

**FACULTY AND FAMILY STUDENT HOUSING,  
OPEN SPACE PLAN, AND LRDP AMENDMENT EIR**

**SECTION 1.0  
EXECUTIVE SUMMARY**

Section 1.0  
Executive  
Summary

**I.1 INTRODUCTION**

This summary describes major components of the environmental analysis for the Faculty and Family Student Housing and Open Space Plan Environmental Impact Report (EIR) as required by Section 15123 of the California Environmental Quality Act (CEQA) Guidelines. The summary includes a brief description of the proposed project, the project objectives, the purpose of the Mitigation Monitoring and Reporting Program (MMRP), and alternatives to the proposed project. In addition, this section also provides a table summarizing: (1) the potential environmental impacts that would occur as result of the proposed project; (2) 1990 Long Range Development Plan (LRDP) Policies applicable to the proposed project; (3) the level of significance assuming implementation of the LRDP Policies; (4) feasible mitigation measures that would reduce significant environmental impacts; and (5) the level of significance after mitigation measures are implemented.

**I.2 PROJECT DESCRIPTION**

The *Joint Proposal for the Ellwood-Devereux Coast* (Joint Proposal) was prepared and released by the University of California Santa Barbara and the County of Santa Barbara in March 2002. The Joint Proposal, as supplemented and amended by a Memorandum of Understanding (MOU) between the University, County, and the newly formed City of Goleta, was accepted and approved in January 2003 by the three jurisdictions as a starting point for a collaborative regional planning process. As a result of this planning process, residential development within each of the three jurisdictions is now proposed away from sensitive coastal resources and the three agencies have jointly prepared the *Ellwood-Devereux Coast Open Space and Habitat Management Plan* (Open Space Plan) to preserve and protect resources on, and coastal access to, approximately 2.25 miles of undeveloped coastline between Isla Vista and Sandpiper Golf Course. The intent of this cooperative effort is resolution of nearly two decades of debate on how to balance development rights and open space preservation, while protecting the area's most sensitive coastal resources and maintaining and enhancing public access to the coast. As a result of this collaborative regional planning process, the University proposes to relocate and reduce currently planned levels of residential development on its North and West Campuses, while still providing needed housing for University faculty and student families.

The proposed project consists of an amendment of the University LRDP, to permit residential development on the North Campus, to designate open space areas on the North and West Campuses, and to identify management actions to preserve, enhance, and restore coastal resources within those open space areas. In conjunction with amendment of the LRDP, the University would construct two individual housing projects and implement the proposed Open Space Plan initial improvements within University jurisdiction. The proposed faculty and family student housing and Open Space Plan project proposes development of 236 units of faculty housing on the North Parcel of the University North Campus and 151 units of Family Student

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*Section 1.0* Housing on the Storke-Whittier Parcel (also on the North Campus). Implementation of the  
*Summary* Open Space Plan for the North and West Campuses would improve coastal access through: (1) improvement of existing trails, (2) improvement of three existing beach access points, (3) installation of one new coastal access stairway, (4) provision of up to 84 (74 net additional) public parking spaces at up to four locations, and (5) replacement of the existing portable restroom at Coal Oil Point with a permanent restroom at approximately the same location. In addition, the Open Space Plan identifies goals, objectives, and management actions for the protection of sensitive coastal resources, including enhancement and restoration of degraded habitat.

In addition to review by The Regents of the University of California (The Regents), the proposed LRDP amendment would be reviewed by the California Coastal Commission, along with the proposed residential and Open Space Plan initial improvements in the form of a Notice of Impending Development.

### **I.3 PROJECT OBJECTIVES**

The University proposes to provide affordable faculty and family student housing to help meet existing demand for such housing, and to manage the adjacent open space areas consistent with the Open Space Plan contemplated by the Joint Proposal. In order to achieve these goals, this EIR includes a range of project objectives that are fully set forth in Section 3.0 (Project Description) of this document.

### **I.4 MITIGATION MONITORING**

CEQA requires that a public agency adopt a MMRP for mitigation measures that have been incorporated into the project to reduce or avoid significant effects on the environment. The MMRP is designed to ensure compliance during project implementation, as required by Public Resources Code Section 21081.6.

This EIR incorporates a range of policies that were established in the 1990 LRDP to guide future development of the campus and ensure consistency with applicable Coastal Act policies. The MMRP for the proposed project (to be included in the Final EIR) will include LRDP policies and additional mitigation measures and obligate the University to continue to implement the identified LRDP Policies and Mitigation Measures identified herein. The Regents will review the MMRP in conjunction with consideration of the proposed LRDP amendment and certification of the Final EIR.

