population, and where the function/population is not displaced elsewhere on campus, the spaces may be removed without being reassigned.

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

B. Commuter parking shall be maintained on campus in a sufficient quantity to accommodate all UCSB-bound drivers. Commuter parking to serve faculty, staff, students, researchers, vendors, and visitors shall be dispersed at multiple locations on Main Campus to avoid over-crowding at any one location. The University shall continue to implement its Transportation Demand Management Program to reduce parking demand to the maximum extent feasible consistent with Policy TRANS-03. Parking demand that is not eliminated through TDM measures shall be accommodated on the campus;
C. The University shall maintain a running account of the commuter parking supply consistent with the following categories: (1) the permanently designated commuter parking locations and number of spaces reserved for particular users groups and (2) the non-reserved spaces available to all commuters, including visitor spaces. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that adds, removes, or relocates commuter/visitor parking spaces; and

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

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

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

Policy TRANS-18 -

A. Residential parking shall be maintained for all campus housing developments in a sufficient quantity to serve the needs of the residential community, as required pursuant to Policy TRANS-15. Residential parking shall be located and assigned to a particular parking location(s) for each campus housing development. Parking may be assigned to existing or new parking locations with available capacity pursuant to a NOID. Assigned residential parking spaces may be relocated as feasible to maintain campus flexibility provided that such relocation shall not have adverse impacts to coastal resources (e.g., displacement of coastal access parking) and that any such reassignment shall require a NOID prior to reassignment;

B. The University shall maintain a running account of the permanently assigned parking lot(s) and number of spaces accommodating residents and guests for each campus housing development. This parking documentation shall be updated and submitted with each Notice of Impending Development (NOID) that proposes new development, redevelopment, or renovation of housing and with each NOID that adds, removes, or relocates parking spaces relative to housing developments.
C. The University shall evaluate residential parking supply and demand for each new development that has an impact on residential parking. Where the residential parking supply is determined to be insufficient to serve a campus housing development and/or residential parking is displacing parking into Isla Vista, the University shall submit a NOID, or LRDP Amendment as applicable, to construct additional parking and remediate the constrained parking situation. The new parking shall be fully implemented as soon as feasible and no later than within one year of identifying the parking issue; and

D. Along with any individual monitoring requirements relevant to approved housing developments, the University shall also monitor occupancy of the assigned residential parking spaces for the entire campus during the anticipated peak use of parking of this nature (residential), no less than once per year. The purpose of the annual monitoring shall be to evaluate the residential use of the assigned parking. If parking is at 85% occupancy or greater, additional surveys shall also be completed in Fall, Winter, and Spring quarters to determine adequacy of residential parking. Residential parking analyses shall not average parking use to include the summer session, when use is significantly lower.

Policy TRANS-19 - The University shall provide and maintain parking to serve the typical recreational parking needs of the Storke and Main Campus Core Recreation Areas, including but not limited to locations within Parking Lot 38 and Parking Structure 18. Parking for peak recreational events may be distributed to other locations on Main Campus using signage and/or other system (e.g., flag person) to direct traffic to intended spaces.

Policy TRANS-20 - The University shall contribute fair-share funds toward the development and implementation of a parking program in Isla Vista proportionate to the University’s contribution to Isla Vista parking use which includes use of parking by student or other University-affiliated residents in Isla Vista, student or other University-affiliated residents on campus, commuters, and campus visitors. The University’s fair-share will be determined by the County of Santa Barbara in consultation with the University and based on surveys documenting Isla Vista parking trends. The parking program shall be designed and implemented with the goal of protecting coastal access and coastal access parking in Isla Vista.

Policy TRANS-21 - Pedestrian access to the beach shall be maintained from North and West Campus. Vertical access to the beach shall at a minimum be provided at the following locations:

A. A new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point;

B. A boardwalk/stairway at the Sands Beach entrance from Coal Oil Point;

C. The Dune Pond Trail through Coal Oil Point Reserve; and

D. A trail from the coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus that outlets to the beach.

Trail access up-coast along the bluff top should be marked with appropriate directional information and cautions against intrusion down the steep bluff face.

Policy TRANS-22 - Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (Figure E.3) are aligned to connect with existing and planned public trails in the adjoining Ellwood-Devereux open space.
Policy TRANS-23 -

A. The University shall provide and maintain a minimum of 70 dedicated coastal access parking spaces on the North and West Campuses:

- twenty (20) spaces at the north entrance to West Campus at Cameron Hall until relocated to West Campus Mesa;
- twenty (20) spaces at the western terminus of Phelps Road;
- twenty-seven (27) spaces on the Devereux South Knoll site; and
- three (3) ADA accessible spaces at Coal Oil Point.

These dedicated coastal access parking spaces shall be permanently maintained on North and West Campuses in close proximity to coast access and trails;

B. Dedicated coastal access parking areas shall be identified on the Coastal Access Program Map (Figure E.4). Where already formally established, Figure E.4 shall indicate, based on the requirements of the respective Notice of Impending Development (NOID), whether each of the dedicated spaces is: a) ADA accessible; b) subject to any hourly, daily, weekend, or seasonal restrictions on use by public coastal visitors; and c) metered or subject to a purchased campus parking pass. Any changes to the Coastal Access Program Map (Figure E.4) shall require an amendment to the LRDP.

C. The dedicated coastal access parking spaces for each parking area identified in Section “A” above shall be reviewed as a component of the NOID for the adjacent housing development and installed or formally established concurrent with the housing component. Coastal access parking spaces may also be reviewed and established sooner under a separate NOID. Commission-approved coastal access signs sufficient to direct the public from major intersections to the parking site shall be installed concurrent with the establishment of the dedicated coastal access parking spaces. Any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to the designated public coastal access parking on the North and West Campuses shall be reviewed pursuant to a NOID and shall allow for the daily use of the beach by the public during day and nighttime hours, except as provided for temporary closures in Policy PA-06.

D. Relocation of dedicated coastal access parking spaces or any other modifications to a parking lot, structure, roadway, or procedure that modifies the terms or use of the dedicated coastal access spaces shall require an LRDP amendment. The relocation of dedicated coastal access parking spaces may be approved only when: the equivalent number of spaces are replaced on the same campus; the spaces are distributed to maximize public access; and the spaces are relocated in beneficial proximity to nearby public coastal access, recreational, and ADA accessible amenities. The relocated spaces shall be identified on the Coastal Access Program Map (Figure E.4) as part of the LRDP amendment.

Policy TRANS-24 - Public access shall be allowed within and around the Coal Oil Point Reserve, consistent with the Coastal Access Program and Trails Maps (Figures E.3 and E.4). Fences, signs and information maps delineating the perimeter of the Reserve shall be provided and maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except essential service and emergency vehicles) for the purpose of protecting the Reserve’s sensitive resources by encouraging and directing the public to remain on the authorized trails. Restrictions placed on coastal access, such as limits on timing or location of access, require authorization pursuant to an LRDP Amendment, except for temporary closures for emergencies or to protect fragile coastal resources consistent with Policy PA-06.

Policy TRANS-25 - The cost of parking shall not exceed the fee charged for parking permits on the Main Campus. The University shall ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses.
The University shall provide signs at the nearest public road to the entrance to each coastal access parking lot on North and West Campuses that inform the public of the availability of public parking for beach users. Information as to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk located in University Plaza.

**Policy TRANS-26** - Any changes to the development and implementation of open spaces, public access and trails planning for North and West campuses, including the Coal Oil Point Reserve, shall be coordinated with the City of Goleta, the County of Santa Barbara, and the California Coastal Commission.

**Policy TRANS-27** -

A. The University shall track and maintain a detailed account of the number and location of the parking supply for each of the following:
   - commuter parking spaces, with a specific subcategory evaluating commuters for recreational events and a subcategory evaluating visitor spaces;
   - residential parking spaces (residents and guests) for each housing development;
   - dedicated Coastal Access Parking; and
   - other Reserved Spaces and Timed Parking.
   For the purposes of this policy, commuter parking shall mean the parking spaces that serve all vehicles arriving to campus except for residential parking spaces.

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

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

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

END OF SECTION
Pedestrian path additions shown are approximate locations.
F. LAND AND MARINE RESOURCES

Among the University of California, Santa Barbara’s most notable physical characteristics are its spectacular coastal setting on the edge of the Pacific Ocean, its backdrop of the Santa Ynez Mountains, its rich campus landscape, and its particular open spaces, lagoon and sloughs. The LRDP proposals take advantage of this stunning setting by creating an integrated landscape balanced by both intimate spaces and scenic natural areas (Figure F.1* end of chapter).

The two primary features of the landscape described in the LRDP are the Greenbelt connecting the campus between the Devereux and Goleta sloughs and the clear axial organization of the Main Campus. This creates a large organic open space with a clear grid for development; it also protects natural areas from disturbance. A variety of smaller, more intimate spaces will also be created, including internal courtyards and quads in building complexes. Courtyards will serve as outdoor lobbies for new campus buildings and reflect different architectural and landscape styles responsive to the scale, orientation, and use of surrounding buildings.

CIVIC SPACES

GREENBELT
The main focus of the campus’ Open Space framework is the regional Greenbelt that connects the open spaces of the Ellwood-Devereux Coast with the Goleta Slough. This Greenbelt would include campus areas on the West and Storke campuses, as well as community open space in Isla Vista and the City of Goleta. Much of this area is currently disconnected and treated as leftover space at the back of existing developments. The LRDP considers these areas as a continuous Greenbelt that could provide a regional amenity for the community, open space for University neighborhoods, a reservoir of environmentally sensitive habitat areas, and an important corridor for wildlife.

In addition to Greenbelt, the LRDP defines four primary public open spaces on the Main Campus: two north-south spaces that visually connect the Santa Ynez Mountains to the ocean, and two east-west spaces that cross the campus from Isla Vista to the ocean. The north-south corridors and the Tower and Library malls connect major entries and civic spaces on campus with natural open spaces. The east-west corridors, Pardall Mall, the Campus Green, and the Campus Quad together connect Isla Vista on the west with the ocean bluffs to the east. These four main corridors contain diverse public gathering spaces that have evolved into key campus destinations. These include University Plaza, Storke Plaza, the Campus Green, Kirby Crossing, the Campus Quad, and a terrace overlooking the extreme southern edge of Library Mall, which marks the transition of the formal campus landscape to the natural landscape of the Campus Lagoon.
TOWER MALL
Tower Mall will create a grand entrance from Mesa Road to Storke Plaza. It is a primary entrance to the heart of the campus. A direct pathway will connect a redefined bus drop-off area to Storke Plaza. The curvilinear planting of deciduous trees on the east side would line this space, enhancing its appeal to both pedestrians and bicyclists. A line of palm trees would anchor the west side of the mall, creating shady spaces with dappled sunlight. Essentially formal in design, these landscape setbacks would also soften the edges of new building facades.

Storke Plaza is one of the campus’ major public spaces; but despite its central location and proximity to the University Center it is seldom used as a gathering space. By softening the ground plane with grass and opening the plaza from a single side to three sides, Storke Plaza would become more inviting. Shade trees along the edges would provide relief from the afternoon sun while the new sloping lawn area would invite outdoor activities and provide a place for contemplative observation.

PARDALL MALL
Pardall Mall is the main east-west thoroughfare across the campus and contains the primary pedestrian and bicycle connections with Isla Vista. The plan calls for a grand avenue from the Isla Vista campus entrance to the Pacific Ocean. An expanded and remodeled Davidson Library will continue to anchor the center of this space and provide better connections to adjacent walkways. Future buildings near the library at the crossing of the Pardall and Library malls would be taller than buildings at the edge of the campus to underscore the importance of this location. With a more strongly defined Pardall Mall, every part of the campus would be better connected and share common space with many University departments.

CAMPUS GREEN AND QUAD
The 2010 LRDP calls for the creation of two well-defined spaces on the Campus Green, each with a distinct character based upon their established strengths. The Campus Green would be unique in its informal plantings of large deciduous and Ficus trees, which together would create a serene setting, while the undulating ground plane would contrast with the typical flat lawns found throughout the campus. Despite its adjacency to the Campus Green, the Campus Quad’s atmosphere would be entirely different. Two smaller anchor buildings would be built on each side of the quad with active uses such as classrooms or class laboratories on the ground floor. The landscape between the new buildings would be further transformed with a distinctive formal alley of trees and a flat lawn.

LIBRARY MALL
The contiguous open space that makes up the Library Mall is actually a collection of distinct and separate spaces. A raised area with a seat wall and an elevated lawn would provide both a welcoming oasis and meeting locations. Large palms would line one side of the lawn while other large trees would grace the library’s facade. A pedestrian-only zone would become the north-south connection between the main entrance at University Plaza and the lagoon, and also connect with the Campus Green. A new water feature or something visually similar, and the central plaza, would together celebrate the intersection of Library Mall and the Campus Green and provide a critical visual transition between the north-south and east-west pathways.

The Campus Lagoon terminus at Library Mall provides a unique opportunity for a graceful transition from a formal walkway and gathering space to the natural setting of the lagoon. A new connection to the lagoon would be created by directly connecting this area with the water. A stairway incorporating water and native plants would bring nature into the mall area and connect the campus core with the lagoon environment. The lower walkway around the lagoon would be upgraded to an esplanade for bicycles and pedestrians.
LANDSCAPE AREAS
Landscaping would not only be important in key regional and campus spaces; it would beautify small areas as well to create a rich tapestry of different types of spaces arranged along a clear grid of malls and walkways. Many elements of the campus plan can be achieved by the simple and cost-effective process of removing temporary buildings and improving the campus landscape.

ENTRIES
Careful consideration has been given to improving the east and west entries to the campus, especially at West Campus, as well as to entries to the housing projects that face community streets. Proposed plantings, walls, and signs would reflect a unified University image that is visually harmonious with the area. There are numerous opportunities to improve the distinctive character of the University at intersections such as Mesa and Ocean roads and where Ocean Road connects to Isla Vista streets.

PERIMETER PLANTING
Campus transition zones would be created to aesthetically complement the stunning natural environment along the coast, lagoon, slough, and woodlands. This will forge a strong connection with the extraordinary natural resources on and around the campus. The paths and overlooks along the top of the east bluffs and walkways around the lagoon are wonderful places to showcase the differences between more natural and more formal horticultural landscapes.

CORRIDORS
Large-specimen trees and tall palms would line major walkways. Plant heights would be shorter in smaller spaces. At the pedestrian level, for instance, there will be additional plant detail, color, and texture. Every opportunity should be taken to create more places to sit down along walkways, in courtyards, and at entrances to buildings and classrooms.

COURTYARDS
Plants will also visually enhance courtyards. This will provide the additional academic opportunity to showcase the tradition of Santa Barbara gardens, and would include arboretum collections and thematic designs.

FRONT YARDS
Landscape buffers in front of every building would unify open space corridors, cover blank walls with vegetation, and soften large expanses of concrete. Plants of different heights and species would create a layered effect that would add both visual interest and variety.

RESIDENTIAL
Housing neighborhoods would be made up of blocks or halls with buildings purposefully arranged to create either courtyards or quad spaces, which will in turn connect to open space for playfields, parks, greens, and playgrounds.

NATURAL AREAS
Over half of the campus’ 1,120 acres is naturalized open space, with a mixture of both exotic and native plants. Some of these areas, like Lagoon Island, provide areas for walking and sightseeing as well as important habitat value. Other areas, like the Coal Oil Point Reserve, have limited public access to protect fragile coastal ecosystems. Landscape plantings in natural areas would consist of locally native plants selected for compatibility with the habitat context and wildlife use of the area under consideration.
CAMPUS LAGOON ISLAND
The Campus Lagoon Island — actually a peninsula that extends north to the lagoon from the coast — is a relatively undisturbed landscape of native grasslands, trees, and shrubs that support a variety of wildlife and different types of plant communities. The island and adjacent Goleta Point would retain their natural characters since they are an integral part of the Main Campus’ open space network. Each is accessible by paths along the coastal bluffs and beaches. Pedestrians would still be allowed access to designated pathways in most of these areas, and unobtrusive seating areas would be created. Bicyclists will not be permitted in either area.

EAST BLUFFS
The East Bluff area includes the mesa top, the bluff face, and the beach next to Lagoon Road. This area has a mixture of horticultural trees including Mexican Fan palms, and native and exotic plants that can be seen from pedestrian paths and a paved bicycle path. Other improvements include seating, safety fencing and a beach stairway north of Parking Lot 6. Dramatic views of the coast would be enhanced by slight grade changes to remove portions of the artificial earthen berm that obscures sight lines from sidewalks and Lagoon Road.

NORTH BLUFFS
The North Bluffs of the Main Campus mesa have been extensively replanted with oak and upland forest. A belvedere serves as an overlook to the Goleta Slough and the airport, and connects with a trail that winds along the bluffs between the Storke Campus and the east entrance to the campus.

WETLANDS
All areas of the campus have wetland areas, including small vernal pools on the North Campus, brackish marsh on Storke Campus, and large bodies of water like the Devereux Slough and the Campus Lagoon. These environmentally sensitive wetlands support a rich variety of plants and wildlife.

COAL OIL POINT RESERVE
The Coal Oil Point Natural Reserve (COPR) covers 165 acres of protected coastal habitat on the West Campus, including rare native habitat and wildlife. The COPR beach is a breeding ground for the Pacific coastal population of the threatened Western Snowy Plover and the endangered California Least Tern. The Belding Savanna sparrow breeds in the pickle weed habitat of Devereux Slough. Rare invertebrates such as the Globose Dune beetle (Coelus globosus), the Dune spider (Aptostichus simus), and the Sand Tiger beetle (Cicindela theatina) share the beach and dunes with the Snowy Plover. This reserve also hosts a number of natural resource conservation and land stewardship educational programs.

South Parcel Nature Park
The currently undeveloped south parcel on the North Campus would be improved and restored as native grasslands, vernal pools, and riparian areas. Pedestrian paths would be reorganized to connect with the Ellwood Mesa and protect sensitive habitats. The drainage system would be changed to slow down the sedimentation of the Devereux Slough. The South Parcel Nature Park is part of the North Campus Open Space Area and integrated with the restoration of the former Ocean Meadows Golf Course, which was donated to the University of California in 2013.

West Campus Bluffs Nature Park
Proposed improvement to the West Campus Bluffs area include the consolidation of many small structures into a building complex set well back from the bluffs, and the habitat enhancement of coastal bluff scrub, native grasslands, and vernal pools. Parking would be restricted to the reconfigurations of existing areas, and public access would continue to be provided for pedestrians and bicyclists on the top of the bluff. A small restroom and bluff stairs would better accommodate visitors.
North Campus Open Space Area

In April of 2013, the UC Office of the President accepted the donation of the 64-acre former Ocean Meadows Golf Course from the Trust for Public Land. The site is almost entirely surrounded by UCSB property and is now incorporated into the LRDP and designated “Open Space.” The former golf course was donated with the obligation that it be maintained as permanent open space and provide passive recreation, coastal wetland and wildlife habitat conservation and restoration, and associated research and environmental activities.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)

The LRDP identifies many natural areas as environmentally sensitive habitat areas (ESHA) because they contain plant or animal life which are either rare or especially valuable because of their special nature or role in an ecosystem and could be easily disturbed or degraded” (Coastal Act Sections 30107.5 and 30240). These areas are formally protected under the LRDP through policies that address appropriate development within and adjacent to ESHA, through an ESHA overlay which identifies the location of known sensitive habitat areas; and through the application of the Open Space land use designation (Figures D.1 and D.2). Some locations of ESHA on campus lands (such as within the Ocean Meadows site) have not been fully delineated but would be subject to full protection and restoration under UC Santa Barbara’s stewardship. Other areas are included as open space in consideration of the significant visual resources afforded by the location or because the area is protected as a buffer for ESHA. These open spaces include the strips of land along the top of the ocean bluffs on the Main and West campuses, the banks of the Campus Lagoon, the areas bordering the Storke Campus Wetland, and the banks on the east side of the Devereux Slough. In other areas of the campus where environmentally sensitive locations exist without adjoining open space to serve as a buffer, the LRDP provides environmental protection through policies and standards that cover issues like building setbacks, run-off controls, fencing, and signs. Policies related to ESHA protection are listed in the next section.

The 2010 LRDP identifies ESHAs, including but not limited to, in the following areas:

- Portions of the Coal Oil Point Natural Reserve
- The Campus Lagoon island and Goleta Point
- Bluffs adjacent to Goleta Slough
- Ocean bluffs
- Beaches
- Storke Wetlands
- Seasonal and perennial wetlands, including vernal pools
- Riparian areas
- Streams and creeks
- Devereux Slough and its surrounding habitat areas
- Native purple needle grasslands
- Native creeping rye grasslands
- Coastal bluff scrub
- Venturan Coastal Sage
- Foredune and dune habitats
- Western Snowy Plover habitat
- Nesting and foraging habitat for rare raptor species such as the White-tailed Kite
- Monarch butterfly aggregation sites
- Other habitat supporting rare wildlife species and corridors
- Rare plant habitat (such as Santa Barbara Tarplant & Honeysuckle)

These areas include known or currently mapped ESHA on campus lands (Figure F.2*); unmapped or undiscovered areas could, however, meet ESHA definitions in the future. Non-native trees that provide Monarch roosts or contain raptor nests also often qualify as ESHA.
ECOLOGICAL RESTORATION

The University has restored large areas of the campus to more natural conditions, and this ecological restoration would continue over the LRDP's planning horizon. Proposed large-scale restoration projects include a nature park on the South Parcel, approved by the CCC in 2006. Additional restoration efforts would continue, especially in the Coal Oil Point Reserve, the North Campus Open Space and around the Campus Lagoon. The Greenbelt on the West and Storke campuses presents the multi-jurisdictional opportunity to improve its biological quality while increasing the Greenbelt’s value as open space and a community educational resource. The gardens, greenhouses, and open spaces east of Los Carneros Road also provide important planting areas and a nursery for restoration activities. The LRDP includes policies that apply to restoration of habitat and open space and all such activities require approval through a Notice of Impending Development.

RESTORATION PROJECTS

Restoration projects on the UC Santa Barbara campus have been undertaken on all four campuses and ranged from modest native oak tree planting along roadways to larger-scale wetland creation and enhancement projects that will require decades of careful maintenance and attention. The restoration projects are shown on Figure F.3* and include:

1. **West Storke Wetland restoration, 2006.** This project included minor grading, planting native plants, and weed control. The project also included enhancement of a public access trail, including interpretive signs.

2. **North Bluff restoration, 1997.** The project included active native plant planting on the west side of the site and along the edge of Mesa Road. A pedestrian trail along the north bluff and a viewing area were constructed.

3. **East Storke Wetland restoration, 2003.** The eastern edge of the East Storke Wetland, north of Harder Stadium, was cleaned of debris and exotic plants were removed and native oak trees planted.

4. **Mesa Road tree planting, 2007.** Over 40 coast live oak trees, sycamores and cottonwoods were planted along the edges of the road.

5. **Manzanita Village and Lagoon Park, 2000 – 2005.** This restoration project included six acres of restoration with five vernal pools and three vernal marshes with a complete bio-swale system that receives and filters water from 70 percent of the housing site.

6. **East “Depression” restoration, 2001.** This restoration project was a student class project with the Cheadle Center for Biology and Ecological Restoration (CBBER), which restored 0.5 acres of coastal dune structure and vegetation, including the extensive removal of ice plant.

7. **Quarry site restoration, 2002.** This restoration project was a student class project with CCBER that included the creation of shallow shorebird habitat, salt marsh vegetation, and two small back-dune ponds.

8. **West and East “Depression” expansion and restoration, 2005-2007.** These projects were conducted by CCBER with student interns to convert weed-dominated coastal areas to salt marsh and coastal dune plant communities.
9. **Lagoon Point restoration, 2006.** This 0.25-acre restoration was a demonstration project using coastal sage scrub species to evaluate the time and effort required to convert non-native annual grassland bluffs to native coastal sage scrub.

10. **Prescribed burn. 2006-2008.** As part of on-going restoration activities conducted by CCBER within the campus natural areas, a 0.7-acre prescribed burn was conducted on Lagoon Island to reduce the impact of non-native grasses and facilitate restoration of the area. Following the burn, patches of vegetation were planted with locally collected native seeds and seedlings.

11. **Live oak restoration planting, 2005.** Under the direction of CCBER, 1,000 acorns were planted on Lagoon Island for student research projects in oak restoration and to contribute to the restoration of Lagoon Island. Over 700 of the acorns grew into juvenile trees.

12. **Chancellor’s Slope, 2006.** This CCBER-sponsored project followed the removal of two eucalyptus trees on the slope below the Chancellor’s residence near the Campus Lagoon with the hand weeding, installation of coconut netting and planting of native coastal sage scrub plants in an approximately 5,000 square-foot area.

13. **Shorebird habitat islands and salt marsh restoration, 1995.** This restoration project created small islands in the Campus Lagoon for salt marsh and shallow water habitat for shorebirds. The small islands attract more than 100 birds, which are monitored annually by CCBER. This project also included restoration to the riparian woodland edge in 1996. This restoration project is an integration of storm water flow and 4,000 square feet of native planting of riparian species: willows, rushes, blackberry, oaks and other species.

14. **San Nicolas slope planting, 2006.** Following removal of eucalyptus trees in 2006 and 2007, approximately two acres of slopes were planted with native coastal sage scrub.

15. **East Bluff restoration, 2003 and 2006.** The area northwest of the sewer pump station was re-vegetated with native scrub. Exotic plants were removed, a suitable soil layer was created, and jute netting was installed for soil stability and erosion control.

16. **Parking lot bio-swale, 2004.** A bio-swale was created along Parking Lot 38 on Storke Campus, extending about 5,000 linear-feet with native vegetation and wetland plants to absorb storm-water runoff from the parking lot and road.

17. **San Clemente restoration project, 2006.** A Storm Water Management System (SMS) was integrated into a wetland restoration project as part of the San Clemente housing project. The project included 2.2 acres of wetland restoration and three basins for water containment and purification. Non-native plant species and stockpiled soil were removed and the area was planted with native vegetation, including Southern Tarplant.

18. **North Parcel faculty housing restoration, 2008.** Approximately 15 acres of wetlands, riparian area, monarch butterfly habitat, and native grassland areas will be restored on the 30-acre north parcel. Restoration includes removing exotic plants, fine grading, planting native vegetation, constructing trails, and installing fences and interpretive signs.

19. **South Parcel, 2008.** The South Parcel Nature Park project includes removing exotic plants from the 70-acre site, planting with native vegetation, improving public access trails, and improving drainage and runoff by constructing a system of interconnected sediment basins. The 70-acre South Parcel is to be held under a permanent conservation easement with the Santa Barbara County Land Trust.
20. **Phelps Creek restoration, 2007.** Restoration included grading the eastern edge of Phelps Creek to a more natural slope, opening-up the channel, and planting the creek edge and banks with native riparian vegetation.

21, 22, and 23. **“Green” fence for Coal Oil Point Reserve, 2004-2006.** A fence barrier of native coastal scrub was created around the northern Reserve boundary to reduce bicycles trespassing into the reserve.

24. **Devereux culvert replacement restoration, 2007.** Areas adjacent to the slough margin that were temporarily impacted from the replacement of Devereux Culvert were re-vegetated with wetland and upland plants.

25. **Northeast corner of COPR, 1999 to present.** The area between the slough margin and the boundary of the reserve was improved by removing the exotic species and planting native coastal scrub.

26. **Pedestrian Coastal Access project, 2008.** This approved restoration project is part of the South Parcel Nature Park and would remove a series of braided, eroded trails to Sands Beach and create one stable pathway down to the slope. Exotic vegetation would be removed and a “green” barrier consisting of native vegetation would be installed along the Reserve boundary.

27. **Dune pond restoration, 2001.** This project eradicated pampas grass from the dune pond area on the Reserve.

28. **Vernal Pool creation, 1987.** This vernal pool creation project was the first of its kind in Santa Barbara County and required grading, drainage, planting local genotypes, and maintenance for several years to establish the plants and adjust drainage.

29 and 30. **West margin of Devereux Slough, 2000-2007.** This phased restoration project focused on removing non-native Acacia, Myoporum, and Tamarix from the margin of the slough. Eucalyptus trees near the slough margin were thinned and the area was replanted with native coastal scrub. The project will also create new habitat for the endangered Ventura Salt Marsh Milk Vetch.

31. **Eastern margin restoration, 2001.** Reserve staff removed the ice plant that covered the area between the slough and the road and planted native coastal scrub.

32, 33. **North Finger drainage, 1998.** Exotic plants were removed from the North Finger of Devereux Slough and riparian vegetation was planted to restore the natural habitat.

34. **Ice plant and Poplar eradication, 2007.** The dunes along the slough margin are being restored by removing non-native vegetation, including ice plant and poplar.

35. **Eucalyptus row on the southern COPR margin, 2007-2009.** This project aims to restore this important area adjacent to the slough and plover breeding area. The project will remove small exotic shrubs and trees and thin the lower limbs of larger trees. Native scrub will be planted in the area.

36. **South Finger restoration, 2001.** The Devereux Foundation restored the South Finger wetland. Exotic vegetation was removed and riparian wetland vegetation was planted.
37, 38, 39, 43, and 44. **Vernal Pool restoration on the West Campus Bluff, 2001.** This project restored some degraded vernal pools located both on the West Campus Bluff and the loop road.

40. **Eastern Dune restoration. 1999.** This six acre back dune habitat was dominated by non-native acacia trees. The trees were removed and dune seeds collected from the surrounding dunes were broadcast in the area.

41, 42. **Entrance to Sands Beach, 2000.** The exotic annual grassland and acacia were removed and the area was re-vegetated with coastal dune scrub.

45. **Mobil mitigation, 2001.** The soil in this area near the Marine Terminal was found to be contaminated from oil storage activities. Contaminated soil was excavated and removed and the area was re-vegetated with non-local native species.

46. **Sierra Madre Housing site future restoration.** Seasonal wetland and riparian areas will be restored on the 14-acre Storke/Sierra Madre site. Restoration includes removing exotic plants, fine grading, planting native vegetation, and installing fences and interpretive signs.

47. **Chase Mitigation Wetland.** This 11,775-square-foot site was off-site mitigation for a privately-owned housing development (NOID 3-10) in Isla Vista and involves vernal pool restoration and expansion.

**Maintained Water Quality Management Facilities**

Over time, the campus has developed a number of stormwater and drainage management features to capture runoff in bio-swales or other retention systems, filter it, and allow it to recharge the groundwater on campus. Some of these features have been created through the NOID process for a project and some the campus has developed separately.

The following maintained water quality management facilities are approved by the Coastal Commission through Notice of Impending Developments:

- NOID 4-91-34 - Environmental Health and Safety Building drainages
- NOID 2-96 - Tennis Court Relocation drainage improvements
- NOID 1-98 - Manzanita Village bio-swales
- NOID 4-02 - Lot 38 Bioswale
- NOID 2-04 - San Clemente Stormwater Management System
- NOID 1-06 - Ocean Walk Faculty Housing-contains many onsite bio-swales
- NOID 1-06 - Sierra Madre Housing-contains onsite bio-swales
- NOID 4-09 - Infrastructure Renewal Phase 1 - Library Mall rain garden and San Nicolas wetland

**CALIFORNIA COASTAL ACT**

Section 30240 of the Coastal Act protects environmentally sensitive habitat areas against significant disruption and allows very limited use within those areas:

§30240

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

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.
LRDP POLICIES
The following list of policies provides protection of Open Space lands for the purpose of buffering sensitive coastal resources from potential disturbance generated from offsite land uses. The areas designated as Open Space shall provide spatially and ecologically connected corridors established and managed for the conservation of a mosaic of coastal wetlands and other significant habitat areas.

OPEN SPACE
Policy OS-01: The Open Space designated on Figure D.1 shall establish the location and limits of Open Space (OS) areas subject to the OS policies set forth herein. The Open Space protection Policies OS-02 through Policy OS-10 shall apply to all designated open space areas with the exception of the open space areas at: Commencement Commons, UCEN lawn, and Pearl Chase Garden (Figure B.8).

Policy OS-02: The campus lands designated “Open Space” (OS) on the Land Use Map (Figure D.1) shall be set aside and permanently preserved and protected from development and disturbance for the primary purpose of providing spatially and ecologically connected areas and corridors in perpetuity. OS lands shall be managed to enhance, restore, preserve and expand wetlands, grasslands, raptor habitat, rare species habitat, and other significant habitat areas. Where supported by biological evaluation, minor adjustments may be feasible along the periphery of the Open Space-designated lands through a Commission-approved LRDP amendment. The intent of the edge adjustments shall be to refine the boundary of the 2010 LRDP land uses rather than accommodate additional land uses.

Policy OS-03: New development within OS lands shall be limited to the allowed land uses listed in Section D, Land Use for the Open Space land use designation. Consistent with the uses allowed within OS lands, future development within OS-designated lands may specifically include, but not be limited to, the following, subject to other pertinent policies and provisions of the LRDP, and shall require a NOID:

1. Public coastal access parking at Coal Oil Point, North Campus Open Space - Ocean Meadows, and West Campus Mesa, including ADA-compliant links where feasible from the parking area at Coal Oil Point to the section of the California Coastal Trail along West Campus Bluffs.

2. A visitor or interpretive center on the North Campus Open Space – Ocean Meadows site pursuant to Policy LU-19.

3. Road widening or other road improvements, including the required bridging crossing of the wetlands between West Campus Mesa and North Knoll that is necessary to accommodate an alternative vehicular access on West Campus and implement the Slough Road conversion pursuant to Policy TRANS-12.

4. The route from Parking Lot 38 to Los Carneros Road may be retained for bicycle and pedestrian use and necessary emergency vehicle access, provided that the connection through the open space is re-engineered to include a bridge or alternative crossing that retains a natural open connection to provide wetland connectivity consistent with Policy LU-28.

Policy OS-04: The University shall provide for the comprehensive planning, tracking, management, and monitoring of the OS-designated lands in accordance with the following:

1. To offset the increased intensity of development associated with the build-out of the 2010 LRDP, the University shall fully restore the North Campus Open Space – Ocean Meadows site. The University’s responsibility to restore the site shall not preclude community involvement or community restoration projects on the site. Such restoration shall include habitat restoration, coastal access parking and trails, and potentially a visitor or interpretive center. The restoration shall be initiated prior to
occupancy of the first campus housing project NOID approved subsequent to the 2010 LRDP and shall be fully installed by 2030, and monitored and maintained until successful. The restoration of the Ocean Meadows site shall begin prior to completion of the comprehensive LRDP Open Space Management Plan required in Policy OS-09 if the Plan is not complete prior to the required initiation period (prior to occupancy of the first housing project). In this interim period, the University shall submit individual restoration projects as a Notice of Impending Development.

2. Open Space, other than the North Campus Open Space – Ocean Meadows and areas already subject to restoration, shall remain available for habitat conservation and public access purposes. Restoration of the remaining available open space may be implemented as project-driven mitigation or as voluntary restoration projects as funding becomes available and in accordance with the priorities for restoration projects that are set forth in the OS Plan required pursuant to Policy OS-09. Prior to completion of the LRDP Open Space Management Plan, restoration projects may be implemented pursuant to individually approved NOIDs.

3. The University shall implement, in phases, the improvements identified in the University’s portion of the Ellwood-Devereux Open Space regional planning effort consistent with the provisions of the LRDP. The improvements include maintenance of the Coastal and de Anza Trail formalization and development of a public coastal access trail system on North and West Campus consistent with Figure E.3, installation of designated public coastal access resources including parking, three beach access improvements, restrooms at Coal Oil Point, beach access improvement at “Jail House,” South Parcel Nature Park Enhancement Area, and West Campus Bluffs Nature Park Enhancement Area.

4. The status of the cumulative restoration of the Open Space shall be tracked and annually reported to the Executive Director consistent with Policy OS-09. The tracking report shall include remaining restoration priorities and unmet funding requirements.

5. The University shall remediate and re-plant with appropriate native species eroded or compacted areas that have resulted from unauthorized trails within Open Space and shall prevent further trespass.

Policy OS-05: Existing underground public service utilities such as water, sewer, electricity or natural gas service lines located within OS-designated lands may be repaired and maintained as needed. Existing overhead utility lines shall be removed or undergrounded at the earliest feasible opportunity utilizing the least environmentally damaging methods.

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

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

Policy OS-08: Except for the purpose of habitat restoration and emergency vehicles responding to an emergency, motorized vehicles shall not be allowed on paths and trails located within OS-designated lands. New pedestrian or bicycle facilities within Open Space shall be located and designed in a manner to minimize potential impacts to environmentally sensitive habitat areas to the maximum extent feasible.
Policy OS-09: Within three years after certification of the 2010 LRDP Update, the University shall prepare and submit an LRDP Open Space Management Plan for certification as an LRDP amendment.

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

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

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

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

4. The Plan shall require the full restoration of North Campus Open Space – Ocean Meadows pursuant to Policy OS-04 and shall identify other restoration opportunities within the Open Space that may be achieved through future NOIDs. The Plan shall include measurable milestones to implement the North Campus Open Space – Ocean Meadows restoration by 2030. The restoration projects identified for Ocean Meadows lands shall be ranked in accordance with the degree of ecological benefits provided by each project. The restoration identified within the approved Plan for other OS lands shall be similarly ranked. However, the restoration of Ocean Meadows lands shall be required as mitigation for the overall increase in density and intensity approved in the LRDP Update. Other restoration projects on OS lands may be undertaken as other funding sources become available but shall not substitute for the required restoration of Ocean Meadows by the University.
5. The Plan shall ensure that the tree masses serving as raptor habitat and/or monarch butterfly aggregations (e.g., near Storke Wetlands, West Campus, and the Ellwood Marine Terminal site) have a phased restoration that ensures there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence or for any reason, including habitat management objectives, must be removed. Tree species adequate to replace the function of the existing trees shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Locally native tree species such as the coastal live oak and sycamore that offer suitable nesting habitat upon maturation shall be preferentially planted in appropriate locations, in an effort to gradually convert the non-native woodlands to native woodlands, using acorns and cuttings collected within twenty miles of UCSB. However, other tree species that are native to other coastal California areas (such as Monterey cypress) may also be planted. Consideration shall also be given to including within the planting palette understory layers of locally native species, such as elderberry and willow and herbaceous species known to support native pollinators and other wildlife. Where existing trees are significantly pruned or removed within Open Space areas of campus, appropriate native tree species and understory plantings shall be immediately planted. Volunteer seedlings of non-native tree species may be removed to support the gradual conversion of existing woodlands to predominantly locally native tree species. Open space foraging areas located adjacent to or near nesting trees are of particular importance for the conservation of white-tailed kites, and shall be considered ESHA, and shall not be converted to other habitat types if the net area of similarly located white-tailed kite foraging habitat would be reduced.

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

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

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

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

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

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

1. The University shall track the Open Space Plan implementation, and status of each restoration project, to ensure that the restoration goals and success criteria are achieved.

2. The University shall submit an annual Open Space Tracking Report to the Executive Director of the Coastal Commission or its successor agency reporting on the status and success of the cumulative restoration of the Open Space. Where restoration goals are not being met, the University shall suggest additional measures to meet those goals.

3. At a minimum, the Campus Habitat Restoration Map shall be updated subsequent to the approval of a new NOID that includes habitat restoration or other NOID that affects OS-designated lands. The Campus Habitat Restoration Map shall additionally be included as part of the annual Open Space Tracking Report.

4. The panel of expert advisors and CCBER staff will be convened periodically, as funding allows, to review and oversee the restoration and enhancement activities undertaken pursuant to the approved Plan and will report their findings in writing to the Executive Director in alternate years commencing two years after Commission approval of the Plan. The panel will provide recommendations to update the Open Space Plan as necessary to address problems in implementation or otherwise adapt to new knowledge of habitat or open space planning.

Policy OS-10: Habitat of the western snowy plover, including resting, foraging, and nesting habitat, shall be preserved and protected from disturbance. Access to trails near plover habitat may be managed to protect plover populations during nesting season.

LRDP POLICIES
The following list of policies broadly protects significant habitat and resources on all four campuses. These policies protect the Storke and Devereux slough wetlands from adjacent development projects as these areas are built. The Coal Oil Point Reserve is protected by fences, signs, a prohibition against vehicles and mowing, and limitations on buildings in the Reserve. Trees that provide habitat for sensitive birds and butterflies are also protected.

Wetlands are additionally protected by policies prohibiting filling, swimming, and vehicles. Policies require housing setbacks from the Devereux Slough. Pedestrians, equestrian, and bicyclists are restricted to designated trails. Unleashed dogs are prohibited on wetlands, beaches, and the Coal Oil Point Reserve. Buildings that are not marine laboratories must be at least 100 feet from the Campus Lagoon. Pesticides for use in mosquito abatement are limited to environmentally sensitive pesticides such as VectoBac®. Vegetation management for fire control is practiced in a manner compatible with the protection of sensitive habitat areas. Rodent control using products that may adversely affect the wildlife food chain are not used anywhere on campus.

To protect these environmentally sensitive habitats, a number of development standards appear as policies in the LRDP. These standards include noise limits, lighting limits and other requirements, and re-placement ratios for the removal of grasslands and trees. Figure F.5* depicts the buffers that protect sensitive areas from development.

Policies also require the removal and restoration of the Ellwood Marine Terminal by 2016 and restoration of the South Parcel as a nature park.
LAND RESOURCES

General

**Policy ESH-01** – Except for public access improvements and habitat restoration, south-facing ocean bluffs on campus lands shall remain in, or be restored to, natural conditions.

**Policy ESH-02** – Pedestrians and bicyclists shall be encouraged to remain within designated trails, corridors and bike lanes. Signs shall be located and maintained as necessary to encourage appropriate use of pedestrian and bicycle routes. Barriers shall additionally be installed if necessary to protect sensitive resources from trespass as authorized pursuant to a Notice of Impending Development.

**Policy ESH-03** – Trails shall be sited, designed, constructed, signed and maintained in a manner that limits disturbance of ESHA and open space to the maximum extent feasible. Where necessary and no alternative exists, limited use of ESHA buffer areas may be authorized for such trails provided the trail is aligned along the outermost area of the pertinent buffer and the intrusion of the trail route is minimized through design and landscaping features. Lighting shall be subject to Policy OS-07.

**Policy ESH-04** – Transportation corridors for bicyclists shall be sited, designed, constructed, signed and maintained in a manner that encourages safe, multi-modal campus transportation and reduces motorized vehicle miles traveled while avoiding disturbance of open-space, ESHA, and ESHA buffers. Where a critical component of a proposed bicycle corridor would unavoidably encroach into an ESHA Buffer or Open Space, the extent of such encroachment shall be minimized to the maximum extent feasible and unavoidable residual impacts shall be fully mitigated.

**Policy ESH-05** – Nature trails, intended for the passive enjoyment of the open space/ESHA resource, shall be restricted to pedestrian use and sited to afford the user an experience of the resource, provided that such trails are designed to protect the resource.

**Policy ESH-06** – Operational noise levels shall not exceed state standards. The following operational noise sources are not subject to the maximum sound levels:

(a) Noise of safety signals, warning devices and emergency pressure relief valves; and

(b) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc.

For all special events where the proposed event or activity is expected to generate significant noise in close proximity to sensitive receptor locations, the campus shall impose limitations on the hours of the event or activity.

**Policy ESH-07** – Construction noise levels shall not exceed state standards of 65dB(A) at property lines except at Coal Oil Point Reserve where the maximum allowable construction sound levels shall be more restrictive and shall not exceed 60 decibels on the A-weighted scale.

**Policy ESH-08** – Orchards, vegetable, and other gardens should be incorporated into housing projects wherever practical, and existing legally-established gardens encouraged to continue. Where orchards and gardening plots are proposed, these features shall be incorporated into the campus housing project landscape plans.

**Policy ESH-09** – Fencing and other types of barrier installations on campus shall be wildlife-safe and wildlife-permeable, except where such barriers are necessary to restrict unauthorized human entry, the restricted area has no habitat value, and the placement of the barrier does not have an adverse impact on wildlife. Development in or adjacent to environmentally sensitive habitat areas or open space shall be designed and constructed to ensure the safe movement by wildlife (such as through the clustering of bridged crossings of wetlands to replace culverts, etc.).
Policy ESH-10 – The University shall use mosquito control methods with the least effect upon non-target organisms and shall use environmentally sensitive pesticides (such as VectoBac®). Wetlands shall not be drained for this purpose, nor shall native wetland vegetation be removed, nor shall non-native larval predators be introduced.

Policy ESH-11 – The use of any noxious and/or invasive plant species listed as problematic, a ‘noxious weed’ and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California or the U.S. Federal Government shall be prohibited in all campus landscaping.

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

Policy ESH-13 – New development shall be sited to ensure that vegetation management (including clearing, landscaping/irrigating, and thinning) associated with fire reduction/fuel modification activities (including mowing of grasslands) required by the Fire Department for long-term fire safety does not intrude within environmentally sensitive habitat areas (ESHA) or wetlands. Fire reduction/ fuel modification activities may occur within ESHA buffer or wetland buffer areas, provided that: (1) the fire reduction/fuel modification activities are the minimum necessary to meet fire department requirements, and (2) the fire reduction/fuel modification activities are implemented pursuant to a Commission-approved fire reduction/ fuel modification plan that ensures the long-term protection of habitat values. Where fuel modification intrudes into the ESHA buffer, the impact shall be mitigated pursuant to Policy ESH-23.

Policy ESH-14 – Topsoil that is excavated, stored, or moved as part of an approved development shall be managed to preserve the viability of the mycorrhizae by being stockpiled no higher than 3 feet to protect the viability of the mycorrhizae. To the extent feasible, topsoil should be reused on site or for restoration.

Policy ESH-15 – The University shall replace and/or retrofit all outdoor lighting within ten (10) years following the date of effective certification of the 2010 LRDP to minimize the campus lighting footprint/envelope consistent with the following:

A. The University shall prepare a campus-wide Baseline Outdoor Lighting Assessment that:

1. Provides an inventory, map, and detailed description of existing outdoor lighting;

2. Identifies stand-alone (pole-mounted, bollards, etc.) light fixtures that do not comply with the design and efficiency standards set forth in Subparagraph C below; and

3. Describes the lighting specifications used to measure compliance with the design and efficiency standards set forth in Subparagraph C below.

B. The University shall prepare and submit an Outdoor Lighting Replacement and Retrofit Program as an LRDP Amendment for Commission approval within 18 months after the updated LRDP is certified. The Program shall:
1. Include the Baseline Assessment developed pursuant to Subparagraph A above;

2. Provide a replacement/retrofit map that identifies the location of all non-compliant outdoor lights and describes whether each light shall be replaced or retrofitted;

3. Identify a suite of target technologies and lighting specifications to meet the requirements of Subparagraph C. below.

4. Prioritize the replacement and/or retrofit of the identified lights with the highest priority assigned to the non-compliant outdoor sports and recreation facility lighting and the second highest priority assigned to non-compliant outdoor lights of any kind in closest in proximity to ESHA, wetlands, or open space; when replacement/retrofit is implemented in conjunction with a NOID for a new development, the highest priority may, alternately, be assigned to the nearest non-compliant lighting proximate to the proposed development;

5. Identify a proposed schedule to incrementally implement the replacement/retrofit in the order prioritized as part of each campus construction project to ensure full replacement/retrofit within ten years of the certification of the 2010 LRDP; this shall include measurable goals to be implemented with each NOID; and

6. Be implemented as part of each campus development that includes an outdoor lighting component; additionally, the Program may be implemented through a series of separate projects as necessary to achieve full Program implementation in the given time-frame.

C. All outdoor lighting shall be designed to avoid, or minimize to the maximum extent feasible, all forms of light pollution, including light trespass, glare, and sky glow, and shall at a minimum incorporate the following:

1. Best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only;

2. The minimum standard (pole) height and height of the light mounting necessary to achieve the identified lighting design objective;

3. The best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat; and

4. Measures to minimize light trespass onto ESHA and open space areas.

D. As part of the routine maintenance and replacement of outdoor light fixtures and bulbs, including repair and maintenance of fixtures attached to buildings, the University shall use new materials that meet or exceed the standards set forth in Subparagraph C.

E. New or retrofitted lighting of outdoor sports facilities shall be limited to the Recreation-designated lands at Harder Stadium, the two approved tennis courts on Storke Campus, and within the Main Campus recreational complex as it exists as of the date of certification of the 2010 LRDP within the area delineated on the “Limits of Outdoor Sports Lighting Map” in Appendix 4. New outdoor lighting for sports purposes outside of the limits shown on the “Limits of Outdoor Sports Lighting Map” shall be prohibited. Existing night lighting of sports facilities elsewhere on campus shall be considered a non-conforming use/structure. New or retrofitted sports lighting shall require a Commission-approved Notice of Impending Development, which shall not be processed until the Commission certifies
the Outdoor Lighting Replacement and Retrofit Program required pursuant to Subparagraph B above, and shall meet the standards set forth in Subparagraph C above and the following additional requirements:

1. Shall not exceed the minimum level of power and brightness necessary for the proposed level of collegiate or intramural use; and

2. Shall mitigate the impact of new lighting by retrofitting or removing existing sports lighting and other outdoor lighting sources consistent with the identified priorities in Subparagraph B above.

F. Development with an outdoor lighting component shall comply with the standards set forth in Subparagraph C of this policy. In addition, the NOID for each development with an outdoor lighting component shall implement a portion of the Outdoor Lighting Replacement and Retrofit Program consistent with the provisions of Subparagraph B above. Prior to the approval of the Outdoor Lighting Replacement and Retrofit Program, each NOID with an outdoor lighting component shall include outdoor lighting retrofits/replacements in the nearest feasible location(s) to the proposed development. The NOID shall include a lighting plan and lighting specifications that identify the location of lights, the light fixture type, the light spectrum/bulb, the direction of light, and any special measures or treatments to control light spill for all on-site and off-site replaced/retrofitted outdoor lighting. The replacement schedule/map shall be updated and submitted in support of each NOID to track the progress of the Program implementation.

G. The University shall submit to the Executive Director of the Commission an annual report tracking the incremental progress of the Outdoor Lighting Replacement and Retrofit Program. The report shall indicate the location, type, and specifications for outdoor lighting replacements and retrofits that occurred in the previous year and priority areas for the subsequent year.

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

Wetlands, ESHAs and Trees

Policy ESH-17 – Environmentally sensitive habitat areas (ESHA) on campus shall be protected and, where feasible, enhanced and restored. Only uses dependent on such resources shall be allowed within such areas. Where ESHA has been degraded through habitat fragmentation, colonization by invasive species, or other damage, such areas shall be restored.

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

Policy ESH-19 – Development adjacent to an ESHA shall be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. A native vegetation buffer shall be required between the development and the ESHA to serve as transitional habitat and provide distance
and physical barriers to human intrusion. The buffer shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA. The minimum buffer (setback) from an Environmentally Sensitive Habitat Area or freshwater wetland shall be 100 feet from the outermost edge of the ESHA or wetland, except as specifically authorized by the Commission in Policy ESH-33 and Policy ESH-31. The minimum buffer from brackish marsh shall be 200 feet from the upland edge of the brackish marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from coastal salt-marsh shall be 300 feet from the upland edge of the salt-marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from eucalyptus raptor tree ESHA shall be 300 feet from the outer edge of the canopy, except as specifically authorized in Policy ESH-31.

The required buffer areas shall be measured from the following points:

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

Policy ESH-20 – New development sited adjacent to ESHA buffers shall include provisions for the enhancement of the buffer with appropriate native vegetation pursuant to Policy ESH-32. Except for development that is otherwise consistent with the LRDP and approved pursuant to a NOID, existing development that is located within an ESHA buffer shall be removed and restored to an enhanced natural area at the time of redevelopment. A buffer enhancement plan shall be submitted as part of the NOID that authorizes the adjacent development. Where restoration of a non-ESHA area within a required buffer area is restored pursuant to an approved NOID, additional development setbacks shall not be required from the area of restoration.

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

Where established public agency “protocols” exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and credentialed by the pertinent agency to undertake the subject protocol survey when such training and credentialing is available.
Policy ESH-22 – Buffer areas from environmentally sensitive habitat areas (ESHA) and wetlands shall be maintained in a natural condition, except for the following potential uses:

A. Habitat restoration;

B. Bio-swales or other bioengineered water quality features;

C. Discharge of clean water;

D. Erosion control measures (e.g., energy dissipaters before water is dispersed);

E. Public access trails;

F. Repair and maintenance of existing roads, trails, and utilities;

G. Minimal fire hazard reduction necessary to meet the Fire Code Defensible Space requirements for existing development; or

H. Flood control or sediment management activities.

The potential uses listed above shall only be undertaken within buffer areas where the University has demonstrated, as part of the Notice of Impending Development submittal, that:

1. No other less environmentally damaging alternative exists that would avoid the need to undertake the proposed development within a buffer area;

2. The intrusion of the development into the buffer is the minimum necessary; and

3. A qualified biologist has determined that:

   • The development will not adversely impact habitat values and that the remaining buffer will be sufficient to protect the adjacent coastal resources; and

   • The specific measures to be undertaken by the University to mitigate the impacts of the development are sufficient to enhance the protective features of the remaining buffer area (such as, but not limited to, removal of non-native species, plantings of locally native species, removal or replacement of nearby outdoor lighting contributing to light pollution).