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**I.5 ALTERNATIVES**

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Five alternatives that may feasibly attain some of the basic project objectives while avoiding or substantially lessening some of the significant effects of the project were analyzed. These alternatives include:

- **Alternative 1: South Parcel**—Under this alternative, 207 units would be developed on the South Parcel and 151 units of family student housing would be developed on the Storke-Whittier Parcel. The North Parcel would remain as is.
- **Alternative 2: No project (A)**—Under this alternative, no residential development or Open Space Plan improvements would occur.
- **Alternative 3: Existing LRDP**—Per the current LRDP, as amended by The Regents in 1998, this alternative would consist of 147 units of faculty housing on the North Parcel, 122 units of faculty housing on the South Parcel, and 144 units of family student housing on the Storke-Whittier Parcel.
- **Alternative 4: Maximum Housing Development**—Under this alternative, 236 units of faculty housing would be developed on the North Parcel, 207 units of faculty housing would be developed on the South Parcel, and 151 units of family student housing would be developed on the Storke-Whittier Parcel plus 100 units of Faculty Housing on West Campus Mesa.
- **Alternative 5: Off Site Development**—Under this alternative, the 236 units of faculty housing and the 151 units of family student housing would be developed at off-site locations.

A detailed description of these alternatives, as well as an analysis of related environmental effects, is presented in Section 6 (Alternatives) of this EIR.

**I.6 ENVIRONMENTAL IMPACTS**

Table 1-1 (Summary of Environmental Effects and Mitigation Measures), provided at the end of this section, presents a summary of the environmental impacts resulting from the proposed project. It has been organized to correspond with the environmental issues discussed in Section 4.0 (Environmental Setting, Impacts, and Mitigation Measures) and is arranged in four columns: the identified impact under each EIR issue area; the level of significance prior to mitigation; mitigation measures that would avoid or reduce the level of impacts; and the level of significance after implementation of mitigation measures, if applicable. Where no mitigation is required, it is noted in the table.

While the University has evaluated a range of potential mitigation measures to reduce significant project impacts, and will implement all feasible mitigation measures, construction and operation of the proposed project would result in the following significant and unavoidable impacts:

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*Section 1.0* **Noise**

*Summary*

- Short-term construction noise

**Air Quality**

- Emission of criteria pollutants during project operation
- Emission of precursors to ozone for which Santa Barbara County is designated as a moderate nonattainment area

**Traffic**

- Increase in vehicular traffic on Storke Road north of Hollister Avenue would result in conditions that exceed the applicable threshold for roadway operations

In addition, the proposed project, in conjunction with other planned and proposed development in the project vicinity (listed on Table 4-1, Introduction to the Analysis), would result in the following significant and unavoidable cumulative impact:

**Hydrology and Water Quality**

- Water quality impairments associated with incremental increases in urban runoff in the Devereux Creek watershed.

**Traffic**

- Cumulative increases in vehicular traffic on the segment of Storke Road north of Hollister Avenue and at the intersection of Los Carneros and Mesa Road would exceed applicable thresholds.

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<b>4.2 Geology and Soils</b>			
<p><b>4.2-1.</b> Development of the proposed project could expose people and/or structures to potentially substantial adverse effects resulting from seismic surface rupture, ground shaking, ground failure, or landslides. With implementation of identified Mitigation Measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.2-1(a).</b> Per LRDP policy 30253.7, new development shall be constructed at a sufficient distance to maintain the proposed structure for a minimum of 100 years without the construction of shoreline protective devices.</p> <p><b>MM 4.2-1(b).</b> During project-specific design, a site-specific geotechnical study shall be conducted under the direct supervision of a California Registered Engineering Geologist or licensed geotechnical engineer to assess seismic, geological, soil, and groundwater conditions at each construction site and develop recommendations to prevent or abate any identified hazards. The University shall incorporate or adhere to the recommendations of each site-specific report that are designed to reduce potential exposure to seismic hazards. These recommendations would include, but not be limited to, specific foundation design features, building and/or structural design features, and grading and excavating recommendations.</p> <p><b>MM 4.2-1(c).</b> Per LRDP policy 30253.8, the campus shall determine the required setbacks for new buildings through the use of a report by a registered engineering geologist.</p>	LS
<p><b>4.2-2.</b> Grading and/or excavation of soils in association with construction of residential development or open space improvements could result in substantial soil erosion and the loss of topsoil. With implementation of identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.2-2(a).</b></p> <p>(i) Per LRDP policy 30251.11, contours of finished surfaces on West Campus are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to minimum radius of five feet so as to blend with the natural terrain.</p> <p>(ii) This shall be applicable to development and structures on the North and West Campuses.</p> <p><b>MM 4.2-2(b).</b> Per LRDP policy 30253.12, surface and sub-surface drainage pipes shall be designed to minimize erosion and instability of the bluff face and only where no other less damaging drainage system is feasible. Drainage devices extending over the bluff face shall not be permitted if the site can feasibly be drained landward of the bluff face.</p> <p><b>MM 4.2-2(c).</b> Per LRDP policy 30253.13, vegetation within 50 feet of the bluff top shall be maintained or replanted with drought resistant species should grading be required to establish proper drainage landward of the bluff.</p> <p><b>MM 4.2-2(d).</b> Per LRDP policy 30231.1, to protect identified campus wetlands, environmentally sensitive habitat areas, and coastal waters from</p>	LS