Policy ESH-23 – Where there are unavoidable impacts to ESHA, a restoration plan shall be required to mitigate ESHA at 4:1 ratio (area restored to area impacted) for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. Mitigation shall occur on site to the maximum extent feasible. Should restoration of impacted wetlands be feasible on the project site, restoration and enhancement of these habitats in place may be used to account for a proportional amount of the required habitat mitigation. Where on site mitigation is not feasible, mitigation shall be provided at nearby off-site locations.

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

The University shall maintain records of all biological surveys and studies for use by other biologists and the public. The records shall include survey data to determine potential dormant seed and bulb banks in order to plan for conservation of dormant seed and bulb banks when sites with potential seed/bulb banks are developed.
Policy ESH-25 – The biological productivity and the quality of campus wetlands, including Storke Wetlands and Devereux Slough, shall be maintained and, where feasible, restored.

Policy ESH-26 – Motor vehicles and 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 – Raptor habitat, including nesting trees, roosting trees, perching locations, and foraging habitat, shall be protected and preserved.

Policy ESH-28 –

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

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

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

3. The removal of tree windrows, and

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

B. All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that:

1. Immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit,

2. Trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, or

3. Is part of a development or redevelopment approved pursuant to a Notice of Impending Development.

C. To preserve roosting habitat for bird species and monarch butterflies, tree(s) associated with new development, re-development, or renovation that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Where native, or otherwise biologically significant, trees are retained, new development
shall be sited a minimum of five feet from the outer edge of that tree’s canopy drip-line. The removal of such trees shall be evaluated pursuant to the Notice of Impending Development for the new development. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the tree(s) provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. The Commission may condition the subject Notice of Impending Development to secure the seasonal timing restrictions and mitigation requirements otherwise set forth in the Campus Tree Trimming and Removal Program in Appendix 2.

Policy ESH-29 – Trees located within ESHA or designated Open Space shall not be trimmed or removed unless determined by a certified arborist to pose a substantial hazard to life or property and authorized pursuant to an emergency permit, or where the proposed removal is part of a Commission-approved habitat restoration plan, and shall require a Commission-approved Notice of Impending Development. All tree trimming and removal activities shall be consistent with the seasonal timing restrictions and mitigation requirements set forth in the Campus Tree Trimming and Removal Program in Appendix 2. The following Open Space areas shall be subject to the requirements for routine campus tree trimming and removal practices and shall not be considered as “Open Space” for the purposes of this policy: Commencement Green, UCEN lawn, and Pearl Chase Garden.

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

Policy ESH-31 –

A. In light of the significant benefits of clustering LRDP development in specific locations on Main Campus, Storke Campus, and West Campus; of enhancing and restoring ESHA, ESHA buffers, and compensatory off-site ESHA/Wetland habitat restoration to provide valuable habitat connections in accordance with Policy OS-04; of minimizing vehicle miles traveled by locating housing, services, and campus facilities in areas easily accessible via walking, biking, or bus service; of providing a permanent open space connection from Goleta Slough, Storke Wetlands, and Devereux Slough to ensure long-term protection of habitat values; of restoring the habitats on the approximately 64-acre North Campus Open Space – Ocean Meadows site while providing coastal access pursuant to Policies OS-04 and LU-19; and of providing adequate housing stock to accommodate all future student, faculty, and staff, the University may construct development with an ESHA buffer or Wetland buffer width less than required in Policy ESH-19 consistent with the following:

1. In lieu of the 100-foot buffer from freshwater marsh and oak woodland ESHA, the Facilities Management project (see Policy LU-10) on Main Campus may be constructed with a minimum 50-foot buffer from the adjacent freshwater wetland and ESHA oak woodland habitat, and a 40-foot to 70-foot buffer on a portion of the southern boundary to accommodate an existing road where there is no potential for its relocation, as approximately delineated on Figure F.5.

2. In lieu of the 200-foot buffer from brackish marsh, the Central Stores project (see Policy LU-26) on Storke Campus may be constructed with a minimum 100-foot buffer from the adjacent brackish marsh, as approximately delineated on Figure F.5.
3. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, the existing recreation footprint for Harder Stadium, Parking Lot 38 and Storke Field may be maintained on Storke Campus, as approximately delineated on Figure F.5. The minimum 200-foot buffer from Storke Wetlands brackish marsh shall not be reduced in these locations.

4. In lieu of the 300-foot buffer from coastal salt-marsh (Devereux Slough) and the 300 ft. buffer from eucalyptus raptor ESHA, the coastal salt-marsh buffer and raptor ESHA buffer may be integrated to coincide with a 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux North Knoll project (see Policy LU-31) on West Campus, as approximately delineated on Figure F.5.

5. In lieu of the 300-foot buffer from the Devereux Slough South Finger coastal salt-marsh, and the 300 ft. buffer from eucalyptus raptor ESHA, the coastal salt-marsh buffer and raptor ESHA buffer may be integrated to coincide with a 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux South Knoll (see Policy LU-30) on West Campus, as approximately delineated on Figure F-5. The 300-foot buffer from the edge of Devereux Slough, to the west of the South Knoll site, shall not be reduced, as reflected in Figure F.5.

6. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, new development on West Campus Mesa may be constructed with a minimum 100-foot buffer from the from eucalyptus raptor tree ESHA, as approximately delineated on LRDP Figure F.5, provided that vehicular use of Slough Road is restricted as required in Policy TRANS-12 and the minimum 300-ft buffer from Devereux Slough is maintained.

7. Where no other feasible siting and design alternatives exist, West Campus roadway improvements and a new road alignment may intrude within ESHA buffers provided that the road is designed to be the minimum necessary to accommodate a two-lane road that meets Fire Department standards.

B. Buffers that are less than the required widths place sensitive resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all ESHA and wetlands consistent with Policy ESH-22.

Policy ESH-32 – ESHA buffers and wetland buffers shall be planted with locally native species that are appropriate to protect and enhance the adjacent ESHA or wetland.

Policy ESH-33 – Buffers to existing wetland, riparian, and environmentally sensitive habitat areas on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel/Ocean Walk Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel/Ocean Walk development as follows: Buildings shall be required to be set as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel/Ocean Walk Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas on site that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands on site shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel may be removed and reestablished on the South parcel at a mitigation ratio 3:1. No other portions of native grassland on the North Parcel/Ocean Walk shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North parcel may be removed and reestablished at alternate
locations on the North Parcel/Ocean Walk at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel/Ocean Walk site shall be removed.

**Policy ESH-34** – The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. Grading to connect the wetland areas within or near buffer areas shall be permitted; however, any such grading shall be limited to the dry season and approved by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining campus wetland areas, a successor entity.

**Main Campus**

**Policy ESH-35** – In order to protect the Campus Lagoon and Island, any new development adjacent to the lagoon shall:

(a) Landscape the perimeter of the development predominately with native shrubs and trees;

(b) Orient lighting to minimize light and glare to the Lagoon and tree-covered bluffs as outlined in Policy ESH-15; and

(c) Provide a minimum setback of 150 feet from the ocean bluff top.

**Policy ESH-36** – Bicycle access to the Lagoon Island shall be prohibited. Signs prohibiting bicycles and signs directing pedestrian access to designated trails shall be posted pursuant to Policy ESH-02.

**Policy ESH-37** – Except for public access improvements along the bluff top and habitat restoration, the Goleta Slough bluffs on campus lands and bluff tops that are designated as ESHA north of Mesa Road shall remain in, or be restored to, natural conditions. Should bluff failure occur adjacent to Mesa Road, the construction of retaining walls or other forms of remediation on the bluff face shall not be allowed. The native and non-native trees along the Goleta Slough Bluffs on campus shall be preserved and protected to the maximum extent feasible to retain habitat value for nesting birds.

**Policy ESH-38** – In order to mitigate the loss of grassland habitat and open space associated with the construction of the Multipurpose Activity Center (MAC [Rec Cen Expansion]), 4.68 acres of land on the eastern side of East Storke Wetland north of Harder Stadium (Figure F.2) is permanently dedicated as ESHA. The 4.68 acre ESHA shall be permanently maintained and managed to ensure that it functions continuously as a restored ESHA. The mitigation site shall preserve the existing mature trees, provide for additional plantings of locally native trees to enhance the long term viability of raptor habitat, and provide for native grassland restoration, wetland protection and restoration and enhancement where feasible.

Mitigation for construction of the MAC shall permanently ensure that dwarf lupine propagules are successfully established and shall be maintained north of the Recreation Center (Figure F3).

**Policy ESH-39** – Landscaping associated with the Multipurpose Activity Center (MAC) shall continue to be limited to locally native plants, with the exception of interior courtyards. The six mature oak trees located south and north of the MAC shall be replaced in kind if the trees die off or are otherwise removed as a result of disease.

**Policy ESH-40** – Where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Main
Storke Campus

**Policy ESH-41** – Landscaping on Storke and West Campuses shall consist primarily of drought resistant plant species. In addition, where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Storke and West Campuses, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. All new or replacement landscaping located in the 50 foot native landscaping transition zone planted around the approved development shall be limited to native plants. Where landscaping adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.

**Policy ESH-42** – The University shall encourage and work with the Goleta West Sanitary District or other appropriate agencies to relocate the sewer line out of the Storke Wetland and restore the disturbed areas.

North and West Campus

**Policy ESH-43** – Pets may be allowed in campus housing developments where the housing is designed and managed to minimize conflicts and keep pets out of the natural open spaces areas. Pedestrians and their pets shall use designated trails, consistent with Policy ESH-02. Dogs shall be leashed as required in Policy ESH-26. Pets that require outside movement, such as dogs and cats, shall only be allowed in units with a fenced yard. Only indoor cats are allowed.

**Policy ESH-44** – The wetland, riparian, and environmentally sensitive habitat areas on the North Parcel and the Storke-Whittier property shall be permanently retained and restored or enhanced pursuant to the approved restoration plan. The restoration and/or enhancement shall be implemented concurrently with the construction of the Sierra Madre and North Parcel Housing projects (NOID 1-06). Subsequent to successful completion of the restoration plan, these areas shall be maintained to ensure biological and hydrological functions and habitat value.

**Policy ESH-45** – The University shall provide, on an ongoing basis, for one full-time equivalent (FTE) steward for the South Parcel nature park area, and an FTE Coal Oil Point Reserve Snowy Plover Coordinator position.

**Policy ESH-46** – The Ellwood Marine Terminal (EMT) Facilities shall be removed and the site shall be restored to maximize habitat values. The EMT site shall be evaluated for soil and groundwater contamination, and a remediation plan shall be prepared and submitted to campus Environmental Health and Safety that complies with all federal and state regulations to clean and/or remove the contaminated soil or groundwater. A Notice of Impending Development shall be required for all development on the EMT
site, including any necessary soil or groundwater remediation and habitat restoration activities. The white-tailed kite habitat, including white-tailed kite nesting trees, shall be preserved and enhanced. A portion of the southern extent of the eucalyptus trees east of the tanks may be removed where a phased restoration is implemented, pursuant to a Restoration Plan, to ensure that there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence. Locally native tree species, such as coast live oak, or tree species that are native to other coastal California areas, such as Monterey Cypress, that offer suitable nesting habitat upon maturation shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Biological surveys shall demonstrate that the replacement trees have been successfully used for nesting by raptors prior to removing the currently existing southern portion of eucalyptus trees at the EMT site.

**Devereux and Coal Oil Point**

**Policy ESH-47** – The water quality of the Devereux Slough shall continue to be monitored by the Coal Oil Point Reserve, including salinity, nutrient loading and identification of upstream sources of sedimentation. Botanical, invertebrate, and vertebrate monitoring and data analysis shall be conducted periodically.

**Policy ESH-48** – The Devereux Creek Bridge that replaced a previously existing Arizona crossing shall have a minimum five-foot clearance above the stream channel bed and shall maintain natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where bank stabilization measures are needed and comply with Policy MAR-04.

**Policy ESH-49** –

A. The legal non-conforming horse facilities on West Campus, including the horse-related development located east of West Campus Point Lane and the riding rings located west of West Campus Point Lane, may remain in place for up to 10 years from the date of certification of the 2010 LRDP Update, except as required in subparagraph C below. The University shall submit a complete Notice of Impending Development for the removal and restoration of the horse facilities not less than 120 days prior to the expiration of this term.

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

C. The riding rings on West Campus Mesa, west of the horse boarding facilities, may remain for up to ten years from the date of certification of the 2010 LRDP Update or until the first major (over 10,000 GSF) development occurs at West Campus Mesa, whichever occurs earlier.

D. A manure and waste management plan, as well as a comprehensive drainage and polluted runoff control plan, shall be required for the existing horse facilities within six months of the certification of the 2010 LRDP Update.

**Policy ESH-50** – The University shall continue to implement the Commission-approved Beach Access and Snowy Plover Management Plan for the term authorized in the applicable Coastal Development Permit. An updated Plan shall be prepared by a qualified biologist or environmental resource specialist to renew authorization of the program through the coastal development permit process.

Any changes to the Plan shall require Coastal Commission review and approval. The plan shall allow
for continued public access at Sands, Ellwood, and West Campus Beaches while providing protection of
snowy plovers and other sensitive bird species from human-associated disturbances.

(a) Any developments or changes to the Beach Access and Snowy Plover Management Plan, including
in use of parking, trails, accessways, or facilities in the vicinity of Coal Oil Point, and Sands, Ellwood,
and West Campus beaches, shall consider and mitigate impacts on populations of snowy plover and
other sensitive bird species in the area.

(b) Horses shall not be allowed on beach and trail areas with active nesting or over wintering
populations of Snowy Plover, including but not limited to Sands and Ellwood beaches, as well
as spur trails leading from Coal Oil Point and the Coastal Trail to these beaches. Dogs shall be
leashed in these areas. Future use of these areas by horses may be allowed pursuant to approval
of the Beach Access and Sensitive Species Management Plan or other plan that ensures that such
activities will not have an adverse impact on snowy plover or other sensitive species.

(c) The University shall coordinate with Coal Oil Point Reserve staff, docents, and campus police
to continue to implement the Enforcement Program to ensure that the above-mentioned habitat
protection measures and plan are enforced.

Policy ESH-51 –
A. The greenhouse on West Campus located between the Devereux North Knoll and Devereux South
Knoll may remain in place for up to 10 years from the date of certification of the 2010 LRDP Update.
At the end of ten years, the structure shall be removed and the area restored. The University
shall submit a complete Notice of Impending Development for the removal and restoration of the
greenhouse not less than 120 days prior to the expiration of this term.

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

SCENIC AND VISUAL RESOURCES
UC Santa Barbara’s scenic and visual resources include both its formal, developed form as a campus
and the characteristics of its natural areas and setting. Figure F.4* shows a number of view corridors
on the Main and Storke campuses that would visually connect the natural areas on the outside of the
campus with interior view corridors defined by pedestrian walkways between building sites. Important
scenic routes run along the edges of the campuses and frequently form boundaries between natural and
developed areas. Significant view points typically overlook important open areas including the lagoon,
sloughs, the ocean, and the Greenbelt.

COASTAL ACT
Under Section 30251 of the Coastal Act, development must be sited and designed to protect views to and
along the coast, minimize alteration of natural land forms, and be visually compatible with the surrounding
area.

§30251
The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public
importance. Permitted development shall be sited and designed to protect views to and along the ocean
and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with
the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually
degraded areas. New development in highly scenic areas such as those designated in the California
Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

**LRDP POLICIES**

Coastal policies are proposed to ensure that development is consistent with the Coastal Act. These policies establish bluff-top setbacks for buildings and landscaping so that they are not visually obtrusive from public viewing areas such as nearby beaches, parks, and public roadways. These policies ensure that development is generally similar to the surrounding buildings and no higher than specified limits. Removed trees must be replaced, ranging from one to ten trees for every tree that is removed. Other polices require the preservation of scenic features and minimize artificial landform changes. Temporary buildings blocking view corridors can be removed.

**General**

**Policy SCEN-01** - New structures on the campus shall be in general conformance with the scale and character of surrounding development. Clustered developments and innovative designs are encouraged.

**Policy SCEN-02** - New development proposed for bluff top locations shall be designed and set back from the bluff edge sufficiently to protect public coastal views. A visual analysis shall be submitted in support of the Notice of Impending Development for all bluff-top development proposals.

**Policy SCEN-03** - 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-04** - Development shall not exceed the height limits established in Figure D.4. Height shall be measured as the vertical distance at any one point from the existing grade to the highest point of the top of the roof of the structure. The highest point shall be the coping of a flat roof, or peak of the ridge for a pitch or hip roof. Mechanical and electrical equipment and solar energy systems on the roof shall not be included in the height measurement. However, mechanical equipment shall be setback as far as feasible from public roads and other viewing areas and screened by architectural features.

**Policy SCEN-05** - Natural building materials and colors that are compatible with the surrounding landscape will be used where practical.

**Policy SCEN-06** - All new development shall include landscaping which mitigates the development’s visual impacts. A landscape plan representing these landscape elements shall be submitted in support of the Notice of Impending Development.

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

**Main Campus**
Policy SCEN-08 - Other than buildings in the Marine Sciences Laboratory complex, campus development shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road.

North and West Campuses

Policy SCEN-09 - Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever feasible.

Policy SCEN-10 - Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain.

Policy SCEN-11 - Native plantings, including California native tree species of particular value to raptors, will be used to visually integrate natural areas with development on North and West Campuses, while also buffering natural areas from the disturbance imposed by nearby development, including outdoor lighting or interior lighting that may be visible from natural areas.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

Coastal Act Section 30244 requires mitigation when development adversely impacts archaeological or paleontological resources.

Archaeological resources are known to exist at various locations on campus, and the following polices ensure that development will avoid these resources whenever possible, or minimize impacts to the greatest degree feasible if full avoidance cannot be guaranteed.

§30244
Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

LRDP POLICIES

Policy ARC-01 - New development that requires ground disturbance shall be evaluated for its potential to impact archaeological resources. Site research, records reviews and archaeological surveys shall be undertaken by a Registered Professional. This documentation shall be submitted with the Notice of Impending Development.

Policy ARC-02 - The Department of Anthropology and Native American tribal groups approved by the Native American Heritage Commission for the area shall be consulted when development may adversely impact archeological resources.

Policy ARC-03 - A mitigation plan shall be prepared by a Registered Professional Archaeologist when development may adversely impact archaeological resources. The mitigation plan shall be prepared in consultation with Native American tribal groups approved by the Native American Heritage Commission for the area, and the State Historic Preservation Officer, as applicable. Mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission and shall, as the first priority, preserve the resources in place. Where in-situ preservation is not feasible, partial or total recovery of archaeological resources shall be undertaken.

Policy ARC-04 - Archaeological monitors shall be on-site during all earth moving activities and/or other
ground disturbances that have the potential to uncover or otherwise disturb archaeological resources. A Registered Professional Archaeological consultant and a Native American representative shall both be present.

**Policy ARC-05** - If archaeological or paleontological resources are discovered in the course of construction, all activity which could damage or destroy these resources shall be immediately halted. A Registered Professional Archaeologist, or paleontologist as applicable, shall examine the site and provide an evaluation of the nature and significance of the resources. Mitigation measures shall be developed and implemented to address the impacts of the development on the resources. The Office of Campus Planning and Design shall determine whether the development or mitigation measures require a new Notice of Impending Development and shall notify Coastal Commission staff that archaeological or paleontological resources were discovered during construction. Activities that may adversely impact these resources shall not resume without written authorization from the University Office of Planning & Design that construction may proceed.

**Policy ARC-06** - Vehicle use, unauthorized collecting of artifacts, or other activities that have the potential to destroy or disturb archaeological resources shall be prohibited.

**Policy ARC-07** - Work shall be halted immediately when suspected human bone is discovered, regardless of context, until the coroner and a qualified archaeologist can examine the remains. University staff shall notify Coastal Commission staff of the nature of the discovery and that all work has been halted on the site. Activities shall not resume without written authorization from the Office of Campus Planning and Design that construction may proceed. Where Native American remains are discovered, further activities may require a Notice of Impending Development.

**Policy ARC-08** - New development shall be sited and designed to avoid adverse impacts to archaeological and paleontological resources to the maximum extent feasible. If there is no feasible alternative that eliminates all impacts to these resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological or paleontological resources that cannot be avoided through siting and design alternatives shall be fully mitigated.

**MARINE RESOURCES**

Coastal Act Section 30230 provides for the protection and enhancement of marine resources. Other sections of the Coastal Act protect marine resources as well, notably sections 30240 and 30232, but Section 30230 provides the approach necessary to protect these resources. In addition Sections 30231 and 30236 collectively ensure protection of the biological productivity and water quality of marine resources as well as other coastal waters bodies, including streams and wetlands. Section 30236 limits substantial alteration to rivers or streams, defines when alteration may take place, and ensures incorporation of mitigation measures.

§30230

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

§30236

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

**LRDP Policies**
For the UCSB campus, marine resources consist of wetlands, creek areas, ocean, and beaches. No new uses are planned within these marine resource areas. Through the policies below, UC Santa Barbara has and will continue to maintain, enhance and, where feasible, restore the biological productivity of these marine resources.

**General**

**Policy MAR-01** - The University shall coordinate with and encourage action by the County of Santa Barbara, City of Santa Barbara, City of Goleta, and the Regional Water Quality Control Board to see that adjacent land uses are developed and operated in a manner that will sustain the biological productivity of campus marine resources.

**Policy MAR-02** - The University shall work with the City of Santa Barbara and other interested parties to evaluate the benefits and feasibility of reestablishing tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara’s tidal gates. Where feasible and beneficial, restore the tidal connection.

**Policy MAR-03** – Lagoon Berm Road may be maintained in the approved road prism consistent with typical repair and maintenance practices such as replenishing the fill and recompacting the fill slopes. Lagoon Berm Road shall not utilize rock revetments or seawalls to maintain the road prism. The road may be removed to adapt to rising sea level. Placement of sandbags or other temporary stability measures shall require a NOID or Emergency Permit.

**Policy MAR-04** - Channelizations or other substantial alterations of streams shall be prohibited except for:

A. Necessary water supply projects where no feasible alternative exists;

B. Flood protection for existing development where there is no other feasible alternative; or

C. The improvement of fish and wildlife habitat.

Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over “hard” solutions such as concrete or riprap channels.

**North and West Campuses**

**Policy MAR-05** - Wetland and riparian vegetation enhancement shall be conducted, to the maximum extent feasible, along Devereux Creek and Devereux Slough, including the areas known as the North and South “Fingers” of the slough.

**Policy MAR-06** - The Phelps Creek bridge, and a paved roadway comprised of permeable paving materials, may continue to be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/bicycle and flood control and emergency access, provided that the bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units.

**Policy MAR-07** - The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained to ensure proper flood conveyance capacity. Necessary permits will be obtained by County Flood Control
The University shall not install a concrete channel in the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in Policy MAR-08.

Policy MAR-08 - The Santa Barbara County Flood Control District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of Phelps Creek when the District conducts maintenance of the portion of the creek on University property. Sediment in Phelps Creek shall be removed from several different areas within the portion owned by the University. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the creek at a time. Sediment may be stockpiled on the adjacent open field/access road until it has dewatered sufficiently to be hauled to a suitable upland disposal site. Sediment shall not be stockpiled on any site containing wetland, riparian, or environmentally sensitive habitat areas and shall be placed so as to maintain public access to the creek and riparian area. Flood control activities will be performed outside of the breeding season of any known sensitive species that have been observed in the Creek. Necessary permits will be obtained by County Flood Control with oversight by UCSB.

Policy MAR-09 - The Phelps Creek Riparian Area may be reconstructed in accordance with all applicable LRDP policies. Any plans for reconstruction of the Phelps Creek restoration area shall include provisions and restoration of riparian habitat along the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions.

Policy MAR-10 - A road limited to flood control maintenance activities, emergency access, and pedestrian and bicycle purposes only may be provided to the Phelps Creek Riparian Area through the Buffer Area provided that the road is no more than 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control.

COASTAL WATERS
Sections 30231 and 30236 collectively ensure protection of the biological productivity and water quality of coastal waters bodies, including streams, wetlands, and marine environments. Coastal Act Section 30231 requires the protection of coastal waters like wetlands and estuaries by controlling run-off and preventing depletion of groundwater. Waste water reclamation is encouraged to protect riparian habitats. The Coastal Act also requires the protection of natural streams by minimizing stream alteration and maintaining natural vegetation buffer areas.

§30231
The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

§303236
Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (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.

**LRDP Policies**

The University has extensive and detailed policies describing what to do when an action could potentially impact water resources, including both construction and post-development requirements. These policies set standards for grading, erosion, and sedimentation to ensure that riparian habitats and coastal waters are protected. Policies also specify drainage system design to further protect wetlands, sloughs, and lagoons.

The water quality policies below capture the University’s overarching approach to protecting coastal water quality. These policies are further implemented by the provisions of the Water Quality Protection Program in Appendix 3 of this LRDP. The provisions in the Water Quality Protection Program provide a more specific framework for construction and post-development designs depending on the type of development.

**Water Quality (Erosion and Sedimentation)**

**Policy WQ-01** - New development shall be sited, designed, and managed to prevent adverse impacts from stormwater or dry weather runoff to coastal waters and environmentally sensitive habitat areas. Sources of inflow to coastal wetlands shall be maintained so that the quality, volume and duration of flows do not diminish wetland hydrology.

**Policy WQ-02** –

A. Proposed campus development shall be sited, designed, constructed, operated and managed in accordance with the water quality protection requirements set forth in this LRDP, including Appendix 3, Water Quality Protection, which is hereby incorporated in full, by reference as part of this policy. Appendix 3 requires new development, which entails construction or other activities or land uses that have the potential to release pollutants into coastal waters, to submit a water quality protection plan (see Appendix 3 for Construction Pollution Prevention Plan, Post Development Runoff Plan, Water Quality and Hydrology Plan, as applicable) with the NOID. Appendix 3 provides implementation-level requirements to develop each type of water quality protection plan that may be necessary depending on the size and nature of the proposed development. Unless the Executive Director determines that future proposed changes to the contents of Appendix 3 are de minimis, such changes shall require an LRDP amendment. All revisions of Appendix 3 shall be timely published, including the date of the specific revision.

B. Development shall be sited and designed consistent with the following runoff control priorities, and implemented through the water quality protection plans in compliance with Appendix 3 (Water Quality Protection Program):

1. First, where drainage from campus lands may directly or indirectly flow into coastal waters, the first priority for the plans and designs of proposed campus development shall be the prevention of an increase in post-construction stormwater runoff volume or velocity compared with existing site conditions.

2. Second, where despite the inclusion of all feasible measures to achieve the first priority an
increase in site runoff cannot be fully avoided, the project plans and designs shall include all feasible additional drainage management measures necessary to slow, capture, treat, infiltrate, and retain stormwater runoff on site to the maximum extent feasible, and in the manner that best protects coastal resources, including wetlands, environmentally sensitive habitat areas, and coastal waters.

3. Third, where despite the inclusion of all feasible measures to avoid offsite discharge of stormwater and dry weather runoff, the interconnected nature of existing and future campus development locations or site-specific physical conditions (such as the presence of relatively impervious clay soils) limit the effectiveness of on-site retention options, the University may allow runoff to be discharged, including as necessary piping of runoff under roadways or sidewalks, to a permitted offsite drainage management facility where the runoff is treated to remove pollutants and is retained and/or discharged in a non-erosive manner.

C. To maximize the protection of water quality, the University shall prioritize the use of earthen-based, bioengineered runoff treatment facilities such as bioswales or vegetated filter strips. Bioengineered runoff treatment facilities may incorporate energy dissipaters, sand filters, retention basins and engineered soils and substrates if warranted by site conditions. Drainage features may include vegetation as an intentional component of the design (such as swales planted with grass species) or in some cases a non-vegetated structure may support volunteer vegetation. In either case, regular management of the vegetation associated with the subject drainage feature, and/or of the feature itself (such as sediment removal), is necessary (1) to ensure the optimal performance of the structure, and (2) to limit the establishment or overgrowth of vegetation. Therefore, the University shall submit a detailed monitoring and low impact, non-chemical maintenance plan (relying on mowing, hand weeding, or confined short-term grazing) designed to prevent the overgrowth of vegetation in drainage management structures, and for periodic maintenance activities in addition to vegetation management, such as sediment removal and disposal. This maintenance plan shall include a schedule for proposed maintenance and a monitoring program to ensure that the required maintenance achieves the prescribed standard of vegetation control.

D. Where the University demonstrates that a permitted drainage facility that was created from dry land has been diligently managed and monitored in accordance with the requirements of the pertinent permit, the facility will not be considered a "wetland" for the purpose of interpreting the LRDP when future maintenance, modification, or removal of the structure is proposed. As such, the Commission will not require compensatory mitigation for acreage affected by the proposed activity. However, measures will be required to limit or avoid impacts to coastal resources when such activities are proposed (such as setbacks from nearby habitat, seasonal restrictions on timing of work, relocation of sensitive species, etc.).

E. Site plans and designs for new development shall include source control measures which can be structural features or operational actions, to control pollutant sources, minimize runoff, and keep pollutants segregated from stormwater. Site plans and designs for new development shall concurrently emphasize runoff management, integrating existing site characteristics that affect runoff (such as topography, drainage, vegetation, soil conditions, and infiltration properties) with strategies that minimize post-project runoff, control pollutant sources, and where necessary remove pollutants. Site plans and designs shall be in compliance with the water quality protection plans required in Appendix 3, Water Quality Protection Program. The plans and designs for all drainage facilities proposed by the University on lands that may directly or indirectly drain to coastal waters shall be designed by a California-licensed professional in consultation with a qualified biologist, and shall include detailed information that supports the finding that the proposed development is sited, designed, constructed, operated, and maintained in the manner most protective of coastal resources...
including wetlands, environmentally sensitive habitat, and coastal waters. Sufficient evidence to demonstrate compliance of the proposed project with the requirements of Policy WQ-02 shall be submitted in support of the Notice of Impending Development and the NOID may be conditioned by the Commission to ensure that these requirements are met.

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

**Policy WQ-04** - Campus site development is to be accomplished, whenever feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground. The University shall site, design, construct and manage development to maintain or enhance where appropriate, on-site infiltration. Where inadequate infiltration would increase site runoff, development shall be scaled to ensure that on-site detention capacity (such as storage ponds or vaults) is increased sufficiently to avoid increased offsite discharge volume or velocity to the maximum extent feasible. Increased surface runoff shall not be conveyed over bluffs, including through sheet flow, open channels, or outfalls.

**Policy WQ-05** - The University shall site, design, construct and manage development to preserve or enhance vegetation that provides water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control. Native vegetation shall be prioritized for use in water-quality treatment facilities such as bioswales and vegetated filter strips. Removal of existing vegetation on campus shall be minimized and limited to a pre-approved area required for construction operations. The construction area shall be fenced to define project boundaries. When vegetation must be removed, the method shall be one that will minimize the erosive effects from the removal. Temporary mulching or other suitable interim stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities.

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

**Policy WQ-07** - New development shall be designed to minimize the extent of new impervious surface area, especially directly-connected impervious surfaces, and where feasible to increase the area of pervious surfaces, to reduce runoff.

**Policy WQ-08** - If implementing site design, source control, and LID strategies are not sufficient to minimize:

A. Pollutants in runoff from development and in turn protect coastal waters, use treatment control BMPs sized for the appropriate design storm to remove pollutants; and

B. Adverse post-development changes in runoff volume, flow rate, timing, and duration, use runoff controls sized for the appropriate design storm, to protect coastal waters, habitat, and property.

**Policy WQ-09** - Minimize water quality impacts from construction by implementing best management
practices, in compliance with Appendix 3, Water Quality Protection Program, including:

A. Construction shall be planned and managed to minimize impacts by such measures as limiting the project footprint, phasing grading activities to avoid rainy-season soil disturbance, implementing soil stabilization and pollution prevention measures, and preventing soil compaction unless required for structural support;

B. Whenever practical, land on the North and West Campus where there is a risk of erosion that may affect ESHAs, plan the project in increments of workable size which can be completed during a single construction season;

C. Erosion and sediment control measures are to be coordinated with the sequence of grading. Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and

D. Fill areas shall have suitable protection against erosion and shall not encroach on Devereux Slough, Storke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on campus.

Policy WQ-10 - Grading operations that have the potential to deliver sediment to wetlands, environmentally sensitive habitat areas, or coastal waters shall be scheduled during the dry months of the year (May through October). The construction timeline may be extended into the rainy season for a specific, limited length of time, based on an inspection of the site, and a determination that conditions at the project site are suitable for. Continuation of work may be allowed if appropriate erosion and sedimentation control measures are in place and will be maintained during the activity. If grading occurs during the rainy season (November through April), sediment traps, barriers, covers or other methods shall be used to reduce erosion and sedimentation in compliance with Appendix 3, Water Quality Protection Program.

Policy WQ-11 - Excavated materials shall not be deposited or stored where the material can be washed away by storm water runoff. Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the site, where the stockpile area(s) will not impact natural vegetation, and protected from erosion while grading operations are underway, provided that the topsoil is also managed consistent with Policy ESH-14. Appropriate measures shall be taken to protect the preserved topsoil from erosion and runoff through such measures as tarping, jute netting, silt fencing, and sandbagging soil. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments of building pads so as to provide a suitable base for seeding and planting. These requirements shall be incorporated into applicable water quality protection plans (Construction Pollution Prevention Plan, Post-Development Runoff Plan, and/or Water Quality and Hydrology Plan as applicable) for processing during the NOID process as described in Appendix 3, Water Quality Protection Program.

Policy WQ-12 - Drainage facilities, BMPs, or other water quality design features required for new development shall be inspected, maintained, operated and managed in a manner that ensures that the intended water quality protection performance requirements are met for the life of the development. This shall be reflected in the applicable water quality protection plan in compliance with Appendix 3, Water Quality Protection Program.

Policy WQ-13 - Stormwater outfalls shall be sited, designed and managed to minimize the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff into coastal waters, intertidal areas, beaches, bluffs, or stream banks.

Policy WQ-14 - Runoff from parking areas and from Mesa Road on the Main Campus shall be directed to drainage structures such as traps, filters and earth drainage swales with high pollutant-uptake native vegetation. The drainage structures shall be designed to reduce the introduction of roadway and parking lot contaminants into ESHAs and wetlands.

Policy WQ-15 - At Coal Oil Point, if percolation is determined through tests to be inadequate to prevent
bluff top erosion, alternative methods to direct stormwater to eliminate the erosion hazard, shall be evaluated based on the water quality protection priorities outlined in the LRDP policies and Appendix 3, Water Quality Protection Program. The revisions to drainage shall require a Commission-approved water quality protection plan.

**Policy WQ-16** - Siltation of the Campus Lagoon shall be minimized. Chemical wastes, sewage effluent or wastewaters shall be prohibited from entering the Lagoon. The quality of water entering the Lagoon shall be monitored and measures taken to remediate the source(s) contributing to the water quality threshold that was exceeded.

**Policy WQ-17** - All sewage from campus development shall be disposed of in sanitary sewer lines or approved septic tank system subject to design and performance requirements of the Regional Water Quality Control Board.

**COASTAL WATERS**
Coastal Act Section 30231 requires the protection of coastal waters like wetlands and estuaries by controlling run-off and preventing depletion of ground water. Wastewater reclamation is encouraged to protect riparian habitats. The Coastal Act also requires the protection of natural streams by minimizing stream alteration and maintaining natural vegetation buffer areas.

**§30230**
The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

**LRDP Policies**
The University has extensive and detailed policies describing what to do when an action could potentially impact water resources. These policies set standards for grading, erosion, and sedimentation to ensure that riparian habitats and coastal waters are protected. Policies also specify drainage system design to further protect wetlands, sloughs, and lagoons.

In order to protect identified campus wetlands and coastal waters from sediment transfer or contamination from urban run-off during construction, the following grading and erosion control practices must be followed:

**DIKING AND FILLING**
Coastal Act section 30233 protects waterways by limiting coastal waterway alterations to a few, publicly beneficial uses such as placement of public utility lines, restoration activities, and nature study.

**§30233**
(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

1. New or expanded port, energy, and coastal-dependent industrial facilities, including commercial
fishing facilities.
(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
(4) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
(5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
(6) Restoration purposes.
(7) Nature study, aquaculture, or similar resource-dependent activities.

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

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, “Acquisition Priorities for the Coastal Wetlands of California”, shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

For the purposes of this section, “commercial fishing facilities in Bodega Bay” means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

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

LRDP Policies
The Goleta and Devereux sloughs, the Campus Lagoon, and various wetlands are the primary coastal waterways on campus. The LRDP proposes no changes to rivers and streams. Very little activity either exists or is proposed in or near other coastal water bodies; the primary focus of LRDP policies is to ensure that no fill material from campus development is allowed to encroach upon sloughs or wetlands.

Fill Policies
Policy FIL-1 - The diking, filling, or dredging of open coastal waters, wetlands, or estuaries may be allowed only where there is no feasible less environmentally damaging alternative and limited to only the following types of development: incidental public services; mineral extraction except in ESHA; restoration
purposes; nature study, aquaculture, and similar resource dependent activities. Impacts associated with such development shall be fully mitigated.

**Policy FIL-2** – Where restoration of Devereux Slough includes dredging, then sediment removal and spoils disposal activities shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation.

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

**CLIMATE CHANGE AND SHORELINE PROTECTION**

Coastal Act Sections 30006.5, 30235, and 30253, among others, provide the underpinnings for the campus’ policies related to climate change. The campus is situated adjacent to three significant coastal water bodies that may be impacted by rising sea levels: Goleta Slough, Devereux Slough, and the Pacific Ocean. Section 30253 of the Coastal Act requires that new development minimize risks to life and property that may be subject to flood hazard and assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. In addition Coastal Act Section 30235 states that shoreline protection devices such as seawalls, retaining walls, or groins are permitted only to protect existing structures, and then only when they do not negatively affect the local sand supply.

§30006.5
The Legislature further finds and declares that sound and timely scientific recommendations are necessary for many coastal planning, conservation, and development decisions and that the commission should, in addition to developing its own expertise in significant applicable fields of science, interact with members of the scientific and academic communities in the social, physical, and natural sciences so that the commission may receive technical advice and recommendations with regard to its decisionmaking, especially with regard to issues such as coastal erosion and geology, marine biodiversity, wetland restoration, the question of sea level rise, desalination plants, and the cumulative impact of coastal zone developments.

§30235
Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

§30253
New development shall do all of the following:

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
(d) Minimize energy consumption and vehicle miles traveled.
Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

LRDP Policies

Given the evolving nature of climate change science as well as the site-specific considerations, the policies below rely heavily on research, best available science, vulnerability studies, coastal hazards assessments, and the incorporation of feedback loops and adaptation measures. The campus currently has three areas where shoreline devices protect existing facilities. Large rocks or revetment at the base of the bluff protect the east bluffs from erosion and extend to the south to protect the seawater pump station, the Marine Sciences Laboratory, and the Campus Lagoon. Berms have been constructed on the east and west ends of the Lagoon to prevent the lagoon from draining into the ocean. While some maintenance is necessary to protect the berm between the lagoon and the beach, no other protective devices are anticipated in the LRDP.

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

A. Identify the most vulnerable areas, structures, facilities, and resources; specifically areas with priority uses such as beaches, public access and recreation resources, ESHA and wetlands, wetland restoration areas, open space areas where future wetland or habitat migration would be possible, and existing and planned sites for critical infrastructure.

B. Include a detailed sea level rise vulnerability and risk assessment, either as an independent effort, or in conjunction with other assessments, such as the Goleta Slough multi-jurisdictional planning effort, that includes a specific analysis of the vulnerable areas and coastal resources in subsection “a” above. The vulnerability and risk assessment shall use best available science and multiple scenarios including best available scientific projections of expected sea level rise, such as by the Ocean Protection Council [e.g. 2013 OPC Guidance on Sea Level Rise], National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance.

C. Based on the vulnerability analysis, identify campus areas that are potentially subject to the effects of sea level rise for the purpose of determining whether a detailed site-specific coastal hazards analysis will be required consistent with Policy SH-02 and Policy SH-04.

D. Recommend adaptation management strategies that would minimize risks to coastal resources and development due to hazards associated with sea level rise. Adaptation management strategies may include:
   • Relocating existing development to safer locations
   • Siting new development to avoid areas vulnerable to flooding, inundation, and erosion;
   • Modifying land use designations and individual campus uses, and developing siting and design standards for new development, to avoid and minimize risks;
   • Establishing conservation areas to allow wetland and habitat migration;
   • Creating an adaptive public access plan that maximizes access to and along the shore as the effects of sea level rise are realized.

E. Analyze sea-level rise impacts at both the site-specific and regional scales. The Plan must evaluate how sea-level rise impacts from the littoral cell or watershed (such as expected changes in sediment supply, increases or reductions in stream flows, post-fire sediment pulses, etc.) could affect the campus. Additionally, the Plan must evaluate how options to adapt to sea-level rise could result in
cumulative impacts to other areas in the littoral cell or watershed, and should recommend actions to minimize any impacts.

F. The Assessment shall identify the recommendations that will require processing through an LRDP Amendment to be effectuated.

Policy SH-02 - New development shall be sited to avoid potential flooding, inundation, and erosion hazards created or exacerbated by long-range SLR. New development that is potentially subject to the effects of sea level rise shall require a current (prepared within the past 2 years) coastal hazards assessment as described in Policy SH-04. Based on the coastal hazards assessment, new development and redevelopment shall be sited to avoid any hazards anticipated during the life of the structure and to avoid the need for bluff retaining or shoreline protection devices. Hazard avoidance efforts shall not result in impacts to coastal resources or encroachment into coastal habitats and shall not undermine broader ecosystem sustainability; for example, siting and design of new development must not only avoid sea-level rise hazards, but also ensure that the development does not have unintended adverse consequences that impact sensitive habitats or species in the area. The assessment must also consider the potential need for larger setbacks near ESHA and natural open spaces to allow for habitat sustainability and migration.

Policy SH-03 - After completing the Comprehensive Sea Level Rise Hazards Assessment required pursuant to Policy SH-01, the University shall continue to research and respond to the impacts of sea level rise on the campus along the Goleta Slough and Pacific Ocean shoreline. On-going efforts to respond to SLR-related hazards may include:

A. Continue to gather information on the effects of sea level rise on the shoreline, particularly the most vulnerable areas identified in the Comprehensive Sea Level Rise Hazards Analysis. Participate, as possible, in regional assessments of sea level rise vulnerability, risk and adaption planning efforts to ensure compatible treatment for sea level rise across jurisdictional boundaries;

B. Updating the Best Available Science, consistent with regional policy efforts, as new, peer-reviewed studies on sea level rise become available and as agencies such as the OPC or the CCC issue updates to their guidance reports; and

C. Amending the LRDP to add policies and provisions that address the impacts of sea level rise based on information gathered over time. Modifications to address SLR may include: relocating proposed development envelopes, changes to land use designations, relocating utilities, updates to the public access plan to ensure long-term protection of the function and connectivity of existing public access and recreation resources.

Policy SH-04 - A site-specific coastal hazards study shall be prepared by technical experts (e.g., geologic, geo-technical, hydrologic, and engineering professionals, as appropriate) in combination with planning professionals to address the potential hazards from erosion, flooding, wave attack, scour and other conditions created or exacerbated by SLR. The study shall use the best available science and consider multiple SLR scenarios including best available scientific projections of SLR such as by the Ocean Protection Council, National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance. All input parameters for hazard analysis shall be clearly described in the analysis and, if judgment was used to choose between a range of values, the basis for the selection should be provided. The study shall identify the anticipated economic life of the structure(s), assess the ease of removal or adaptation, and recommend applicable adaptation management strategies, including siting and design measures, that eliminate or reduce hazards and that are consistent with all policies and provisions of the certified LRDP.
Policy SH-05 - The University will coordinate vulnerability assessments and adaptation planning with other regional jurisdictions that face common threats from sea-level rise, including the Goleta Slough management planning efforts, and will participate in regional studies of sea level rise vulnerability and adaptation, and in shoreline monitoring to identify sea level rise concerns.

Policy SH-06 - Shoreline structures, including revetments, seawalls, cliff retaining walls, or other such construction that alters natural shoreline processes shall be prohibited except where there is no less environmentally-damaging alternative for the protection of existing development or to serve coastal-dependent uses, or to protect public beaches in danger from erosion. Any such structures shall be sited to avoid sensitive resources and designed to minimize, to the maximum extent feasible, the alteration of natural land forms, and eliminate or mitigate adverse impacts on public access and on local shoreline sand supply. Visual impacts shall be minimized through siting the structures as far inland as possible, using a narrow profile or small footprint structure if possible, inclusion of living shoreline or bioengineering techniques, and the use of appropriate colors and materials. Structures shall be removed at such time as the structure is no longer needed for its permitted purpose.

Policy SH-07 - No new permanent above-ground development shall be permitted on the dry sandy beach except for temporary recreational structures such as volleyball poles and nets.

END OF SECTION
G. PUBLIC SERVICES, INFRASTRUCTURE, AND HAZARDS

Implementation of the University’s Academic Plan and LRDP requires new public services and infrastructure as well as new and expanded academic buildings, housing, roads, and parking. University-owned public works infrastructure includes utility lines and related facilities like sanitary sewer lift stations, electric transmission facilities, storm drains, roadways, and parking lots. Installation of new and the replacement of old natural gas, potable water, sewer, storm drains, and utility lines are necessary to improve on-campus distribution and reliability. Most of the potable water, sewer, and storm-drain pipeline improvements will replace deteriorated or inadequate trunk lines, which are the major distribution and collection lines in the campus-wide infrastructure network. Some improvements and expansion will be necessary to serve both the growing campus population and the additional development described in the LRDP.

Utility lines are generally located in existing roadways, parking lots, pedestrian corridors, or landscape areas on the Main Campus. In some cases, existing lines will be relocated to a common corridor or replaced because they would be under buildings. In addition to replacing and installing utility lines, it will be necessary to replace some of the lateral lines that connect existing buildings to the trunk system. Service to the other campuses will be provided through connections to local systems provided either by service districts or, if necessary, the University.

WATER
The design of the potable water distribution system generally serves the campus well, although improvements will be made to service loops by dividing larger loops into smaller ones to increase flow, pressure, and system redundancy. Some iron pipes will be replaced due to deterioration and age. The reclaimed water system currently serves the vast majority of the campus turf, and this system will be extended to areas of the campus based on its cost and benefit.

SANITARY SEWER
Over time, some sanitary sewer pipelines will be replaced and sewer manholes reconstructed. It will also be necessary to replace portions of the lateral pipelines that connect existing buildings with sanitary sewer trunk lines. Generally, new service laterals will be installed to connect buildings with either relocated trunk lines or the trunk line that is closest to a building. Service lateral lines damaged by roots or made of cast iron will be replaced. Deteriorated manholes will also be replaced.

On the Storke, West, and North campuses, sanitary sewer services would be provided through connections with the Goleta West Sanitary District (GWSD) system. Where connection to GWSD sewer lines is not possible, the University may either use its own existing lines or add new ones. Sewer lines in low-lying wetland areas, such as the GWSD lines in the Storke Campus wetlands, should be relocated into roadways or other areas where maintenance work and truck access does not disturb plant and animal life.
STORM DRAINS
Upgrades will be made to drainage systems, primarily components that are located in the central and western portions of the Main Campus. Parts of the system will be repaired, and in a few locations lines will be either replaced or added. In general, the drainage system is sized and designed to accommodate runoff from a 25-year storm. In some locations new service laterals will be either constructed or repaired to connect buildings to a nearby trunk line. Existing service lines that have been damaged by roots may also be replaced.

Instead of building an exclusive system of underground pipes and culverts, proposed development projects will incorporate, wherever feasible, design elements such as bio-swales, filtration devices, vegetated channels, and other open systems that detain, collect, percolate, and treat runoff before it is discharged into natural watercourses. These elements of the storm water drainage system that are constructed from dry land pursuant to a NOID will not be considered wetlands by the Coastal Commission; instead, such features will be defined as storm water management structures to encourage the expanded use of these sustainable development techniques. Vegetated retention areas help to ensure that storm water can be more naturally conveyed, filtered, and percolated back into the ground. This will reduce overall site runoff and improve water quality. Wetlands constructed in the past and not pursuant to a NOID, even if designed to capture stormwater runoff, may continue to be treated as wetlands, particularly where substantial habitat features have developed over time or where such features adjoin other wetland habitat, depending on Coastal Commission regulatory requirements.

The storm drainage system collects drainage from several developed areas, combines it in a single pipe and directs it into the Campus Lagoon, the Pacific Ocean, and other low-lying natural areas such as sloughs and wetlands. While not all projects can incorporate every technical device available for water filtration, proposed projects will include site-specific measures to improve storm water quality and increase infiltration to the maximum feasible extent consistent with best management practices based on evolving standards, techniques, and technology. The LRDP’s proposed development will only slightly increase storm water runoff since the majority of this new development will be on existing building and parking sites. Where possible, natural storm-water systems will filter and percolate storm runoff through the campus, using surface swales that direct that runoff to low-lying areas. This will reduce the amount of storm water runoff that enters public systems.

Prior to adding runoff from new development proposed in the LRDP, where such drainage would reach the Campus Lagoon, new storm water treatment systems such as continuous deflective separation units or other water pollution control devices will be installed and operating. Campus Lagoon restoration efforts have been coordinated with drainage improvements so that grading disturbed slopes, removing non-native plants, planting native vegetation, and constructing vegetated pools and swales have enhanced bio-filtration of runoff water. If feasible, the lagoon discharge drainage pipe will contain a “splitter,” which would divert dry season flows to a bio-filtration system.

NATURAL GAS
Proposed improvements to the natural gas distribution system include the pipelines and service lines that make up the looped distribution systems on the Main Campus. Gas main shutoff valves will be replaced and seismic shutoff valves installed so that those valves will close automatically during an earthquake. Steel pipes will be protected to prevent pipe erosion and located in roadways and buried underground in parking lots. Gas lines that are replaced will be either removed or abandoned in place by capping the ends of existing pipes.
HAZARDOUS SPILLS
UC Santa Barbara is a leader in hazardous waste management and provides staff, expertise, facilities, and a hazardous materials drop-off site for the community. Coastal policies, in addition to a number of other laws and regulations, require the campus to generally reduce use of hazardous materials and to stop work if hazardous materials are encountered during construction.

COASTAL ACT
Section 30232 of the Coastal Act requires protection against spilling hazardous substances and effective containment if a spill does occur.

§30232.
Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Hazardous Materials Policies
Policy HAZ-1 - The University shall comply with hazardous material and hazardous waste laws and regulations, including storage, handling, transport, disposal, and spills.

Policy HAZ-2 - The University shall maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release.

Policy HAZ-3 - The Environmental Health & Safety (EH&S) Office will appropriately dispose of hazardous materials.

Policy HAZ-4 The University shall maintain and strengthen its hazardous waste minimization program. Waste minimization efforts by the EH&S Office will give particular consideration to monitoring of hazardous materials storage and handling procedures; recycling (onsite and offsite); source reduction goals; implementation procedures; and informational and educational programs.

Policy HAZ-5 - If contaminated soil and/or contaminated groundwater are encountered during excavation and/or grading activities, except where such activities are implementing a Commission-approved remediation plan, the following steps shall be taken:

(a) The construction contractor(s) shall stop work and immediately inform Environmental Health and Safety (EH&S);

(b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers;

(c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to EH&S to comply with all federal and state regulations necessary to clean and/or remove the contaminated soil and/or groundwater;

(d) Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment and/or disposal, and/or treatment without excavation;

(e) Remediation alternatives for contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal; and
(f) The construction schedule shall be modified or delayed to ensure that construction will not obstruct remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.

The Ellwood Marine Terminal Facility has a known contamination risk and shall be subject to Policy ESH-50.

Policy HAZ - 6 - UC Santa Barbara shall continue to develop and implement campus programs that minimize use of pesticides, which may include the use of Integrated Pest Management strategies.

Policy HAZ-7 - Integrated pest management practices shall be used in all private landscape areas (not including buffers) and community open space areas on the Storke, North, and West Campuses. Rodenticides containing any anticoagulant compounds (including but not limited to Warfarin, Brodifacoum, Bromadiolone, or Dipancinone) shall be prohibited.

GEOLOGIC HAZARDS

CALIFORNIA COASTAL ACT

According to section 30253 of the Coastal Act, new development must minimize risks to life and property, including geologic stability, without either substantially contributing to the alteration of the site or increasing erosion. Adherence to state and local air quality standards is required, as well as minimizing vehicle use. Special protection is to be given to areas that are popular with coastal visitors.