**Table I-I. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>sediment transfer or contamination from urban runoff during construction, the following grading and erosion control practices shall be followed:</p> <ul style="list-style-type: none"> <li>a) North and West Campuses construction periods shall be scheduled during the dry months of the year (May through October) whenever possible;</li> <li>b) If grading occurs during the rainy season (November through April), sediment traps, barriers, covers, or other methods shall be used to reduce erosion and sedimentation.</li> <li>c) A site-specific erosion control and landscape plan shall be prepared for all new construction.</li> <li>d) Whenever practical, land on the North and West Campuses is to be developed in increments of workable size which can be completed during a single construction season: erosion and sediment control measures are to be coordinated with the sequence of grading.</li> <li>e) Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff.</li> <li>f) Grading operations on campus shall be conducted so to prevent damaging effects of sediment production and dust on the site and on adjoining properties.</li> <li>g) When vegetation must be removed on campus, the method shall be one that will minimize the erosive effects from the removal.</li> <li>h) Exposure of soil to erosion by removing vegetation shall be limited to the area required for construction operations. The construction and staging area should be fenced to define Project boundaries.</li> <li>i) Removal of existing vegetation on campus is to be minimized whenever possible.</li> <li>j) Temporary mulching or other suitable stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities on campus.</li> <li>k) Topsoil removed from the surface in preparation for grading and construction on-campus is to be stored on or near the site and protected from erosion while grading operations are underway, provided that such storage may not be located where it would cause suffocation of root systems of trees intended to be preserved. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments of building pads so as to provide a suitable base for seeding and planting.</li> </ul>	

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		l) Slopes, both cut and fill on campus, shall not be steeper than 2:1 unless a geological and engineering analysis indicates that steeper slopes are safe and erosion control measures are specified. m) Slopes on campus shall not be constructed so as to endanger or disturb adjoining property. n) Sediment basins, sediment traps, or similar sediment control measures shall be installed before clearing and grading operations begin. o) Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands. <b>MM 4.2-2(e).</b> Prior to the start of construction for any site restoration activities, a restoration plan shall be prepared that identifies construction and post-construction erosion control measures to minimize exposure of soils to wind and water erosion and deposition of sediment in adjacent areas and drainage courses.	
<b>4.2-3.</b> Construction in areas underlain by soils of varying stability could subject people and structures to hazards associated with landsliding, lateral spreading, subsidence, liquefaction, collapse, or differential settlement. With implementation of the identified Mitigation Measure, this impact would be reduced to a less-than-significant level.	S	<b>MM 4.2-1(a)</b> through <b>MM 4.2-1(d)</b> would apply.	LS
<b>4.2-4.</b> Implementation of the proposed project could result in construction of facilities on expansive soils, creating substantial risk to people and structures. With implementation of the identified Mitigation Measure, this impact would be reduced to a less-than-significant level.	S	<b>MM 4.2-1(b)</b> would apply.	LS
<b>4.3 Hydrology</b>			
<b>4.3-1.</b> Implementation of the proposed project would not violate existing water quality standards related to stormwater runoff, nor violate waste discharge requirements related to wastewater discharge. This impact would be less than significant.	S	None required.	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.3-2.</b> Implementation of the proposed project would not deplete groundwater supplies substantially or interfere with groundwater recharge. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.3-3.</b> Implementation of the proposed project would not substantially alter drainage patterns nor result in substantial erosion or siltation on or off site. With implementation of the identified mitigation measure, this impact would be reduced to a less than significant level.</p>	S	<p><b>MM 4.3-3(a).</b> Installation of a culvert on Devereux Creek under the Venoco Access Road shall be restricted to the period from May to October, when rainfall is typically limited.</p> <p><b>MM 4.3-3(b).</b> Installation of the culvert shall be accompanied by the removal of sediment in the existing upstream debris basin.</p> <p><b>MM 4.3-3(c).</b> Installation of the culvert shall be accompanied by measures to stabilize the portions of the channel immediately upstream and downstream of the culvert, and to re-vegetate areas affected by construction activities.</p>	LS
<p><b>4.3-4.</b> Implementation of the proposed project would not substantially alter site drainage patterns or substantially increase the rate or amount of surface runoff, and would not result in flooding either on or off site. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.3-5.</b> Implementation of the proposed project would not create runoff that could exceed the capacity of existing storm drain systems or provide substantial sources of polluted runoff. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.3-6.</b> Implementation of the proposed project would not include the construction of new stormwater drainage systems, but would include the expansion of existing stormwater drainage systems, the construction of which could result in significant impacts. With implementation of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.4-2(i)</b> (Wetlands and Environmentally Sensitive Habitat Restoration Plan) and <b>MM 4.4-2(j)</b> Construction Management), discussed under Impact 4.4-2 below, <b>MM 4.13-2</b>, (Limit Hours of Construction), discussed in Impact 4.13-2, and <b>MM 4.13-6(a)</b> (Require that Stationary Construction Equipment be Located Away from Residential Areas) and <b>MM 4.13-6(b)</b> (Require Signage with Contact Information for Construction Noise Complaints), discussed in Impact 4.13-6.</p>	LS
<p><b>4.3-7.</b> Implementation of the proposed project would not otherwise degrade water quality substantially. This impact would be less than significant.</p>	LS	None required.	LS