§30253. New development shall do all of the following:
(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
(c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
(d) Minimize energy consumption and vehicle miles traveled.
(e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

LRDP POLICIES

The following polices describe how campus development must adhere to strict construction standards, not only to protect structures but to protect the coastal bluffs that abut many portions of the campus. Buildings must be set back from earthquake faults, and geotechnical and soil studies are required. Additional setbacks are required for buildings close to bluffs, which must also be protected from erosion.

Geologic Hazards
Policy GEO-01 - New development proposals shall be supported by geotechnical and soil studies conducted by a California-licensed geologist or geotechnical engineer, as appropriate, to determine technical requirements for adequate building foundation and infrastructure designs; such studies shall include an appropriate evaluation of seismic or liquefaction hazards that may affect the subject site. The results of such studies, and the recommendations of the preparing professional, shall be submitted in support of the pertinent Notice of Impending Development.
**Policy GEO-02** - Building setbacks from an active fault trace shall be a minimum of fifty (50) feet, or a greater distance if required by the California Building Code and California Geologic Survey standards in effect at the time of University design approval.

**Bluff Faces and Shoreline Structures**

**Policy GEO-03** - New development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of a shoreline protective device. The 100-year bluff-top setback shall be determined based on a report by a California-registered engineering geologist or other qualified professional, with substantial experience evaluating shoreline erosion, evaluating the effects of sea level rise and consequent bluff or shoreline changes expected to affect the site within a minimum of 100 years following the completion of the proposed project. The report shall consider multiple sea level rise scenarios consistent with the additional requirements in Policy SH-04. The report shall include a recommendation for the minimum setback necessary to ensure the safety of the proposed development, including the safety of the public utilizing the nearby bluffs and/or shoreline area, for a minimum of 100 years, without construction of a bluff stabilization or shoreline armoring device. The NOID submittal shall include written evidence of the University’s commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.

**Policy GEO-04** -

A. The geologic bluff-top setback in Policy GEO-03 shall not apply to the development of public access stairways, pathways, fences, or parks. Utility infrastructure or the replacement or expansion of existing structures shall be subject to the geologic bluff-top setback unless the Commission determines that:

1) An appropriate, California-licensed geologist or geotechnical engineer has favorably reviewed the subject plans as described below;

2) That no feasible alternative exists;

3) That the subject structure has been designed to facilitate removal or relocation in the future as bluff erosion advances;

4) That the University acknowledges as a condition of Commission approval of such development that no future bluff stabilization measures shall be installed to protect such development in lieu of removal or relocation; and

5) The University accepts as a condition of Commission approval a legal “assumption of risk” condition acceptable to the Executive Director.

B. If the University proposes development that does not comply with the geologic bluff-top setback requirements, the Notice of Impending Development for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the development will assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding, for the expected life of the development.

**Policy GEO-05** - New development located less than 50 feet from the bluff edge shall be constructed to insure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability. The Notice of Impending Development submittal for the development shall include evidence that a California-licensed geologist or geotechnical engineer, as appropriate, has determined that the project’s surface and subsurface drainage shall not contribute to bluff erosion or instability. The NOID submittal shall include written evidence of the University’s commitment to remove or relocate such development pursuant to a future NOID submittal should bluff erosion threaten the stability of the structure, or the safety of the public.
Policy GEO-06 – Whenever development, including grading, is proposed within 100 feet of a bluff edge, existing non-native vegetation shall be replaced with drought tolerant, locally native plants, and undisturbed established native plants shall be maintained to minimize erosion due to long-term application of landscape irrigation water to the bluff face.

Policy GEO-07 - No development shall be permitted on the bluff face, except for staircases or access ways to provide public beach access.

Policy GEO-08 - Pedestrian use of unimproved paths up and down the bluff face shall be discouraged. Where needed for pedestrian safety or to discourage volunteer trails on the bluff face, a Commission-approved fence or other barrier may be constructed at hazardous locations on the coastal bluff edge.

Fencing or other barriers installed along the bluff-top shall be designed to be visually permeable, compatible with the character of the surrounding area, and of the minimum height necessary to ensure safety (e.g., low-profile post and rail designs or post, rail, and mesh designs). New chain-link fencing is prohibited; existing chain-link fencing shall be removed and/or replaced by the University at the earliest feasible opportunity.

Policy GEO-09 - Drainage devices shall be sited and designed to prevent bluff erosion. New drainage devices shall not extend over or through coastal bluffs. Stormwater and dry weather flows that are conveyed through existing storm drains or other outfalls that discharge to the bluffs shall be re-routed to the maximum extent feasible, and the drainage device removed as feasible.

Policy GEO-10 - The east-facing bluffs will be protected from future erosion only if campus development becomes immediately threatened, consistent with Policy SH-06.

Flooding and Tsunamis
Policy GEO-11 - New development shall comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone provided that the development fully complies with all other provisions of the certified LRDP.

Policy GEO-12 - Maintain Tsunami-Ready compliance, or equivalent procedures to provide and document communication, readiness, and evacuation procedures for all campus-based populations, including summer programs.

Public Works

COASTAL ACT
Coastal Act Section 30254 requires that new or expanded public works facilities be limited to development that is consistent with the Coastal Act and may not be oversized to induce new development that is inconsistent with the Coastal Act. Coastal Act Section 30114 defines public works to include utilities, except energy facilities, and public transportation facilities such as roads. Coastal Act Section 30231 encourages use of reclaimed water. Section 30250 requires that new development be located in areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.
§30114
“Public works” means the following:
(a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.
(c) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.
(d) All community college facilities.

§30231
The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

§30250
(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.
(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.
(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

§30254.
New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.
LRDP POLICIES
Utilities can only be expanded to serve approved campus development. Coastal policy requires that there be no new development until there are sufficient utilities and public works facilities to serve that development. The policies below limit University development to that which has sufficient water and sewer resources, and require that campus infrastructure be sized to meet campus needs.

Water Supply and Demand

Policy PS-01: In recognition of the need to conserve and manage its water resources to achieve the LRDP land use planning objectives, the University shall implement a water conservation program as follows:

A. Water consumption in existing and new development shall be minimized by using the best available water-conserving plumbing fixtures.

B. Landscaping practices shall minimize potable water use by: planting locally native plant species and/or non-invasive, drought tolerant species; using reclaimed water for landscaping to the maximum extent feasible; designing efficient irrigation systems that use the minimum amount of water necessary for the applicable landscaping; and maintaining and managing irrigation systems to ensure continued water efficiency.

C. The University shall maintain a public awareness campaign on campus and in campus residential facilities for saving water. All dormitory residents shall be required to receive annual training on water conservation.

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

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

A. Maximum feasible incorporation into the proposed project plans of water conservation and efficiency measures, and reclaimed water use measures.

B. Increased campus water conservation and efficiency measures, and increased campus reclaimed water use to reduce campus potable consumption, such as for irrigation, use in toilets, and in industrial applications.

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

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

1. a description of cumulative campus development (existing and approved);
2. cumulative water use (for existing and approved development), including use by University-owned facilities occupied or operated by third parties (such as food service or other vendors, affiliated or independent research programs and institutes, summer programs and camps using University-owned facilities, etc.) and outdoor recreational facilities, landscaping, habitat restoration sites (such as Ocean Meadows), open space and habitat management, and the Coal Oil Point Reserve;
3. an estimate of the remaining quantity of water supply available to the University within the University’s 945 AFY planning threshold (which, depending on development location, would be served by a portion of one of the University’s three existing allotments from Goleta Water District, including the 945 AFY available campus-wide, the 200 AFY available at North Campus, and the 66 AFY available at Devereux School) establishing the maximum amount of potable water needed to fully serve the 2010 LRDP build-out;
4. the estimated quantity of potable water necessary to serve the proposed development;
5. an analysis of year-to-year compliance with campus conservation goals articulated in the 2013 Campus Water Action Plan approved by the Regents of the University of California, and as updated by the Regents from time to time;
6. a cumulative regional assessment of water supply and demand within the Goleta Water District’s (GWD) boundaries. This assessment shall include a narrative of any changes to GWD’s cumulative water supply and demand setting.

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

Policy PS-05: The University shall participate in water use reductions during declared water supply shortages within Goleta Water District (GWD) boundaries and/or other affected campus water service areas to the maximum extent feasible. For each formally declared water shortage Stage I-V, the campus will meet with the GWD and establish specific emergency water conservation benchmarks expressed as a percentage of the University’s regular potable water use; based on that assessment, the campus will further reduce potable water consumption to the maximum extent feasible. Once implemented, the pertinent short-term water use reductions shall be maintained to the maximum extent feasible until the GWD reduces or lifts the pertinent water shortage declaration.

Policy PS-06: If the long-term water supplies relied on by the University in planning the 2010 LRDP (i.e. the 945 AFY planning threshold) build-out are jeopardized and/or cannot be acquired and delivered from Goleta Water District (GWD), the University shall halt further water-consuming development under the LRDP unless the University secures the equivalent offsets by underwriting measures to conserve existing potable water supplies within the customer base of GWD, or by underwriting new infrastructure construction to deliver reclaimed water to GWD customers presently irrigating with potable water.

For example, the University may, in cooperation with GWD, elect to meet a portion of, or all of, a proposed new campus building’s otherwise unmet water requirements by:
1) underwriting the installation of additional reclaimed water infrastructure (such as treatment systems, pipelines and metering systems) to deliver reclaimed water to existing agricultural water users served by Goleta Water District, or

2) through the retrofitting of existing development within the Isla Vista/Goleta Water District service area by such measures as replacing appliances with certified low water and energy use appliances, and installing low flow showerheads and toilet fixtures.

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

Policy PS-07:

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

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

1) the report provided by the University pursuant to Subparagraph A (above); or

2) a declaration, or similar official action, by the Governor, the State Water Resources Control Board, or the Goleta Water District;

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

Sustainability and Recycling
Policy SUST-01 - The University shall reduce transportation emissions associated with fleet vehicles by implementing the following measures: replacing vehicles with low or zero emission vehicles; right-sizing fleets (determining the appropriate fleet size, revising business practices to reduce need for travel); reducing fleet fuel consumption; reducing fleet vehicle miles traveled; and increasing use of fuels with lower GHG emissions. The University shall purchase the most efficient fleet vehicles with the goal of 95% of the campus light-duty fleet purchases using alternative fueled vehicles (AFVs) (Biodiesel, Electricity, Ethanol, Hydrogen and Natural Gas as per DOE & CEC’s supported fuels) by 2016.

Policy SUST-02 -

A. The University shall reduce greenhouse gas emissions and the use of non-renewable resources by
complying with the campus-wide sustainability programs.

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

Policy SUST-03: The University shall promote the use of vehicles with alternative fuel sources on campus by such means as: locating infrastructure to support alternative vehicles (e.g., electrical vehicle charging stations), or providing incentives such as first-floor parking spaces and discounts on long-term parking passes. Electrical vehicle charging stations shall be provided in the necessary numbers and conveniently located in campus housing developments as well as in the parking facilities on each campus to encourage the use of such vehicles.

Policy SUST-04: The campus shall continue to reduce greenhouse gas emissions in accordance with the campus Climate Action Plan and shall continue to inventory and publicly report all greenhouse gas emissions annually in accordance with the protocol set forth by The Climate Registry.

Policy SUST-05: The University shall reduce consumption of non-renewable energy by using a portfolio approach that includes a combination of energy efficiency projects, the incorporation of local renewable power measures for existing and new facilities, green power purchases from the electrical grid, and other energy measures with equivalent demonstrable effect on the environment and reduction in fossil fuel usage.

Policy SUST-06: The University shall minimize energy use and reduce pollution through such methods as the use of solar power and other renewable energy systems, natural lighting, passive solar heating and cooling and other techniques to produce energy efficient development, building management techniques such as smart metering and lighting/appliance management systems that limit waste, and use of light colored buildings and roofing materials.

Policy SUST-07: The campus shall continue to monitor energy usage and make available for public review an Annual Energy Report detailing purchased electricity and natural gas consumption, as well as onsite and offsite renewable energy generation.

END OF SECTION
H. IMPLEMENTATION

The LRDP serves as the basis for determining whether development is consistent with the Coastal Act. This chapter establishes the review and compliance procedures that shall be undertaken prior to authorization of any campus development. Implementation of individual LRDP developments shall occur as part of the University of California, Santa Barbara’s capital improvement process and in accordance with procedures established in the California Coastal Act of 1976.

This chapter identifies the areas of campus within the Coastal Zone and the Coastal Act policies that are relevant to the campus. The chapter concludes with a set of development procedures for reviewing and authorizing development.

1.1 CHANGES FROM THE 1990 LRDP

1.1.1 Land Use
While the 2010 LRDP is based upon the 1990 LRDP, there are a number of changes to land use designations:
* Two land use categories have been consolidated: one Academic & Support category has been created from the former Administrative & Student Support and Academic Uses land use categories, and one Housing category has been created from the former Student Housing and Faculty Housing categories.
* An approximately 9-acre site is proposed for Housing where the existing Facilities Management offices and yard and the Public Safety facilities are located.
* One additional site is proposed for Recreation land uses - an approximately 2.5-acre undeveloped site on West Campus.
* The land use of an existing surface parking lot (Parking Lot 30) on the Main Campus is proposed to change from Recreation to Academic & Support.
* The land use of an existing surface parking lot (Parking Lot 6) on the Main Campus is proposed to change from Housing to Academic & Support.
* The existing site of an Academic & Support land use is proposed to expand at the existing Environmental Health and Safety building on the Main Campus south of Mesa Road.
* The Administrative land use adjacent to the Cliff House bluffs (at the location of the Cliff House structure) will change to Open Space on West Campus, and the Reserve station moved within the “Reserve” boundary.
* Santa Catalina (Francisco Torres), Isla Vista Theatre, El Dorado, Westgate, Ocean Meadows Golf Course and Devereux School have been added to the LRDP with land use designations for Housing, Academic & Support, and Open Space uses.

1.1.2 AMENDMENTS
There have been 23 amendments to the 1990 LRDP (Table B.9) ranging from amendments for new buildings to amendments that adjust building limit lines or shift permitted development capacity from one location to another.
1.2 EFFECT OF LRDP
The LRDP provides the parameters for future campus development. Compliance with the policies and provisions of the LRDP will assure that development is consistent with the California Coastal Act. The LRDP policies and provisions shall be implemented by the University through the processing and procedures described this chapter.

Some policies of the California Coastal Act are not applicable to UC Santa Barbara because the activities they govern do not take place on campus. These inapplicable sections of the Coastal Act are shown in Table H.1.

1.2.1 Consistency
For the purposes of formally determining the consistency of individual development projects with the LRDP, the policies and provisions (including all certified figures and maps) of the LRDP shall be the standard of review to assure that all new development is consistent with the Coastal Act. A key element of the consistency review is ensuring that development is consistent with the uses specified in Chapter D, locations shown on the Land Use Map (LRDP Figure D.1 Land Use) and the potential development envelopes shown on the Development Overview Map (LRDP Figure D.3).

<table>
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<tr>
<th>Table H.1: INAPPLICABLE SECTIONS OF THE COASTAL ACT</th>
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<td>Article 3, Sec. 30222, Recreation</td>
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<td>Article 6, Sec. 30254.5, Development</td>
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<td>Article 7, Industrial Development</td>
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1.2.2 Coastal Zone Boundary
The California Coastal Act defines the boundaries of the Coastal Zone, which includes the majority of the UC Santa Barbara campus except, according to Public Resources Code Section 30162(b), “In the Devereux Lagoon and Goleta Slough areas, approximately 170 acres are excluded and 245 acres are added as specifically shown on maps 17 and 18; provided, however, that the land areas on which the University of California has proposed a 200 unit housing project are not included.” This excluded area covers most of the Santa Ynez housing site and a portion of the Storke housing site (see LRDP Figure D.1-Land Uses). These portions of Storke Campus are not within the Coastal Zone and therefore not subject to the Notice of Impending Development process.

1.2.3 Development within the Coastal Commission’s Retained Permit Jurisdiction
Coastal Commission retains permit jurisdiction over development on tidelands, submerged lands, and public trust lands, whether filled or unfilled, on and adjacent to the campus. Under the Federal Coastal Zone Management Act, the Commission also retains federal consistency review authority over federal activities and federal permitted activities on or adjacent to the campus. The LRDP provides guidance for such permit and federal consistency review by the Commission.

Portions of the UCSB campus contain areas that are located within with the Commissions retained permit jurisdiction, including: the Campus Lagoon, all of Phelps Creek on the North Parcel (Ocean Walk), Devereux Creek and its tributaries, Devereux Slough, portions of North Campus Open Space (formerly the Ocean Meadows Golf Course), and some beach areas such as the beach/dune habitat along the southern edge of Coal Oil Point Reserve.

1.3 DEVELOPMENT PROCEDURES
This section provides procedures for reviewing and authorizing development on the UC Santa Barbara campus pursuant to the Notice of Impending Development process.

1.3.1 REVIEW OF PROPOSED DEVELOPMENT PROJECTS
Prior to the University submittal of a Notice of Impending Development or LRDP Amendment to the Coastal Commission, the Director of Campus Planning and Design shall review all proposed development projects for the Campus and advise the University representatives on the appropriate development approval process. New development projects shall be consistent with the certified policies and provisions of the LRDP and advance the objectives of the LRDP; where not fully consistent, the Director shall advise the University representative on the feasibility of pursuing an LRDP amendment from the Coastal Commission.

At a minimum, project information shall include:

- A project description sufficient to understand the size, location, nature, and intensity of the proposed development (including but not limited to site plans and elevations showing the proposed development as appropriate); and a detailed discussion regarding the consistency of the proposed development with the provisions of the certified LRDP and, if applicable, with prior LRDP authorizations and/or approvals by the Coastal Commission pursuant to the Coastal Act.

- Environmental documentation for the proposed development prepared pursuant to the California Environmental Quality Act,

- All technical reports associated with the proposed development (such as biological reports, geotechnical reports, traffic analyses, etc.) and any necessary implementing mechanisms, including, but not limited to: CEQA mitigation measures, easements, deed restrictions, conditions, covenants, restrictions, or lease agreements. These mechanisms will ensure that all site work, habitat restoration, and water quality protection measures are properly implemented.
• A statement of intention to assign a person to be responsible for ensuring that the proposed project is constructed to authorized specifications, that all implementing mechanisms are properly implemented, and that any budget shortfalls that can affect these commitments are identified and brought to the attention of decision-makers. This person shall be referred to as the Project Manager.

No development project shall be undertaken prior to authorization from the Commission.

Early Coordination with the Coastal Commission
The University shall consult with the Executive Director of the Coastal Commission as early as possible in the planning of a development project with the objective of identifying issues of possible concern to the Commission. The University shall provide the Executive Director with all public notices and documentation circulated to the public pursuant to the Regents’ required development review process, including the process for that portion of the public who explicitly request to be noticed.

1.3.2 NOTICE OF IMPENDING DEVELOPMENT
Section 13549 of the Coastal Act Regulations require that at least 30 days prior to construction for any development not exempted from further review in accordance with Section 13511 (g) of the Coastal Act Regulations, the governing authority must comply with the Notice of Impending Development procedures set forth in Section 13549 et seq. of the Coastal Act Regulations. The University shall submit a Notice of Impending Development pursuant to Section 13549 and 13559 of the Coastal Act Regulations for all development that is not exempt as detailed later in this chapter. This notice shall include findings by the University that the proposed development is consistent with the LRDP, including specific findings relating to traffic and access, public services, and intensity of use adjacent to environmentally sensitive habitat areas. Such notice shall be in addition to any other notices or procedures required for projects by the California Environmental Quality Act or the Mitigation Monitoring Program for the LRDP.

A. Contents of a Notice of Impending Development
The NOID shall be clearly titled as such and shall, at a minimum, include the following information regarding the development project authorization:

• A project description sufficient to understand the size, location, nature, and intensity of the proposed development and scaled project plans (including but not limited to site plans, grading plans, drainage plans, cross-sections, floor plans, and elevations showing the proposed development as appropriate);

• A detailed discussion regarding the consistency of the proposed development with the provisions of the certified LRDP and, if applicable, with prior LRDP authorizations and/or approvals by the Coastal Commission pursuant to the Coastal Act;

• Environmental documentation for the proposed development prepared pursuant to the California Environmental Quality Act, if any;

• All technical reports associated with the proposed development and or necessary to analyze the development’s consistency with the policies and provisions of the LRDP (including, but not limited to, biological reports, wetland delineations, geotechnical reports, traffic analyses, etc.) and any necessary implementing mechanisms, including, but not limited to: CEQA mitigation measures, easements, deed restrictions, conditions, covenants, restrictions, or lease agreements. These mechanisms will ensure that all site work, habitat restoration, and water quality protection measures are properly implemented;

• Identification of the Project Manager and contact information;

• The expected date of commencement of construction; and

• A list of recipients of the Notice of Impending Development and an interested parties’ contact list.
B. Public Notice and Posting Requirements for Notice of Impending Development

1. Pursuant to Section 13549 of the Coastal Act Regulations, at least 30 days prior to the beginning of construction, the University shall provide written notice of its intent to file the Notice of Impending Development, including a description of the nature and location of the impending development, to the following parties: the Commission, contiguous local governments, owners of each parcel of record within 100 feet of the proposed development, persons residing within 100 feet of the proposed development, and all other interested persons and agencies who have requested such notice. Notice to the Commission, and interested persons and agencies who have so requested shall be accompanied by sufficient supporting information to allow determination of whether such development is consistent with the certified LRDP.

2. The University shall post the Notice of Impending Development in conspicuous locations at the proposed development project site no later than the date that the Notice of Impending Development is sent to the Commission, and at least 30 working days prior to the beginning of construction. Notices shall be posted at locations on the perimeter (and/or within the perimeter as appropriate) of the proposed project site. Additionally, notices shall be clearly visible and printed with black text/graphics on a brightly hued background (e.g., yellow) using card-stock weight (at the least) paper or functional equivalent (e.g., wood, cardboard, corrugated plastic, etc.). Notices shall be laminated or otherwise weatherproofed so as to be legible at all times, and shall be at least 8 inches by 11 inches in size, and no greater than 4 feet by 8 feet in size.

C. Coastal Commission Review of a Notice of Impending Development

The Coastal Commission shall review development projects contained in the LRDP that have been authorized by the University for consistency with the policies and provisions (including all certified figures and maps) of the LRDP in accordance with the procedures of this section.

D. Filing the Notice of Impending Development

Within ten (10) days of receipt of a Notice of Impending Development and all applicable supporting information (as described above) for a proposed development project, the Executive Director shall review the notice. If there is insufficient supporting information to determine whether the proposed development is consistent with the certified LRDP, the Executive Director shall inform the University of what further information is needed to make such determination, and shall request such information from the Director of Campus Planning and Design. The Notice of Impending Development shall be deemed filed when all necessary supporting information has been received by the Executive Director.

E. Standard of Review

The standard of review for a Notice of Impending Development, pursuant to Section 13550 of the Coastal Act Regulations, is consistency with the policies and provisions of the certified Long Range Development Plan.

F. Coastal Commission Hearing

Within thirty (30) days of the filing of the notice and at a public hearing the Commission shall, by a majority of its membership present, determine whether the proposed development is consistent with the certified LRDP and whether conditions are required, unless extended as described herein. The Hearing Deadline may be extended if, on or before the Hearing Deadline, the Director of Campus Planning and Design waives the University’s right to a hearing within 30 days, and agrees to an extension of time, to allow for Commission review of the proposed development project. No construction shall commence until after the Commission votes to impose any condition necessary to render the proposed development consistent with the certified LRDP.
If the Executive Director of the Commission determines that the proposed development is *de minimis* and finds that there would be no individual or cumulative impacts on coastal resources and the project is consistent with the policies and provisions of the certified LRDP, the NOID may be scheduled for Commission review at one public hearing during which all such items may be taken up as a single matter on the Commission’s Consent Calendar.

For all proposed development projects, the Executive Director’s report to the Commission shall include a description sufficient to allow the Commission to understand the location, nature, and extent of the proposed development, and a discussion and recommendation regarding the consistency of the proposed development project with the certified LRDP. The Commission, by a majority of its membership present, may take one of the following actions on the proposed development project: (1) determine that the proposed development project is consistent with the certified LRDP; or (2) determine that conditions are required to render the proposed development project consistent with the certified LRDP and vote to impose any condition necessary to render the proposed development project consistent with the certified LRDP.

Following Commission action, the Executive Director shall inform the Director of Campus Planning and Design of the Commission’s action and shall forward any conditions associated with it. If the Commission has voted to impose any condition necessary to render the project consistent with the LRDP, development shall not be undertaken until the conditions have been incorporated into the project and/or until the “prior to commencement of construction” conditions have been satisfied.

Coastal Commission review of a proposed development project shall be deemed approved on the date of a Commission action determining that the proposed development project is consistent with the policies and provisions of the certified LRDP (with or without conditions to render it consistent).

### G. Authorization to Proceed

If the Commission requires one or more “prior to commencement” special conditions on a Notice of Impending Development; these conditions must be submitted and reviewed for compliance by the Executive Director of the Commission. The Executive Director will provide an “Authorization to Proceed” once the “prior to commencement” special conditions are met.

### 1.4 MONITORING OF DEVELOPMENT PROJECTS

The University shall be responsible for ensuring that all terms, and conditions, and mitigation measures associated with authorized development projects, including but not limited to mitigation measures and CEQA/NEPA requirements, are fulfilled. Project managers and other UC personnel assigned responsibility to implement and/or monitor authorized development projects shall contact the Director of Campus Planning and Design annually by the end of each calendar year to provide information regarding compliance with the terms and conditions of each LRDP authorization that year and continuing obligations from authorizations in previous years. The Director of Campus Planning and Design shall verify that all terms and conditions have been timely fulfilled and shall update each project’s list of conditions and mitigation measures with compliance information on at least a yearly basis. The Director of Campus Planning and Design shall maintain the updated copies of the required approval documents, verified as-built plans, and assure they shall be available for public review.

The Director of Campus Planning and Design shall include within development monitoring programs of the University an annual written LRDP monitoring report that includes a cumulative and calendar year summary of: LRDP-authorized development project compliance; development excluded from NOID requirements; emergency authorizations; enforcement undertaken; LRDP-required annual monitoring reports; status of LRDP-required improvements, other University commitments; and any
written comments received on LRDP implementation. The Director of Campus Planning and Design shall maintain a record of these annual summary reports and they shall be available for public review. The Director shall submit a copy of each annual report to the Executive Director within ten days of its completion.

1.5 AMENDMENT TO THE LONG RANGE DEVELOPMENT PLAN
All changes to the certified Long Range Development Plan (LRDP), including policies, text, maps, figures, and appendices shall require an amendment to this LRDP. All amendments to the certified LRDP approved by the University must be reviewed and approved by the Coastal Commission.

1.5.1 Contents of LRDP Amendment
The LRDP amendment submittal shall include the following as required in Section 13552, and by reference Sections 13511-13515 as applicable, of the Coastal Act Regulations:

- A Board of Regents resolution that states that the amendment is intended to be carried out in accordance with the Coastal Act and the certified LRDP. The resolution must state that the amendment will either, 1) take effect automatically upon Coastal Commission approval, or 2) require formal University adoption after Coastal Commission approval. The resolution shall be accompanied by an exact copy of the adopted amendment.

- A summary of the measures taken to provide the public and affected agencies and districts maximum opportunity to participate in the LRDP amendment process, a listing of members of the public, organizations, and agencies appearing at any hearing or contacted for comment on the LRDP amendment; and copies or summaries of significant comments received and of the University’s response to the comments. Additionally, the submittal should include an up-to-date list of interested parties.

- All policies, plans, standards, objectives, diagrams, drawings, maps, photographs, and supplementary data, related to the amendment in sufficient detail to allow review for conformity with the requirements of the Coastal Act. Written documents should be readily reproducible. An amendment to a LRDP shall include, where applicable, a readily identifiable public access component as set forth in Section 13512 of the Coastal Act Regulations. The submittal should include a “mark-up” version of the LRDP indicating all proposed changes to the policies, text, and appendices of the certified LRDP and the identification of any changes to maps or other figures of the certified LRDP proposed by the Amendment.

- A discussion of the amendment’s relationship to and effect on the other sections of the certified LRDP.

- A Section 13511 analysis. Section 13511 outlines the evaluations that must be undertaken with regard to the Amendment’s potential to adversely impact coastal resources and its consistency relative to the Coastal Act, particularly Chapter 3 of the Coastal Act. Section 13511 requires that Amendments contain sufficient information regarding the kind, size, intensity and location of development activity intended to be undertaken pursuant to the plan to determine conformity with the policies of Chapter 3 of the Coastal Act. Such information shall include, but is not limited to the following: (1) the specific type of development activity or activities proposed to be undertaken; (2) the maximum and minimum intensity of such activity or activities (e.g., number of residents, capacity and service area of public works facility, etc.); (3) the proposed and alternative locations considered by any development activities to be undertaken pursuant to the LRDP; (4) a capital improvement program or other scheduling or implementing devices that govern the implementation of the LRDP; and (5) other information deemed necessary by the executive director of the Commission.

- Any environmental review documents, pursuant to CEQA, required for all or any portion of the amendment to the LRDP.
1.5.2 Public Participation
Pursuant to Section 30503 of the Coastal Act, during the preparation, approval, and certification of a Long Range Development Plan Amendment, the public, as well as any affected governmental agency, shall be provided maximum opportunities to participate. Prior to submission of an LRDP amendment, the University shall hold public hearings and receive written comments. Sections 13551 and 13552 of the Coastal Act Regulations require that notice of availability of the draft LRDP amendment be made available six (6) weeks prior to the Regents approval of the LRDP amendment and notice of the subject amendment has been distributed to all known interested parties.

1.5.3 Filing Review for LRDP Amendment
An amendment to the certified LRDP together with all necessary attachments and exhibits shall be deemed “submitted” after having been received and found by the Executive Director of the Commission to be in proper order and legally adequate to comply with Public Resource Code Section 30510(b). Said review shall be completed within a reasonable time, but unless there are unusual circumstances, no later than ten (10) working days after the date it is received in the Commission office during normal working hours. If the Executive Director determines that the materials received are not sufficient to satisfy the requirements of Public Resource Code Section 30510(b), the Executive Director shall transmit to the University written comments regarding the inadequacy of the submission no later than the aforementioned ten (10) working days. When the amendment to the LRDP is found to be properly submitted, the Executive Director shall immediately notify the University.

1.5.4 Standard of Review
The standard of review for proposed amendments to the certified LRDP, pursuant to Sections 30605, 30512(c), and 30514(b) of the Coastal Act, is consistency with the Chapter 3 policies of the Coastal Act.

1.5.5 Coastal Commission Action
After the Coastal Commission, in accordance with its own regulations, reviews and takes action on an LRDP amendment request submitted by the University, the Commission will transmit its decision to the University. In order to move forward with the certification process, the Board of Regents must acknowledge receipt of the Coastal Commission’s resolution, including any terms and conditions; accept and agree to any such terms and conditions; and take whatever formal action is required to satisfy those terms and conditions within six months of the Commission’s action.

If suggested modifications to the LRDP Amendment are required by the Coastal Commission, the University shall demonstrate the conformance with those suggested modifications by republishing a hardcopy of the LRDP to reflect the Commission’s modifications and ensuring that any version published online reflects the suggested modifications. At least two revised hard copies and an electronic copy of the LRDP shall be submitted along with the Regents formal acknowledgement (where necessary) to initiate the Executive Director’s certification review.

1.5.6 Effective Date of Certification
The LRDP amendment shall not be deemed final and effective until the Executive Director determines in writing that the action of the Board of Regents where appropriate, and the notification procedures of the LRDP for development projects required pursuant to Section 13511(e) are legally adequate to satisfy any specific requirements set forth in the Commission’s final certification. The Executive Director reports the determination to the Commission at its next regularly scheduled public meeting and the Commission does not object to the Executive Director’s determination. If a majority of the commissioners present object to the executive director’s determination and finds that the governing authority’s action does not conform to the provisions of the Commission’s action to certify the LRDP, the Commission shall review the governing authority’s action and notification procedures pursuant to Articles 9-12 of the Coastal Act Regulations as if it were a resubmittal.
1.6 DEVELOPMENT EXEMPT FROM THE REQUIREMENT TO OBTAIN A NOID
This section provides the procedures for processing and reviewing Exemption Determination Requests and identifies the types of development that are exempt from obtaining a Notice of Impending Development. Exemption Determinations certify that a proposed development project meets all the requirements of this Section, and, if applicable, the terms and conditions of any applicable Notice of Impending Development. Issuance of an Exemption Determination Request is determined by the Executive Director.

1.6.1 Prior to Exemption Determination Request
Prior to submitting an Exemption Determination Request to the Executive Director of the Coastal Commission for review, the Director of Campus Planning and Design shall confirm the proposed development is consistent with the provisions and policies of the LRDP and the terms and conditions of any applicable NOID.

1.6.2 Exemption Determination Request Submittal and Contents
The Director of Campus Planning and Design shall submit an Exemption Determination Request to the Executive Director of the Coastal Commission for review. Exemption Determination Requests shall include a project description sufficient to understand the size, location, nature, and intensity of the proposed development; scaled project plans (including but not limited to site plans, grading plans, floor plans, drainage plans, cross sections, and elevations showing the proposed development as appropriate) and the basis for its exemption. The Exemption Request submittal shall include a summary of any previous development authorizations applicable to the site, including previous NOIDs and/or Coastal Development Permits.

1.6.3 Exemption Determination Request Standard of Review
Exemption Requests shall be reviewed by the Executive Director in accordance with the following standard(s) of review:

A. Exempt development shall be consistent with the provisions and policies of the LRDP and shall not conflict with, or lessen the intent of, the terms and conditions of any applicable NOID(s) or permit.

B. In accordance with Coastal Act Section 30610, and Sections 13250, 13252, and 13253 of the Commission’s Administrative Regulations, the following types of development and activities shall be exempt from the requirement to obtain a Notice of Impending Development:

1. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any approved or exempt development; provided, however, that the commission may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.

2. Improvements to any existing structure, including all fixtures and other structures directly attached to the structure; and landscaping, except the following types of improvements listed below because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to the policies of the LRDP:

   a. Improvement to any structure if the structure or the improvement is located: on a beach; in a wetland, stream, or lake; seaward of the mean high tide line; in an area designated as highly scenic in the certified LRDP; or within 50 feet of the edge of a coastal bluff;

   b. Any significant alteration of landforms including removal or placement of vegetation, on a beach or sand dune; in a wetland or stream; within 100 feet of the edge of a coastal bluff, in a highly scenic area, or in an environmentally sensitive habitat area;
c. The expansion or construction of water wells or septic systems;

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

e. Any improvement to a structure which changes the intensity of use of the structure or that fails to comply with any other provisions or restrictions of the LRDP (including, but not limited to, height, size, or buffer provisions);

3. In accordance with Section 13252 of the Coastal Act Regulations, repair or maintenance activities that do not result in an addition to, or enlargement or expansion of the object of the repair or maintenance activity, including those specifically described in the document entitled “Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements,” adopted by the California Coastal Commission on September 5, 1978, provided the activity does not include:

a. Any method of repair or maintenance of a seawall revetment, bluff retaining wall, breakwater groin, culvert, outfall, or similar shoreline work that involves:
   - Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface structures; or
   - The placement, whether temporary or permanent, or rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in a coastal waters, streams, wetlands, estuaries and lakes or on shoreline protective work except for agricultural dikes within enclosed bays or estuaries;
   - The replacement of 20 percent or more of the materials of an existing structure with materials of a different kind; or
   - The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.

b. Any repair or maintenance to facilities or structures or work located in an environmentally sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams that include:
   - The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials;
   - The presence, whether temporary or permanent, of mechanized equipment or construction materials.

c. Activities described in the “Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements” reference in this subsection, above, any activity that will have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands, or public views to the ocean.
4. The replacement of any structure, other than a public works facility, destroyed by a disaster, provided the following requirements are met. “Disaster” means any situation in which the force or forces that destroyed the structure to be replaced were beyond the control of its owner.
   a. The replacement structure conforms to all applicable provisions of the LRDP;
   b. The use of the replacement structure is the same as the destroyed structure;
   c. The replacement structure does not exceed either floor area, height, or bulk of the destroyed structure by more than 10 percent; and
   d. The replacement structure is sited in the same location on the affected property as the destroyed structure.

C. In accordance with Coastal Act Section 30610 and Section 13511(g) of the Commission’s Administrative Regulations, the following types of development and activities shall be exempt from the requirement to obtain a Notice of Impending Development:

1. Campus signs shall be exempt where there is no potential for adverse effects, either individually or cumulatively, on coastal resources or on public access or recreation to or along the coast. Signs that may directly or indirectly have an adverse impact on coastal resources shall not be exempt, including but not limited to:
   1. Signs that limit or restrict beach access, coastal parking, or coastal trails;
   2. Signs that discourage public use of the beach;
   3. Illuminated signs adjacent to ESHA or designated Open Space areas;
   4. Signs that exceed 24 square feet in area.

2. Exempt maintenance activities shall include tree trimming and removal and general landscaping maintenance in accordance with the certified LRDP Campus Tree Trimming and Removal Plan located in Appendix 2, and provided that such landscaping maintenance is consistent with all applicable provisions and policies in the LRDP and any applicable NOIDs.

1.7 ENFORCEMENT
In addition to all other available remedies, the policies and provisions of the LRDP and the Coastal Act shall be enforceable pursuant to California Public Resources Code, Division 20, Chapter 9. Any person who performs or undertakes development on the campus that is (a) in violation of the LRDP, (b) inconsistent with any pre-LRDP Coastal Commission authorization (including coastal development permit approval), and/or (c) inconsistent with any LRDP development project authorization may, in addition to any other penalties or remedies, be civilly liable in accordance with the provisions of Public Resources Code Sections 30820, 30821.6 and 30822.

The Regents shall ensure that development on the campus is consistent with the LRDP and is consistent with the terms and conditions of development authorizations pursuant to the LRDP. The Director of Campus Planning and Design shall investigate, within a reasonable time, allegations regarding development being undertaken that is inconsistent with the provisions of the LRDP or LRDP development authorizations, and shall attempt to resolve any inconsistencies discovered. The Executive Director and/or Coastal Commission may also enforce the terms of the LRDP and the Coastal Act.
1.8 EMERGENCY AUTHORIZATIONS
Where immediate action by the University is required to protect life and property of the University from imminent danger, or to restore, repair, or maintain University property, utilities, or services destroyed, damaged, or interrupted by natural disaster, serious accident, or in other cases of emergency, the Director of Campus Planning and Design shall apply for an Emergency Coastal Development Permit ("emergency permit") to the Executive Director of the Coastal Commission for review and approval.

For the purpose of this Section the term “emergency” means: a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

A submittal for an emergency permit shall be filed with the Coastal Commission in writing if time allows, or in person or by telephone if time does not allow. The submittal will include:

1. The nature and location of the emergency;
2. The cause of the emergency, insofar as this can be established;
3. The remedial, protective, or preventative work required to deal with the emergency; and
4. The circumstances associated with the emergency that appeared to justify the course(s) of action taken, including the probable consequences of failing to take action.

The Executive Director of the Commission shall verify the facts, including the existence and nature of the emergency, insofar as time allows.

The Executive Director may grant an emergency permit upon reasonable terms and conditions, including an expiration date and the necessity for a regular coastal development permit or Notice of Impending Development application later, if the Executive Director finds that:

1. An emergency exists and requires action more quickly than permitted by the procedures for coastal development permits or NOIDs and the development can and will be completed within 30 days unless otherwise specified by the terms of the emergency permit;
2. Public comment on the proposed emergency action has been reviewed, if time allows, and;
3. The work proposed would be consistent with the requirements of the certified LRDP.

Where immediate action by the University is required to protect life and public property from imminent danger or to restore, repair, or maintain public works, utilities, or services damaged or interrupted by natural disaster or other emergency, the requirement for obtaining an emergency permit may be waived, in accordance with Section 30611 of the Coastal Act; provided that the University shall comply with the requirements of Section 30611. The University shall notify the Executive Director of the type and location of the emergency work within three days of the disaster or discovery of the danger, whichever comes first. This subsection does not authorize erection of any permanent structure valued at more than $25,000. Within seven days of taking action, the University shall notify the Executive Director in writing of the reasons why the action was taken and provide verification of compliance with the expenditure limits. The University’s submittal to the Executive Director shall be reported to the Commission and otherwise processed in accordance with 14 Cal. Code of Regulations Section 13144.

1.9 NON-CONFORMING STRUCTURES
A. “Non-conforming structure” and “non-conforming use” means an existing structure or use that: (1) was lawfully authorized by all other regulations applicable at the time of its original development; and (2) does not conform to the policies and implementation measures of this LRDP or any amendments thereto.
B. No existing structure devoted to a nonconforming use shall be enlarged, extended, moved, reconstructed, or structurally altered unless the use is changed to a use allowed in the zone in which it is located.

C. Normal repair and maintenance of a non-conforming structure may occur provided that the repair and maintenance does not result in enlargement or expansion of the structure or increase the size or degree of nonconformity with the provisions of the LRDP. Demolition and/or reconstruction that results in a cumulative replacement of more than 50 percent of a non-conforming structure shall not be permitted unless such structures are brought into conformance with the LRDP. Conforming additions that increase the square footage of existing legal non-conforming structures by 50 percent or more are not permitted unless such structures are brought into conformance with the policies and standards of the LRDP.

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

E. If a non-conforming use or structure is damaged or destroyed by disaster, replacement shall be subject to Section 1.8 of this chapter.

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

1.10 DESIGN GUIDELINES

The purpose of this section is to provide design guidance for development on campus that implements the design principles and policies and provisions of the LRDP. This section contains 3 subsections that address specific areas of design. These include: 1) bird-safe building design; 2) fencing/barrier design; and; 3) signage design.

1.10.1 Bird-Safe Buildings

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

Glazing Treatments:

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

Lighting Design:
Outdoor nighttime lighting shall be minimized to the extent feasible consistent with the continued provision of public safety.

Buildings shall be designed to minimize light spillage and maximize light shielding to the maximum feasible extent.

Building lighting shall be shielded and directed downward. Use of “event” searchlights or spotlights shall be prohibited.

Landscaping lighting shall be limited to low-intensity and low-wattage lights.

Red lights shall be limited to only that necessary for security and safety warning purposes.

Landscaping:

- Trees and other vegetation shall be sited so that the plants are not reflected on buildings surfaces.
- In order to obscure reflections, trees and other vegetation planted adjacent to a reflective wall or window shall be planted close to (no further than three feet from) the reflective surface.
- For exterior courtyards and recessed areas, building edges shall be clearly defined by using opaque materials or non-reflective glass.
- Walkways constructed of clear glass shall be avoided.

Buildings Interiors:

- Light pollution from interior lighting shall be minimized through the utilization of automated on/off systems and motion detectors.

Lights Out for Birds:

- The University shall encourage students, faculty and staff to participate in “Lights Out for Birds” programs or similar initiatives by turning off lighting at night, particularly during bird migration periods.

1.11.2 Fencing/Barrier Design

Fencing and barriers are to be used only where necessary and must be designed and installed in a manner that interferes as little as possible with ESHA, scenic views, and designated open space areas on campus. Fencing/barriers may be deemed necessary on the campus to protect natural resource areas and buffers from damage caused by human activity and intrusion, to assure public safety in the vicinity of coastal bluffs where steep cliffs and heavy surf pose a hazard, to protect laboratories and research areas from unauthorized access, to screen service areas, to protect areas adjacent to streets from unauthorized access by motor vehicles, and fencing for private yards in designated housing areas. Where fencing and/or barriers would be visible from public viewing areas or would impact blue water or scenic coastal views, these should be as unobtrusive as possible and should utilize visually permeable designs to the maximum extent feasible.

1.11.3 Signage Design

The intent of signage on campus is to control traffic, provide directions for visitors, identify buildings, denote pedestrian pathways, inform regarding restricted areas, and to educate campus users and visitors about the natural history and character of the site and surrounding area and the research and related activities occurring at the campus. In addition, it is intended that signage be the minimum amount necessary to convey information to site users in order to minimize the visual impact of signage and avoid clutter on the site.

END OF SECTION
Appendix 1

LRDP Implementation Definitions

“California Coastal Commission,” “Coastal Commission” and “Commission” - means the California Coastal Commission.

Best Management Practices (BMPs) - Activities, practices, facilities, and/or procedures that when implemented to their maximum efficiency will prevent or reduce pollutants in discharges and any program, technology, process, siting criteria, operational methods or measures, or engineered systems, which when implemented prevent, control, remove, or reduce pollution.

“California Coastal Act” or “Coastal Act” - is the California Coastal Act of 1976, Division 20 of the Public Resources Code, as amended.

Class I Bikeway (Bike Path) - Class I bike paths are facilities for the exclusive use of bicycles. The paved width of travel for a two-way bike path is 10-13 feet, with cross flows by vehicles and pedestrian minimized.

Class II Bikeways (Bike Lanes) - Bicycle lanes designated by a white longitudinal pavement marking to designate a portion of the roadway for preferential use by bicyclists, along with signage and or symbols that alerts all road users that a portion of the roadway is for the exclusive use by bicyclists.

Class III Bikeways (Bike Routes) - Class III Bikeways are roadways shared with motor vehicles within the minimum standards for streets and bike route signs along roadways.

Class IV Bikeways (Bike Routes) - Class IV Bikeways are unpaved multipurpose facilities suitable for recreational use by bicyclists, pedestrians, and equestrians. Trails as defined here do not meet Class I bikeways standards and are not signed as bicycle paths.

Coal Oil Point Field Station - The COPR field station, located within the footprint of the Reserve on Coal Oil Point, has facilities and the associated utilities that are required to support the research, education, restoration and conservation programs of the Reserve. The facilities include staff offices, storage sheds for supplies and equipment, a workshop that is used use by staff and researchers, and a shade hut and greenhouse for the cultivation of native plants for restoration on the Reserve. The field station also includes the family residence of the COPR Reserve Director and the family’s yard, including a greenhouse, and garden. The residence is situated on the section of the Reserve that is on Coal Oil Point to allow the Director a view of much of the Reserve property from the residence.

Coastal Bluff - A high bank or bold headland, 10 feet or more in vertical extent, with a broad, precipitous, sometimes rounded cliff face overlook a body of water.
Coastal Resources - Includes, but are not limited to, public access opportunities including coastal access parking, visitor and recreational facilities, water-oriented activities, marine resources, biological resources, environmentally sensitive habitat areas, agriculture lands, and archaeological or paleontological resources.

Coastal Zone - The land and water area boundaries established by the State Legislature as defined in Coastal Act Section 30103 that are regulated under the Coastal Act.

Commuter Parking - The parking spaces that serve all vehicles arriving to campus except for residential parking spaces.

Cultural Resources - All sites, features, burial grounds, example of rock art structures, ruins, artifacts, remains, chemical traces, and other data pertaining to or derived from the activities and presence of a pre-existing extinct population at a locality, whether above, on, or below the surface of land or water.

Cumulatively or Cumulative Effect – The incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effect of other current projects, and the effects of probable future projects.

Demolition - The deliberate removal or destruction of the frame or foundation of any portion of a building or structure for the purpose of preparing the site for new construction or other use.

Development shall mean, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z‘berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Development Project A project that includes development; for the purposes of this LRDP, “development project” and “development” are often used interchangeably.

Director of Campus Planning and Design, the “Planning Director” and the “Director”- The Director of Campus Planning and Design for the University of California, Santa Barbara (UC Santa Barbara), or his/her designee.

Disaster – Any situation in which the natural forces(s) (i.e. earthquakes, floods, fires, etc.), which destroyed or damaged a structure that was beyond the control of the University.

Dripline - A vertical line extending from outmost portion of a tree canopy to the ground.

Emergency - A sudden unexpected occurrence demanding, immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.
Endangered, Threatened and Rare Species - Endangered species are identified by the State and federal governments as any species that is in danger of extinction due to one or more causes. Threatened species are those that are likely to become endangered in the foreseeable future. A rare species is defined as any species that, although not presently threatened with extinction, is in such small number that it may be endangered if its environment worsens.

Environmental Impact Report (EIR) - Required by the California Environmental Quality Act (CEQA) for certain projects, an EIR is a detailed review of a proposed project, its potential adverse impacts upon the environment, measures that may avoid or reduce those impacts, and alternatives to the project.

Environmentally Sensitive Habitat Area – Shall mean any area in which plant or animal life or their habitats are either rare or especially valuable because of their special native or role in an ecosystem and which could be easily disturbed or degraded by human activities or developments.

“Executive Director of the California Coastal Commission” and the “Executive Director”– Shall mean the Executive Director of the California Coastal Commission or his/her designee. All required coordination/consultation with the Executive Director shall be initiated through and facilitated by planning staff of the Coastal Commission’s South Central Coast District office. Note that all materials required to be sent to the Executive Director shall be sent to the Coastal Commission’s South Central Coast District office.

Feasible - Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fill - Any earth or material or substance, including pilings, placed in a submerged or upland area.

Flood Hazard Area - The relatively level land area on either side of the banks of a drainage course regularly subject to flooding. The Federal Insurance Administration designates that part of the flood plain subject to a one percent chance of flooding in any given year as an “area of special flood hazard”.

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

Geotechnical Hazard - Soils or geologic conditions that could adversely affect the safety of the building site in accordance with the current Building Code.

Grading - Any excavation, fill, movement of soil, or any alteration of natural landforms through a combination thereof.

Greenbelt – Interconnected natural area that runs through an urban area.

Height - The vertical distance between the top of the structure and natural grade.

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

Light Pollution - Any adverse effect of artificial night lighting including glare, light trespass, obtrusive light, sky glow, or other lighting impacts on the nocturnal environment.
Light Trespass - The falling of light where it is not wanted, such as light casting onto a habitat area, habitat buffer, or across a property line onto an adjoining lot or public right-of-way. The measurement of light trespass shall be determined by a photometer, taken at the subject property line or the outer extent of a habitat area or habitat area buffer.

Long Range Development Plan (LRDP) - The planning document that regulates the physical development of the campus consistent with the Coastal Act. The LRDP details the kinds, location and intensity of land uses, the applicable resource protection and development policies and provisions.

Mitigation - Actions or project design features that reduce environmental impacts by avoiding adverse effects, minimizing, rectifying, or reducing adverse effects, or compensating for adverse effects.

New Development - For the purpose of this LRDP the term “new development” is defined to mean land disturbing activities; structural development, including construction or installation of a building or structure; creation of impervious surfaces; and redevelopment on an already developed site.

Nonconforming Structure - A structure or portion thereof which was lawfully erected or altered and maintained, but which, solely because of revisions in policies and provisions of this LRDP, no longer conforms to the requirements of the LRDP.

Nonconforming Use - A use which was lawfully established and maintain but which, because of revisions in policies and provisions of this LRDP, is no longer permitted in the land use category in which it is located.

Notice of Impending Development - A notice of the University’s intention to undertake a development project which is provided by the Director of Campus Planning and Design to the Coastal Commission and to certain other persons, and also conspicuously posted at the campus and the site of the impending development.

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

Public Works - (a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the California Public Utilities Commission, except for energy facilities; (b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, mass transit facilities and stations, bridges, trolley wires, and other related facilities, and (c) all publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.

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

Redevelopment - For the purpose of this LRDP, the term “redevelopment” refers to “new development” on an already developed site.

“The Regents,” “Board of Regents,” “UC Regents,” and “University” - Shall mean the Board of Regents of the University of California or its authorized representatives.
Remodel – Shall mean the upgrade of the interior or exterior faces of a building or structure without altering the existing foundation, footprint or building envelope.

Revetment - A sloped retaining wall; a facing of stone, concrete, blocks, rip-rap, etc. built to protect an embankment, bluff, or development against erosion by wave action and currents.

Runoff - The portion of rainfall or irrigation water that flows across ground surface and eventually returned to streams or coastal waters. Runoff can pick up pollutants and debris from the air or the land and carry them to the receiving waters.

Scenic Areas - Places on, along, within, or visible from scenic public roads, trails, beaches, and parklands that offer scenic vistas of the beach and ocean, coastline, mountains, canyons and other unique natural features or areas.

Sea Level Rise – An increase in sea levels due to climate change.

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

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

Trail – A path used for travel or recreation by walkers and/or bicyclists.

Wetland - Lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. Land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to vegetated wetlands or deep-water habitats. An area with one or more of the following three attributes shall be delineated as a wetland for the purposes of this LRDP: (1) at least periodically the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.

Wetland Upland Boundary – The upland limit of a wetland shall be defined as: (a) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; (b) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or (c) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

Wildlife-permeable Fencing - Fencing that can be easily bypassed by all species of wildlife, including but not limited to deer, coyotes, bobcats, mountain lions, ground rodents, amphibians, reptiles, and birds.
Appendix 2

Campus Tree Trimming and Removal Program

2.1 Applicability
This Appendix contains provisions and protocols for University personnel, contractors, and anyone else potentially involved in the trimming and/or removing of trees measuring 6 inches in diameter at breast height (dbh) located on Campus, and oak trees of any size. The provisions in this Appendix shall be implemented in conjunction with all other policies and provisions of the certified LRDP, specifically including Policies ESH-28 & ESH-29 (as shown below). Furthermore, tree trimming and/or tree removal shall be undertaken in compliance with all applicable codes or regulations of the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the U.S. Migratory Bird Treaty Act.

2.2 Certified LRDP Tree Trimming and Tree Removal Policies ESH-4(A-D)

Policy ESH-28

A. The routine trimming and/or removal of trees on campus necessary to maintain campus landscaping or to address potential public safety concerns shall be exempt from the requirement to obtain a Notice of Impending Development (NOID), unless otherwise required pursuant to sub-paragraph B, below and provided that the trimming and/or removal activities are carried out consistent with all provisions and protocols of the certified Campus Tree Trimming and Removal Program in Appendix 2, except that the following shall require a NOID: (1) trimming and/or removal of trees located within ESHA or on lands designated Open Space as covered in Policy ESH-29, (2) the removal of any tree associated with new development, re-development, or renovation shall be evaluated separately through the NOID process as detailed in sub-paragraph C, below, (3) the removal of tree windrows, and (4) trimming and/or removal of egret, heron, or cormorant roosting trees proximate to the Lagoon.

B. All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that: 1) immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit, 2) trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, and 3) is part of a development or redevelopment approved pursuant to a Notice of Impending Development.

C. To preserve roosting habitat for bird species and monarch butterflies, tree(s) associated with new development, re-development, or renovation that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Where native, or otherwise biologically significant, trees are retained, new development shall be sited a minimum of five feet from the outer edge of that tree’s canopy dripline. The removal of such trees shall be evaluated pursuant to the Notice of Impending Development for the new development. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the tree(s) provide nesting, roosting, or foraging habitat.
for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. The Commission may condition the subject Notice of Impending Development to secure the seasonal timing restrictions and mitigation requirements otherwise set forth in the Campus Tree Trimming and Removal Program in Appendix 2.

**Policy ESH-29** – Trees located within ESHA or designated Open Space shall not be trimmed or removed unless determined by a certified arborist to pose a substantial hazard to life or property and authorized pursuant to an emergency permit, or where the proposed removal is part of a Commission-approved habitat restoration plan, and shall require a Commission-approved Notice of Impending Development. All tree trimming and removal activities shall be consistent with the seasonal timing restrictions and mitigation requirements set forth in the Campus Tree Trimming and Removal Program in Appendix 2. The following Open Space areas shall be subject to the requirements for routine campus tree trimming and removal practices and shall not be considered as “Open Space” for the purposes of this policy: Commencement Green, UCEN lawn, and Pearl Chase Garden.

### 2.3 Tree Trimming and Tree Removal Protocols

The following provisions and protocols shall be used in conjunction with the certified LRDP Policies listed in Section 2.2 (Certified LRDP Tree Trimming and Tree Removal Policies ESH-28 & ESH-29) above.

**2.3.1 Tree Trimming or Removal During Breeding and Nesting Season** (February 15 to September 1) Tree trimming and tree removal shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that: 1) immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit and the University shall document each emergency action in the annual tree replacement program plan and shall follow the protocols below, 2) trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed and shall follow the protocols below, and 3) is part of a development or redevelopment approved pursuant to a Notice of Impending Development and shall follow the protocols in Section 2.3.3.

The following protocols shall be implemented for allowed tree-trimming or tree removal activities during the breeding and nesting season:

- **a.** Fourteen (14) calendar days prior to tree trimming and/or removal, unless the tree trimming and/or removal action is required to protect life and property of the University from imminent danger and time does not allow, a qualified biologist or ornithologist (hereinafter, “environmental resources specialist”) shall survey the tree(s) proposed for trimming or removal to: (1) detect any bird breeding or nesting behavior in or within 500 feet for raptors and 300 feet for all other bird species from the tree trimming and/or removal area and (2) identify trees with inactive nests. Where the University has already surveyed the specific tree proposed for removal at the beginning of the season as part of its comprehensive tree survey (Section 2.3.3(b) below), the University may choose to conduct a targeted follow-up tree and perimeter (300-ft/500-ft) survey approximately 3 calendar days prior to tree trimming and/or removal in lieu of the 14 calendar day survey.

- **b.** If an active nest (eggs or fledgling in nest) is found within the subject tree during the trimming or removal of trees for imminent danger, alternative measures shall be implemented to the maximum extent feasible to remediate the danger, until the nest is vacated. Work must be performed using non-mechanized hand tools to the maximum extent feasible. If an active nest is found within 300 ft. (500 ft. for raptors) of the proposed tree trimming and tree removal maintenance activities, no trimming and/or removal can occur until nest is vacated.
c. Any trimming of trees with inactive nests shall be avoided to the extent feasible. Where tree trimming must occur, the method and design of trimming shall ensure that adequate nest support and foliage coverage is maintained in the tree, to the maximum extent feasible in order to preserve the nesting habitat. Trimming of any trees with inactive nests shall occur in such a way that the support structure of existing nests will not be trimmed and existing nests will be preserved. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

d. An annual tree trimming and/or removal plan shall be prepared by an environmental resources specialist and submitted to the Executive Director. The tree trimming and/or removal plan shall be submitted annually and maintained on file with the California Coastal Commission. The plan shall incorporate the criteria as listed in Section 2.4.1(a).

2.3.2 Tree Trimming or Removal During Non-Breeding and Non-Nesting Season (September 1-February 15). The following protocols shall be implemented for tree-trimming or tree removal activities during the non-breeding and non-nesting season:

a. Tree trimming and/or removal shall not proceed if an active nest is found or evidence of breeding or nesting behavior is observed on site, even if it is occurring during the non-breeding and non-nesting season. Tree trimming or removal shall not occur any closer than 300 feet from these trees (500 feet in the case of raptor species). In the event that any birds exhibiting breeding and nesting behavior continue to occupy the trees during the non-breeding and non-nesting season, trimming or removal shall not take place until environmental resources specialist has re-assessed the site, determined that breeding and nesting has ceased and given approval to proceed within 300 feet (500 feet for raptors) of any occupied tree. If during project construction, an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found, the environmental resource specialist shall require the University to cease work, and shall notify the appropriate State and Federal Agencies and the California Coastal Commission within 24 hours by e-mail. Work shall resume only when nest is vacated. The nest shall not be removed or disturbed.

b. Any trimming of trees with inactive nests shall be avoided to the extent feasible. Where tree trimming must occur, the method and design of trimming shall ensure that adequate nest support and foliage coverage is maintained in the tree, to the maximum extent feasible in order to preserve the nesting habitat. Trimming of any trees with inactive nests shall occur in such a way that the support structure of existing nests will not be trimmed and existing nests will be preserved. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

2.3.3 Tree Trimming or Removal for New Development, Re-Development, and Renovation. The University shall conduct all tree trimming and tree removal activities associated with new development, re-development, or renovation, during the non-breeding and non-nesting season (September 1 to February 15) to the maximum extent feasible and shall follow all the protocols and provisions in Section 2.3.2(Tree Trimming or Removal During Non-Breeding and Non-Nesting Season) above. For any construction activities, including tree trimming and removal associated with new development re-development, or renovation that cannot feasibly avoid the breeding and nesting season (February 15th and September 1st), the University shall follow the following protocols and provisions below:

a. The University shall retain the services of a qualified biologist or ornithologist (hereinafter, “environmental resources specialist”) to conduct raptor and other sensitive bird species surveys. In addition to any necessary biological surveys to assess the status of on-site trees to serve as bird habitat as part of the NOID process, the University shall assess the status of breeding and nesting
activities prior to implementing any approved tree trimming and/or tree removal activities. At least 14 calendar days prior to commencement of any project operations, the University shall submit the name and qualifications of the environmental resource specialist, for the review and approval of the Executive Director.

b. The University shall ensure that a qualified environmental resource specialist with experience in conducting bird surveys shall conduct bird surveys 14 calendar days prior to the construction activities, including any tree removal, to detect any active bird nests in all trees within 300 feet from these trees (500 feet in the case of an active raptor) of the project site (including, but not limited to, eucalyptus trees). Alternatively, the University may conduct a comprehensive tree survey of the project site at the beginning of the season when work is proposed to occur, instead of fourteen (14) calendar days prior to construction activities. The comprehensive tree survey shall survey the tree(s) for the same criteria listed above. Regardless of when the initial survey is completed, a follow-up survey must be conducted 3 calendar days prior to the initiation of clearance/construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first. A tree trimming and/or removal plan shall be prepared by an environmental resources specialist. The survey report and tree trimming and/or removal plan shall be submitted and maintained on file with the California Coastal Commission. The plan at a minimum shall incorporate the following criteria:

1. Include a description of the trimming/removal method(s) (where breeding and nesting behavior is found within 500 feet for raptors and 300 feet for all other bird species from the tree trimming and/or removal area, work must be performed using non-mechanized hand tools to the maximum extent feasible), timing, and delineate work area. No herbicides shall be used.

2. Require that the limits of tree trimming and/or removal shall be established in the field with flagging and stakes or construction fencing.

3. Identify the steps to be taken to ensure that tree trimming or removal will be the minimum necessary to address the health and safety danger while avoiding or minimizing impacts to breeding and nesting birds and their habitat.

4. The plan shall include photographs of the health and safety issue site conditions before and after the remedy(s). The photographs should document the impacts to any nesting tree (i.e. number of nests, eggs, and/or chicks lost). The University shall maintain the plans on file as public information and to be used for future tree trimming and removal decisions.

c. If an active nest (eggs or fledgling in nest) is found on any tree proposed for trimming and/or removal, no trimming or removal can occur until nest is vacated. Any trimming of trees with inactive nests shall be avoided to the extent feasible. Where tree trimming must occur, the method and design of trimming shall ensure that adequate nest support and foliage coverage is maintained in the tree, to the maximum extent feasible in order to preserve the nesting habitat. Trimming of any trees with inactive nests shall occur in such a way that the support structure of existing nests will not be trimmed and existing nests will be preserved. The amount of trimming at any one time shall be limited to preserve the suitability of the nesting tree for breeding and/or nesting habitat.

d. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern, or any species of raptor is found within 300 feet (500 feet in the case of an active raptor) of the construction work area, the environmental resource specialist shall require the University to cease work, and shall notify the appropriate State and Federal Agencies and the California Coastal Commission within 24 hours by e-mail. Work shall resume only when nest is vacated. The nest shall not be removed or disturbed.
2.3.4 Discovery of an Active Nest. In the event the tree trimming or removal contractor discovers an active nest (eggs, nest construction, other evidence of breeding) not previously identified by the qualified biologist or ornithologist, the contractor shall immediately cease all trimming/removing activities in the area of operation, and shall immediately notify the University. Thereafter, the qualified biologist or ornithologist must perform a re-inspection of the tree containing an active nest following the procedures described in this policy to continue the tree trimming or removal activities.

2.3.5 Public Safety. Measures shall be undertaken to ensure public safety during trimming and/or removal operations, particularly when the operation is adjacent to bike paths, parking stalls, or sidewalks.

2.4 Tree Replacement Program and Mitigation

2.4.1 Tree Removal Replacement Planting Program and Mitigation. The removal of any tree under Sections 2.3.1-2.3.3 shall require mitigation in the form of replacement planting at the ratios shown below in Section 2.4.1(c), and shall require a tree replacement planting plan to be prepared and submitted annually to the Executive Director that includes the following requirements:

a. Tree Replacement Planting Plan for Removal of Trees Exempt from Obtaining a Notice of Impending Development. A tree replacement planting plan, prepared by a qualified biologist, arborist, or other resource specialist, shall be submitted to the Executive Director on an annually basis and shall include the following: (1) replacement tree locations, (2) tree or seedling size planting specifications; (3) a five-year monitoring program with specific performance standards to ensure that the replacement planting program is successful; (4) include all fourteen (14) calendar day surveys or comprehensive tree surveys; and (5) notification of any trees removed pursuant to an immediate danger or authorized pursuant to an emergency permit and if feasible, the plan shall include photographs of the imminent danger site conditions before and after the remedy should document the impacts to any nesting tree (i.e. number of nests, eggs, and/or chicks lost). An annual monitoring report for tree replacement shall be kept on file. If monitoring indicates the replacement trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program, a revised or supplemental planting plan shall be developed that includes measures to remediate those portions of the original plan that have failed or are not in conformance with the original plan. Any diseased replacement tree shall be replaced at a ratio of 1:1.
b. Tree Replacement Planting Plan for Removal of Trees Associated with New Development, Redevelopment, or Renovation. A tree replacement planting plan shall be prepared by a qualified biologist, arborist, or other resource specialist, must be submitted for the review and approval by the Executive Director at the time of submittal for a NOID for the associated development, and shall include the following: (1) replacement tree locations, (2) tree or seedling size planting specifications; and (3) a five-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. Furthermore, the University shall commence implementation of the approved tree replacement planting program concurrently with the commencement of construction on the project site. An annual monitoring report on the replacement trees shall be submitted for the review and approval of the Executive Director for each of the 5 years. If monitoring indicates the replacement trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program approved pursuant to this notice of impending development, the University shall submit a revised or supplemental planting plan for the review and approval of the Executive Director. The revised planting plan shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

c. The removal of any tree shall require mitigation in the form of replacement planting according to the mitigation ratio shown below:

   1. The removal of any native tree or breeding/nesting tree requires 3:1 replacement with native tree.

   11. The removal of any ornamental tree requires 1:1 replacement with native or ornamental tree.

   111. The removal of any oak tree requires at least 10 replacement oak seedlings, less than one year old, grown from acorns collected in the area, and shall be planted on-site, or if not feasible due to site constraints, shall be planted in ESHA or Open Spaces areas. Oak tree plantings shall be supplemented with a mycorrhizal inoculant, preferably oak leaf mulch or from clippings of locally-indigenous species lawfully removed from the site or from sites within the vicinity of the planting site, at the time of planting to help establish plants. The removal of any oak tree planted pursuant to an approved parking lot development landscaping planting plan shall require mitigation at the ornamental tree ratio shown above in Section 2.4.1(c)(ii). (Minor LRDP Amendment No.LRDP-4-UCS-16-0003-2).
Appendix 3

Water Quality Protection Program

3.1 Applicability.

The planning, development, and maintenance of the UCSB campus lands shall be undertaken in a manner designed to protect, and where feasible restore the quality of coastal waters to implement Coastal Act policies (in particular Sections 30230 and 30231). The provisions in this Appendix shall be implemented in conjunction with all other policies and provisions of the certified LRDP, specifically including Policies WQ-01 through WQ-17. This Appendix sets forth plans and implementation measures related to hydrology and water quality on the UCSB campus and, as applicable, offsite. All Notices of Impending Development submitted by the University for Coastal Commission consideration shall demonstrate at a minimum compliance with the policies and implementation provisions set forth in this Appendix and all other certified provisions of the LRDP.

3.2 Overview of Water Quality Protection Plans.

Development that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters will in most cases require both a construction-phase plan and a post-development plan for water quality protection. For the purposes of this chapter, “construction” includes clearing, grading, or other activities that involve ground disturbance; building, reconstructing or demolishing a structure; and creation or replacement of impervious surfaces.

The required water quality protection plans are listed below, and detailed requirements for each plan are set forth below:

- Construction-Phase Plan
  - Construction Pollution Prevention Plan (see Section 3.7, below)

- Post-Development Plans
  - Post-Development Runoff Plan (see Section 3.8, below)
  - Water Quality and Hydrology Plan (see Section 3.9, below)

3.3. Construction-Phase Plan.

3.3.1. Construction Pollution Prevention Plan. A Construction Pollution Prevention Plan (CPPP; see Section 3.7, below) is required for all development that requires a Notice of Impending Development (or waiver of NOID requirements) and entails construction (as defined above) that has the potential for adverse water quality or hydrology impacts to coastal waters. The CPPP describes temporary Best Management Practices (BMPs) the project will implement to minimize erosion and sedimentation during construction, and to minimize pollution of runoff by construction chemicals and materials.

To comply with the California State Water Resources Control Board (SWRCB) stormwater permit requirements, an applicant proposing certain size or types of development, including industrial or quasi-industrial facilities (such as certain types of research and development facilities, including facilities designed to be leased by the University to third parties) may be required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) for construction activities. When submitting a SWPPP to meet SWRCB requirements, the University must also submit a separate CPPP to meet the University’s Long Range Development Plan requirements for review of a Notice of Impending Development. Applicable information provided in the SWPPP may also be included as part of the CPPP.
3.4 Post-Development Plans.

Development may require one of two post-development water quality protection plans.

3.4.1. Post-Development Runoff Plan. Development that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters shall either (1) require a Post-Development Runoff Plan (PDRP; see Section 3.8, below) if the development entails construction (as defined above); or (2) require a preliminary PDRP if the development entails activities or changes in land use other than construction, including subdivision or re-division of land. The PDRP describes the Site Design and runoff Source Control measures the project will implement to protect coastal waters after development is completed.

3.4.2. Water Quality and Hydrology Plan. A Water Quality and Hydrology Plan (WQHP; see Implementation Plan Provision 3.9, below), prepared by a qualified licensed professional, is required if the project is categorized as a “Development of Water Quality Concern” due to its size, the type of land use, or proximity to coastal waters. The WQHP includes all the requirements of the PDRP, and in addition requires a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of a Low Impact Development approach to retain runoff on-site, and documentation of the expected effectiveness of proposed BMPs. Additional BMPs needed to address potential post-development water quality and runoff impacts must be detailed in the WQHP.

3.5 BMP Guidance Manuals.

The selection of Best Management Practices (BMPs) for construction-phase and post-development water quality protection plans shall be guided by the current edition of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbooks, or by the current edition of a BMP manual that has been designed to address local or regional runoff conditions and has been approved by the applicable Regional Water Quality Control Board.

3.6 Project Site Information Required in Application.

In addition to the required content for each water quality protection plan specified in Sections 3.7, 3.8, and 3.9 below, the following information about the existing project site conditions shall be included, if applicable to the project, with the Notice of Impending Development submittal to enable evaluation of the project’s potential water quality and hydrologic impacts:

3.6.1 Location map. A location map, drawn to scale, showing the location of the development, and the distance from the development to the nearest coastal waters and other natural hydrologic features.

3.6.2 Existing project site conditions. A site plan that includes the following:

a. Topography and hydrologic features. General site topography including natural hydrologic features that may provide stormwater infiltration, treatment, storage, or conveyance, such as groundwater recharge areas, stream corridors, floodplains, and wetlands.

b. Drainage patterns. Drainage patterns, methods of stormwater conveyance (e.g., surface runoff or storm drain), stormwater BMPs (e.g., bioswale or bio-retention system), and methods of discharge off site (e.g., outfall to coastal waters or discharge to storm drain nearby).
c. Nearby coastal waters and ESHA. Identify the location of coastal waters and Environmentally Sensitive Habitat Areas (ESHA) within 200 feet of the project site, and indicate whether site runoff drains to these areas.

d. Discharges to impaired waters or ASBS. Identify whether runoff discharges to receiving waters listed for water quality impairment on the most recent 303 (d) list, or to an Area of Special Biological Significance.

e. Structures and pavement. Identify existing structures, impervious surface areas, permeable pavements, utilities, and vegetated areas.

f. Potential contamination. Identify any previous land use on the site with a potential for historic sources of contamination, and any known soil or water contamination.

3.7 Construction Pollution Prevention Plan.

A Construction Pollution Prevention Plan (CPPP) shall describe the temporary BMPs the development will implement to minimize erosion and sedimentation during construction, and to minimize pollution of runoff by construction chemicals and materials. The level of detail provided to address the plan's requirements should be commensurate with the type and scale of the development, and the potential for adverse water quality and hydrology impacts to coastal waters.

3.7.1 Applicability of Construction Pollution Prevention Plan. A Construction Pollution Prevention Plan (CPPP) is required for all development that requires a NOID or other permit approval (e.g., Coastal Development Permit) and entails construction (as defined above) that has the potential for adverse water quality or hydrology impacts to coastal waters.

3.7.2 Submittal of Construction Pollution Prevention Plan. Applicants shall submit a complete CPPP with the Notice of Impending Development. The information required for the plan may be submitted as a stand-alone document, or incorporated into the materials supporting the NOID submittal. Any changes to the final CPPP after the NOID is authorized by the Coastal Commission shall be subject to approval by the Coastal Commission’s Executive Director.

3.7.3 Construction Pollution Prevention Plan requirements.

a. Minimize runoff and pollutant discharge. During construction, development shall minimize site runoff and erosion through the use of temporary BMPs, and shall minimize the discharge of sediment and other potential pollutants resulting from construction activities (e.g., chemicals, vehicle fluids, petroleum products, cement, debris, and trash).

b. Minimize land disturbance and soil compaction. Development shall minimize land disturbance during construction (e.g., clearing, grading, and cut-and-fill) and shall phase grading activities, to avoid increased erosion and sedimentation. Development shall minimize soil compaction due to construction activities, to retain the natural stormwater infiltration capacity of the soil.

c. Minimize damage or removal of vegetation. Development shall minimize the damage or removal of non-invasive vegetation (including trees, native vegetation, and root structures) during construction, to achieve water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control.
d. Stabilize soil promptly. Development shall implement soil stabilization BMPs (such as mulching, soil binders, erosion control blankets, or temporary re-seeding) on graded or disturbed areas as soon as feasible during construction, where there is a potential for soil erosion to lead to discharge of sediment off-site or to coastal waters.

c. Avoid plastic netting in temporary erosion and sediment control products. Development shall avoid the use of temporary rolled erosion and sediment control products (such as fiber rolls, erosion control blankets, mulch control netting, and silt fences) that incorporate plastic netting (such as polypropylene, nylon, polyethylene, polyester, or other synthetic fibers), in order to minimize wildlife entanglement and plastic debris pollution.

f. Use additional BMPs for construction near coastal waters. Development shall implement additional BMPs for construction taking place over, in, or adjacent to coastal waters, if there is a potential for construction chemicals or materials to enter coastal waters. BMPs shall include, where applicable:

   (1) Tarps to capture debris and spills. Use tarps or other devices to capture debris, dust, oil, grease, rust, dirt, fine particles, and spills, to protect the quality of coastal waters.

   (2) BMPs for preservative-treated wood. If preservative-treated wood is used, implement appropriate BMPs that meet standards for treatment, storage, and construction practices for preservative-treated wood; at a minimum, those standards identified by the American Wood Protection Association.

   (3) Non-petroleum hydraulic fluids. Use non-petroleum hydraulic fluids in principal heavy equipment operated for one week or longer over or in coastal waters or intertidal areas, if leaks or spills of hydraulic fluid from this equipment cannot be contained and could potentially enter coastal waters or intertidal areas.

   (4) Designated fueling and maintenance area. Conduct fueling and maintenance of construction equipment and vehicles off site if feasible. Any fueling and maintenance of mobile equipment conducted on site shall take place at a designated fueling area located at least 50 feet from coastal waters, drainage courses, and storm drain inlets, if feasible (unless these inlets are blocked to protect against fuel spills). The fueling and maintenance area shall be designed to fully contain any spills of fuel, oil, or other contaminants. Equipment that cannot be feasibly relocated to a designated fueling and maintenance area (such as cranes) may be fueled and maintained in other areas of the site, provided that procedures are implemented to fully contain any potential spills.

   g. Avoid grading during the rainy season. Avoid grading during the rainy season (November through April) as specified in Policy WQ-10.

3.7.4 Construction Pollution Prevention Plan content. To comply with the Construction Pollution Prevention Plan requirements listed above, the plan shall include a construction site map and a narrative description addressing, at a minimum, the following required components, if they are applicable to the development:

   a. CPPP site plan. A map delineating the construction site, construction phasing boundaries, and the location of all temporary construction-phase BMPs (such as silt fences, inlet protection, and sediment basins).
b. BMPs to minimize land disturbance and protect vegetation. BMPs that will be implemented to minimize land disturbance activities, the project footprint, soil compaction, and damage or removal of non-invasive vegetation.

c. BMPs to minimize erosion and sedimentation. BMPs to minimize erosion and sedimentation during construction activities, including:

   (1) Soil stabilization BMPs. BMPs that will be implemented to stabilize soil during construction.

   (2) Temporary erosion and sedimentation control BMPs. BMPs that will be implemented to control erosion and sedimentation during construction.

   (3) BMP installation and removal schedule. A schedule for installation and removal of temporary erosion and sedimentation control BMPs, and identification of temporary BMPs that will be converted to permanent post-development BMPs.

   (4) BMPs for stockpiling. BMPs that will be implemented to minimize polluted runoff from stockpiling soil and other excavated materials.

   (5) Construction phasing schedule. A construction phasing schedule, if applicable to the project, with a description and timeline of significant land disturbance activities.

d. BMPs to minimize other pollutants from construction. BMPs that will be implemented to minimize the discharge of other pollutants resulting from construction activities (such as paints, solvents, vehicle fluids, asphalt and cement compounds, trash, and debris) into runoff or coastal waters, including:

   (1) Chemical and material storage BMPs. BMPs that will be implemented to minimize polluted runoff from staging, storage, and disposal of construction chemicals and materials.

   (2) Site management BMPs. Site management “good housekeeping” BMPs that will be implemented during construction, such as maintaining an inventory of products and chemicals used onsite, and having a written plan for the clean-up of spills and leaks.

e. BMPs to infiltrate or treat runoff. BMPs that will be implemented, if needed, to either infiltrate runoff or treat it prior to conveyance off-site during construction.

f. Maintenance schedule. A schedule for the inspection and maintenance of construction-phase BMPs, including temporary erosion and sedimentation control BMPs, as needed to ensure the permit’s water quality requirements are met.

3.8 Post-Development Runoff Plan.

A Post-Development Runoff Plan (PDRP) shall describe the runoff management Site Design and Source Control BMPs and other measures the development will implement to minimize stormwater pollution and changes in runoff flows from the site after development is completed, in order to protect and, where feasible, restore the quality of coastal waters. The level of detail provided to address the plan’s requirements shall be commensurate with the type and scale of the project, and the potential for adverse water quality and hydrology impacts to coastal waters.
3.8.1 Applicability of Post-Development Runoff Plan. Development that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters shall either (1) require a PDRP if the development entails construction; or (2) require a preliminary PDRP if the development entails activities or changes in land use other than construction, including subdivision or re-division of land (e.g., allowing motorized use of a trail previously restricted to pedestrians). For the purposes of this chapter, construction includes clearing, grading, or other activities that involve ground disturbance; building, reconstructing, or demolishing a structure; and creation or replacement of impervious surfaces.

3.8.2 Submittal of Post-Development Runoff Plan. The University shall submit a preliminary Post-Development Runoff Plan (based on site conditions and project features known at the time of submittal) with the Notice of Impending Development submittal, and if the development entails construction (as defined above) shall submit a final PDRP prior to commencement of construction, incorporating any changes deemed necessary by the Coastal Commission as part of the NOID review process. The information required for the plan may be submitted as a stand-alone document, or incorporated into other materials included in the NOID submittal.

3.8.3 Post-Development Runoff Plan Requirements. The plan shall demonstrate that the development complies with the following requirements:

   a. Address runoff management early in site design. All development shall address runoff management early in site design planning and alternatives analysis, and shall implement appropriate and feasible Site Design BMPs to minimize stormwater pollution and post-development changes in the runoff flow regime resulting from the development.

   Site Design BMPs are project design and site layout features that integrate existing site characteristics that affect runoff (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration properties) with strategies that minimize post-development changes in runoff, control pollutant sources, and where necessary remove pollutants. Examples include designing development to minimize impervious surfaces, locating development to preserve existing vegetation, maximizing setbacks from sensitive resources, and avoiding construction on steep slopes with erodible soils.

   b. Use Source Control BMPs in all development. In addition to implementing Site Design BMPs, all development shall implement appropriate and feasible long-term, post-development Source Control BMPs to minimize the transport of pollutants in runoff from the development.

   Source Control BMPs are structural features or operational practices that control pollutant sources, minimize changes in runoff, and keep pollutants segregated from runoff. Examples include covering outdoor storage areas, using efficient irrigation, proper application and clean-up of potentially harmful chemicals and fertilizers, following spill prevention and clean-up plans, and proper disposal of waste.

   c. Give precedence to a Low Impact Development approach to stormwater management. All development shall give precedence to the use of a Low Impact Development (LID) approach to stormwater management, to minimize runoff quality and quantity impacts from development, and to preserve the natural hydrologic functions of the site.

   LID emphasizes management of stormwater close to its source, using small-scale integrated site design and source control and management practices to preserve or mimic the site’s
natural hydrologic balance through infiltration, evapotranspiration, filtration, detention, and retention of runoff. LID techniques include, but are not limited to, the following:

(1) Protect and restore natural hydrologic features. Plan, site, and design development to protect and, where feasible, restore natural hydrologic features that provide stormwater infiltration, treatment, storage, or conveyance, such as groundwater recharge areas, natural stream corridors, floodplains, and wetlands.

(2) Preserve or enhance vegetation. Plan, site, and design development to preserve or enhance non-invasive vegetation in order to achieve water quality benefits such as transpiration, interception of rainfall, pollutant uptake, shading of waterways to maintain water temperature, and erosion control.

(3) Maintain or enhance on-site infiltration. Plan, site, and design development to maintain or enhance on-site infiltration of runoff, where appropriate and feasible, in order to preserve natural hydrologic conditions, recharge groundwater, attenuate runoff, retain dry-weather runoff on-site, and minimize transport of pollutants. Examples of infiltration strategies include:

i. Divert runoff flowing from impervious surfaces such as roof-tops and pavement into permeable areas, in order to maintain or enhance on-site infiltration. Convey runoff from impervious surfaces into permeable areas in a non-erosive manner.

ii. Install a bio-retention system, such as a vegetated swale, rain garden, or green roof to enhance runoff infiltration and evapotranspiration.

iii. Design curbs, berms, and similar structures to avoid isolation of vegetative landscaping and other permeable areas, and allow runoff to flow from impervious pavement to permeable areas for infiltration.

(4) Minimize impervious surfaces. Plan, site, and design development to minimize the installation of impervious surfaces (including pavement, sidewalks, driveways, patios, parking areas, streets, and roof-tops), to reduce runoff. Where feasible, increase the area or pervious surfaces in re-development. Examples of strategies to minimize impervious surface area include:

i. Minimize directly-connected impervious areas, which are areas covered by a building, impermeable pavement, or other impervious surfaces that drain directly into the storm drain system without first flowing across permeable areas (such as vegetative landscaping or permeable pavement).

ii. Where pavement is required, use permeable pavement systems (e.g., interlocking concrete pavers, porous asphalt, permeable concrete, and reinforced grass or gravel), where appropriate and feasible. Design permeable pavements so that runoff infiltrates into a subsurface recharge bed and the underlying soil, if feasible, to reduce runoff, enhance groundwater recharge, and filter out pollutants.

d. Use alternatives to infiltration BMPs where necessary. Development shall substitute alternative BMPs that do not involve on-site infiltration where infiltration practices may potentially result in adverse impacts, including, but not limited to, geologic instability or flooding. Alternatives to infiltration BMPs shall also be substituted where infiltration MBPs are not adequate to treat a
specific pollutant of concern attributed to the development, or where infiltration practices would conflict with regulations protecting groundwater.

e. Prevent adverse impacts to Environmentally Sensitive Habitat Areas from runoff. In areas adjacent to an Environmentally Sensitive Habitat Area (ESHA), development shall be planned, sited, and designed to protect the ESHA from any significant disruption of habitat values resulting from the discharge of stormwater or dry weather flows.

f. Minimize discharges of dry weather runoff to coastal waters. Development shall be planned, sited, and designed to minimize discharges of dry weather runoff to coastal waters.

g. Avoid adverse impacts of discharges from stormwater outfalls. Development shall be planned, sited, and designed to avoid the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff through stormwater outfalls to coastal waters, intertidal areas, beaches, bluffs, or stream banks. Development shall comply with the following requirements:

(1) Avoid construction of new stormwater outfalls. Avoid construction of new stormwater outfalls, and direct stormwater to existing facilities with appropriate treatment and filtration, where feasible.

(2) Minimize adverse impacts on coastal resources from stormwater outfalls. Where new development or redevelopment of a stormwater outfall that discharges directly to coastal waters, intertidal areas, beaches, bluff, or stream banks cannot be avoided, plan, site, design, and manage outfalls to minimize adverse impacts on coastal resources. To minimize adverse impacts, development shall:

i. Consolidate existing and new stormwater outfalls, where appropriate.

ii. Implement design and management features to minimize discharges of dry weather runoff through stormwater outfalls.

iii. Implement design and management features to minimize adverse impacts to coastal resources resulting from discharges of stormwater or dry weather runoff through stormwater outfalls.

h. Prevent erosion at stormwater outlets. Protective measures shall be used to prevent erosion at stormwater outlets (including outlets of pipes, drains, culverts, ditches, swales, or channels), if the discharge velocity will be sufficient to potentially cause erosion from concentrated runoff flows. The type of measures selected for outlet erosion prevention shall be prioritized in the following order, depending on the characteristics of the site and the discharge velocity:

(1) Use vegetative bioengineered measures. Vegetative bioengineered measures (such as plant wattles) for outlet protection shall be given preference, rather than hardened structures, where site conditions are favorable for these measures to be feasible and effective. Where plant wattles are not feasible, other bioengineered measures (such as rock and plant pole cuttings) shall be considered for outlet erosion prevention.
(2) Use a hardened structure consisting of loose material. Where a vegetative bioengineered measure is not feasible or effective, a hardened structure consisting of loose material (such as a rip-rap apron or rock slope protection) shall be considered for outlet erosion prevention.

(3) Use a fixed energy dissipation structure. Where none of the above measures would be feasible or effective, a fixed energy dissipation structure (such as a concrete apron, grouted rip-rap, or baffles) designed to handle the range of flows exiting the outlet shall be used for outlet erosion prevention. It is anticipated that larger outlets will require a fixed energy dissipation structure.

i. Manage BMPs for the life of the development. Appropriate protocols shall be implemented to manage BMPs (including ongoing operation, maintenance, inspection, and training) in all development, to protect coastal water quality for the life of the development.

3.8.4 Post-Development Runoff Plan Content. To comply with the Post-Development Runoff Plan (PDRP) requirements listed above, the PDRP shall include a site plan and a narrative description addressing, at a minimum, the following required components, if they are applicable to the development:

a. PDRP site plan. A site plan showing post-development structural BMPs, stormwater conveyances and discharges, structures, pavements, and utilities, with contour intervals appropriate to identify post-development topography, finished grades, and drainage patterns.

b. Identification of pollutants potentially generated. Identification of pollutants potentially generated by the proposed development that could be carried off the site by runoff.

c. Estimate of changes in impervious surface area. An estimate of the proposed changes in impervious surface area on the site, including pre-project and post-project impervious coverage and the percentage of the property that will be covered with impervious surfaces after completion. In addition, an estimate of any proposed changes in site coverage with permeable or semi-permeable pavements.

d. Site Design and Source Control BMPs. A description of the Site Design and Source Control BMPs that will be implemented for post-development stormwater management, and how these BMPs will minimize stormwater pollution and changes in runoff flows from the development.

e. Low Impact Development approach to stormwater management. A description of the Low Impact Development (LID) approach to stormwater management (listed in Section 3.8.3.c, above) that will be implemented, and a justification if an LID approach is not selected.

f. Alternatives to infiltration BMPs, where necessary. A description of the alternative management practices that will be substituted for on-site infiltration BMPs, if it is determined that infiltration practices may potentially result in adverse impacts, are not adequate to treat a specific pollutant of concern attributed to the development, or would conflict with regulations protecting groundwater.
g. Methods to prevent adverse impacts to ESHA from runoff. A description of how the development will be planned, sited, and designed to prevent adverse impacts from stormwater or dry weather runoff to Environmentally Sensitive Habitat Areas (ESHA).

h. Methods to minimize discharges of dry weather runoff to coastal waters. A description of how the development will be planned, sited, and designed to minimize discharges of dry weather runoff to coastal waters.

i. Methods to avoid adverse impacts of discharges from stormwater outfalls. A description of how the development will be planned, sited, and designed to avoid the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff through stormwater outfalls to coastal waters, intertidal areas, beaches, bluffs, or stream banks.

j. Methods to prevent erosion at stormwater outlets. A description of how the development will be planned, sited, and designed to prevent erosion at stormwater outlets.

k. BMP implementation schedule. A schedule for installation or implementation of all post-development BMPs.

l. Management of BMPs for the life of the development. A description of the ongoing management of post-development BMPs (including operation, maintenance, inspection, and training) that will be performed for the life of the development, if required for the BMPs to function properly.

3.9 Water Quality and Hydrology Plan.

A Water Quality and Hydrology Plan (WQHP) shall be required for “Developments of Water Quality Concern” (DWQC, as specified in Section 3.9.1, below), which are specified categories of development have a greater potential for adverse water quality and runoff impacts due to the development size, type of land use, or proximity to coastal waters. The WQHP shall be prepared by a qualified licensed professional, and shall include a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, use of an LID approach to retain runoff on-site, and documentation of the expected effectiveness of the proposed BMPs. Additional plan components that may be required include an alternatives analysis, and a description of the Treatment Control and/or Runoff Control BMPs the development will implement to minimize potential post-development water quality and hydrology impacts.

3.9.1 Applicability of Water Quality and Hydrology Plan. A WQHP shall be required for a Development of Water Quality Concern that requires a Notice of Impending Development and has the potential for adverse water quality or hydrology impacts to coastal waters, including projects that (1) entail construction (as defined above), or (2) entail changes in land use.

Developments of Water Quality Concern shall include the following:

a. Residential. Residential development that creates and/or replaces five or more dwelling units.

b. Hillside. Hillside development on a slope greater than 15 percent, on a site with erodible soil.

c. 75% or more of site will be impervious surface area. Development where 75% or more of the site’s surface area will be impervious surfaces.
d. Create and/or replace 10,000 square feet or more impervious surface area. Development that creates and/or replaces a cumulative site total of 10,000 square feet or more of impervious surface area.

e. Parking lot. Development of a parking lot that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area that may potentially contribute to stormwater runoff.

f. Vehicle service facility. Development of a vehicle service facility (including a gasoline outlet, car wash, vehicle repair and maintenance facility, or campus garage).

g. Street, road, or highway facility. Development of a street, road, and highway facility that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area.

h. Restaurant. Development of a restaurant (including a restaurant incorporated into campus multi-use structures that meet the specified square footage) that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area.

i. Outdoor storage area. Development of a campus structure with a quasi-commercial or quasi-industrial outdoor storage area that creates and/or replaces a cumulative site total of 5,000 square feet or more of impervious surface area, or as determined based on the use of the storage area, where used for storage of materials that may potentially contribute pollutants to coastal waters or the storm drain system.

j. High pollutant load. Development with a potential for generating a high pollutant load that may potentially enter coastal waters or the storm drain system.

k. Contaminated soil. Any project developed on land where the soil has been contaminated by previous land uses, and where the contaminated soil has the potential to be eroded or to release the contaminants into runoff.

l. Near or discharges directly to coastal waters. Development that creates and/or replaces a cumulative site total of 2,500 square feet or more of impervious surface area, if the development is located within 100 feet of coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes) or discharges directly to coastal waters (i.e., does not discharge to a public storm drain system).

m. Other. Any other development determined by the Executive Director of the Coastal Commission in consultation with UCSB to be a DWQC.

3.9.2 Submittal of Water Quality and Hydrology Plan. A preliminary Water Quality and Hydrology Plan (WQHP), based on site conditions and project features known at the time of submittal, shall be submitted with the Notice of Impending Development, and a final WQHP shall be submitted for approval by the Executive Director of the Coastal Commission prior to issuance of a NOID. Any changes to the final WQHP after issuance of the NOID shall be subject to additional authorization by the Coastal Commission.
3.9.3 Water Quality and Hydrology Plan requirements. The plan shall demonstrate that a Development of Water Quality Concern complies with the following requirements:

a. Prepare plan by qualified licensed professional. A California-licensed professional (e.g., Registered Professional Civil Engineer, Geotechnical Engineer, Geologist, Engineering Geologist, Hydrogeologist, or Landscape Architect) qualified to complete this work shall be in responsible charge of preparing the Water Quality and Hydrology Plan for a Development of Water Quality Concern.

b. Design BMPs using 85\textsuperscript{th} percentile design storm standard. The BMP (or suite of BMPs) implemented to comply with WQHP requirements shall be sized, designed, and managed to infiltrate, retain, or treat, at a minimum, the amount of runoff produced by all storms up to and including the 85\textsuperscript{th} percentile 24-hour storm event for volume-based BMPs, or the 85\textsuperscript{th} percentile 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

c. Use LID, Site Design, and Source Control BMPs to retain runoff on-site. The development shall implement an LID approach to stormwater management that uses Site Design and Source Control BMPs to retain on-site (by means of infiltration, evapotranspiration, retention, or harvesting) the runoff from the 85\textsuperscript{th} percentile 24-hour design storm (see 3.9.3.b, above), to the extent appropriate and feasible.

   (1) Conduct an alternatives analysis. If the proposed development does not include the use of LID, Site Design, and Source Control BMPs that will retain on-site the runoff from the 85\textsuperscript{th} percentile 24-hour design storm (see 3.9.3.b, above), an alternatives analysis shall be conducted.

   The alternatives analysis shall demonstrate that there are no appropriate and feasible alternative project designs (such as a reduced project footprint, or other LID, Site Design, or Source Control BMPs) that would retain on-site, at a minimum, the 85\textsuperscript{th} percentile 24-hour design storm volume, or if that is not feasible, that would substantially improve on-site runoff retention.

   (2) Use alternative BMPs if on-site infiltration is not appropriate. If the Executive Director in consultation with UCSB has determined that on-site infiltration of runoff may potentially result in adverse impacts, including, but not limited to, geologic instability, flooding, or pollution of coastal waters, the development shall substitute alternative BMPs that do not involve infiltration.

d. Use Treatment Control BMPs as necessary. If the proposed development does not include the use of appropriate and feasible LID, Site Design, and Source Control BMPs that will retain on-site the runoff from the 85\textsuperscript{th} percentile 24-hour design storm (see 3.9.3.b, above), the development shall implement a Treatment Control BMP (or suite of BMPs) to remove pollutants of concern from that portion of the 85\textsuperscript{th} percentile 24-hour design storm volume that is not retained on-site using an LID approach.

   Treatment Control BMPs are structural systems designed to remove pollutants from runoff by processes such as gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or other physical, biological, or chemical process. Examples include vegetated swales, detention basins, and storm drain inlet filters.

   (1) Use Treatment Control BMPs prior to infiltration where necessary and effective. Where infiltration BMPs are not adequate to remove a specific pollutant of concern attributed...
to the development, an effective Treatment Control BMP (or suite of BMPs) shall be required prior to infiltration of runoff, or the development shall substitute alternative BMPs that do not involve infiltration.

(2) Select Treatment Control BMPs effective for pollutants of concern. Where a Treatment Control BMP is required, a BMP (or suite of BMPs) shall be selected that has been shown to be effective in reducing the pollutants of concern generated by the proposed land use.

e. Use Runoff Control BMPs if development adds more than 15,000 square feet of impervious surface area. If a development results in a large net addition of impervious surface area, implementing LID, Site Design, and Source Control strategies may potentially not be sufficient to minimize adverse post-development changes in runoff volume, flow rate, timing, and duration, which could adversely impact coastal waters, habitat, and property through hydromodification. Development that adds a net total of more than 15,000 square feet of impervious surface area shall implement a Runoff Control BMP (or suite of BMPs), sized for the appropriate design storm (see 3.9.3.e.(1) and (2), below), to capture a portion of the anticipated increase in runoff volume after a site is developed.

Runoff Control BMPs are structural systems designed to minimize post-development changes in runoff flow characteristics by processes such as infiltration, detention, retention, evapotranspiration, and harvesting. Examples include retention structures such as basins, ponds, topographic depressions, and vaults.

The following Runoff Control techniques shall be required, as determined by the net increase in impervious surface area:

(1) Runoff Controls using Flow Retention techniques. Development that adds a net total of more than 15,000 square feet of impervious surface area shall use Flow Retention techniques to capture and retain, at a minimum, the stormwater runoff from each storm event up to and including the 85th percentile, 24-hour storm event. Flow Retention techniques shall optimize on-site infiltration, and shall use stormwater storage, harvesting, and/or evapotranspiration to address any of the required runoff flow retention volume that cannot be infiltrated.

(2) Runoff Control BMPs using Peak Management techniques. In addition to using Flow Retention techniques, development that adds a net total of more than 22,500 square feet of impervious surface area shall also use Peak Management techniques to prevent the volume of post-development runoff peak flows discharged from the site from exceeding pre-project peak flow volumes for the 2-year through 10-year storm events.

f. Address runoff from new and a percentage of existing impervious surfaces. Required Treatment Control and/or Runoff Control BMPs shall address runoff from all new and/or replaced impervious surfaces; in addition, they may be required to address runoff from some or all of the site’s previously existing impervious surfaces, to be determined as follows:

(1) More than 50% net increase in impervious area. Development that results in a net increase of more than 50% of the site’s existing impervious surface area shall be required to address runoff from the entire development, including all existing, new, and/or replaced impervious surfaces.
(2) 10% to 50% net increase in impervious area. Development that results in a net increase of 10% to 50% of the site’s existing impervious surface area shall be required to address runoff from all new and/or replaced impervious surfaces, plus runoff from the percentage of existing impervious surface area that is equal to twice the percentage of net increase in impervious surfaces. For example, a development with a net increase of 40% impervious surface area shall be required to address runoff from all new and/or replaced impervious surfaces, plus runoff from 80% of the existing impervious surfaces.

(3) Less than 10% net increase in impervious area. Development that results in a net increase of less than 10% of the site’s existing impervious surface area shall be required to address runoff only from the new and/or replaced impervious surfaces.

g. Use appropriate BMPs for high-pollutant land uses. Campus development with a commercial or industrial component that has a potential for a high concentration of pollutants (including, but not limited to, laboratories, research facilities, outdoor work and storage areas, restaurants, roads and highways, parking lots, and vehicle service facilities) shall implement appropriate Site Design and Source Control BMPs to keep pollutants out of stormwater, and shall either use Treatment Control BMPs to remove pollutants of concern before discharging runoff to coastal waters or the storm drain system, or shall connect the pollutant-generating area to the sanitary sewer.

h. Design and manage parking lots to minimize polluted runoff. Parking lots over 5,000 square feet in area shall be designed to minimize impervious surfaces, and to treat and/or infiltrate runoff before it reaches coastal waters or the storm drain system so that heavy metals, oil and grease, and polycyclic aromatic hydrocarbon pollutants deposited on parking lot surfaces will not enter coastal waters. Parking lot design and management shall include:

(1) Parking lot landscaping. The design of landscaped areas for parking lots shall consider, and may, where appropriate, be required to include provisions for the on-site detention, retention, and/or infiltration of stormwater runoff, in order to reduce and slow runoff, and provide pollutant cleansing and groundwater recharge. Where landscaped areas are designed for detention, retention, and/or infiltration of stormwater runoff from the parking lot, recessed landscaped catchments (below the elevation of the pavement) shall be required. Curb cuts shall be placed in curbs bordering landscaped areas, or else curbs shall not be installed, in order to allow stormwater runoff to flow from the parking lot into landscaped areas. All surface parking areas shall be provided a permeable buffer between the parking area and adjoining streets and properties.

(2) Parking lot maintenance. Accumulations of particulates that may be contaminated by oil, grease, or other pollutants shall be removed from heavily used parking lots by dry vacuuming or equivalent techniques. Filter treatment systems, particularly for hydrocarbon removal BMPs, shall be adequately maintained.

3.9.4 Water Quality and Hydrology Plan Content. To comply with the Water Quality and Hydrology Plan requirements (see Section 3.9.3, above), the plan shall include, at a minimum, the following required components, if they are applicable to the development:

a. Post-Development Runoff Plan information. All of the information required for the Post-Development Runoff Plan (see 3.8.4, above), including Site Design and Source Control BMPs.

b. Polluted runoff and hydrologic site characterization. A polluted runoff and hydrologic characterization of the existing site (e.g., potential pollutants in runoff, soil properties, infiltration
rates, depth to groundwater, and the location and extent of hardpan and confining layers) as necessary to design the proposed BMPs.

c. Documentation of expected effectiveness of proposed BMPs. Documentation of the expected effectiveness of the proposed BMPs, including a characterization of post-development pollutant loads, and calculations, per applicable standards, of changes in the stormwater runoff flow regime (i.e., volume, flow rate, timing, and duration of flows) resulting from the proposed development when implementing the proposed BMPs.

d. Calculations for sizing BMPs using 85th percentile design storm standard. Calculations that demonstrate that the proposed BMP (or suite of BMPs) implemented to comply with WQHP requirements has been sized, designed, and managed to infiltrate, retain, or treat, at a minimum, the amount of runoff produced by all storms up to and including the 85th percentile 24-hour storm event for volume-based BMPs, or the 85th percentile 1-hour storm event (with an appropriate safety factor of 2 or greater) for flow-based BMPs.

e. LID, Site Design, and Source Control BMPs to retain runoff on-site. A description of the LID approach to stormwater management using Site Design and Source Control BMPs (see 3.8.3.c, above) that will be implemented to retain on-site the volume of runoff from the 85th percentile 24-hour design storm, to the extent appropriate and feasible.

f. Alternatives analysis. Where an alternatives analysis is required (pursuant to 3.9.3.c.(1), above), include documentation that there are no appropriate and feasible alternative project designs (such as a reduced project footprint, or other LID, Site Design, or Source Control BMPs) that would substantially improve on-site runoff retention, up to the 85th percentile 24-hour design storm volume. If this design storm standard for on-site runoff retention is not appropriate or feasible, document the site-specific engineering constraints and/or physical conditions to justify this determination.

g. Treatment Control BMPs. Where a Treatment Control BMP is required (pursuant to 3.9.3.d, above), include a description of the Treatment Control BMP (or suite of BMPs) that will be implemented to remove pollutants of concern from runoff. If the Development of Water Quality Concern does not require a Treatment Control BMP to meet the requirements of the coastal Land Use Plan, and state and federal water quality laws, the WQHP shall demonstrate this.

Include the following design information for Treatment Control BMPs:

(1) Calculations for sizing Treatment Control BMPs. Calculations that demonstrate that the proposed Treatment Control BMP (or suite of BMPs) has been sized and designed to remove pollutants of concern from that portion of the 85th percentile, 24-hour design storm volume that is not retained on-site using an LID approach.

(2) Selection of Treatment Control BMPs effective for pollutants of concern. Documentation that shows that the proposed Treatment Control BMP (or suite of BMPs) is the most effective at removing the pollutants of concern, or a justification if the most effective BMP is determined to be infeasible.

h. Runoff Control BMPs. Where a Runoff Control BMP is required (pursuant to 3.9.3.e, above), include the following design information:

(1) Flow Retention techniques. Where a Flow Retention technique is required (pursuant to 3.9.3.e.(1), above), include calculations that demonstrate appropriate sizing and design.
of the proposed retention facilities to capture and retain, at a minimum, the stormwater runoff from each storm event up to and including the 85th percentile, 24-hour storm event, and demonstrate that on-site infiltration has been optimized.

(2) Peak Management techniques. In addition, where a Peak Management technique is required (pursuant to 3.9.3.e.(2), above), include calculations that demonstrate that the proposed technique will prevent the volume of post-development runoff peak flows discharged from the site from exceeding pre-project peak flow volumes for the 2-year through 10-year storm events.

i. Address runoff from new and existing impervious surfaces. A calculation of the net increase in the site’s impervious surface area, and a calculation of the amount of impervious surface area from which runoff will be addressed (pursuant to 3.9.3.f, above) in the design of required Treatment Control and/or Runoff Control BMPs.

j. Alternatives to Treatment Control and Runoff Control BMPs. If required Treatment Control and/or Runoff Control BMPs are not feasible for the proposed development, document the site-specific engineering constraints and/or physical conditions that render these requirements infeasible, and include a detailed account of how alternative stormwater management practices will effectively substitute for the required plan element.

k. BMPs for high-pollutant land uses. For developments with a potential for a high concentration of pollutants, include a description of the Site Design and Source Control BMPs proposed to keep pollutants out of stormwater, and either describe the Treatment Control BMPs that will be implemented to remove pollutants of concern before discharging runoff to coastal waters or the storm drain system, or document connection of the pollutant-generating area to the sanitary sewer.

l. Design and management of parking lots to minimize polluted runoff. For parking lots over 5,000 square feet in area, include a description of how the parking lot has been designed to minimize impervious surfaces, and to treat and/or infiltrate runoff before it reaches the storm drain system.
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