**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.3-8.</b> Implementation of the proposed project would not place housing within a 100 year flood hazard area. This impact would be less than significant.</p>	S	None required.	LS
<p><b>4.3-9.</b> Implementation of the proposed project would place structures within a 100-year flood hazard area, but would not impede or redirect flood flows. With the inclusion of the identified Mitigation Measure, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.3-9.</b> For the bridge over Phelps Ditch, structural supports shall either be placed outside the 100-year flood hazard zone, or be designed such that flood flows would be directed toward the overbank area (adjacent to the ditch), which would contain potential flood flows associated with bridge supports.</p>	LS
<p><b>4.3-10.</b> Implementation of the proposed project would not expose people or structures to significant risk of loss, injury, or death involving flooding. With implementation of identified mitigation measures, this impact would be less than significant.</p>	S	<p><b>MM 4.3-9</b> would apply.</p>	LS
<p><b>4.3-11.</b> Implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. This impact would be less than significant.</p>	LS	<p><b>MM 4.2-1 (b)</b> would apply.</p>	LS
<p><b>4.4 Biological Resources</b></p>			
<p><b>4.4-1.</b> Implementation of the proposed project could result in adverse impacts to candidate, sensitive, or special status plant and wildlife species. With the inclusion of the identified Mitigation Measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.4-1(a).</b> Per LRDP policy 30230.1, development in Coal Oil Point Natural Reserve will be kept to a minimum. Only structures that would be used in conjunction with research in the Reserve, or that would enhance the area's usefulness as a natural study area, will be allowed, such as weather stations, observation blinds, small storage structures, fences, signs, and other gates.</p> <p><b>MM 4.4-1(b).</b></p> <p>(i) Per LRDP policy 30240(a)4, to preserve roosting habitat for birds, eucalyptus, pine, and other trees and brush located on the bluff east of Coal Oil Point Natural Reserve outside of the faculty housing development and outside of the Coal Oil Point development will not be removed except where necessary to accommodate new structures or infrastructure.</p> <p>(ii) This policy shall be extended to the eucalyptus grove adjacent to the south parcel.</p> <p><b>MM 4.4-1(c).</b> Per LRDP policy 30240(a)16, the campus shall use mosquito control methods with the least effects upon non-target organisms. Wetlands</p>	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>shall not be drained for this purpose, nor shall non-native larval predators be introduced.</p> <p><b>MM 4.4-1(d).</b> (Per LRDP policy 30240(b)6, in order to protect habitats of the Reserve:</p> <ul style="list-style-type: none"> <li>a) The total square footage of current and replacement Coal Oil Point structures shall not exceed the total square footage of current Coal Oil Point structures.</li> <li>b) New structures that are constructed as part of the Coal Oil Point project shall be set back a minimum of 50 feet from the bluff edge.</li> <li>c) Trees on Coal Oil Point will not be removed except where necessary to accommodate new structures and infrastructure.</li> </ul> <p><b>MM 4.4-1(e).</b> Per LRDP policy 30251.7, existing native trees and significant stands of trees that pre-date University acquisition of the campus, to the extent feasible, shall be retained within the overall site area of new development.</p> <p><b>MM 4.4-1(f)</b> Nesting Birds. If no vegetation or tree removal is proposed during the avian nesting period, no surveys are required. If it is not feasible to avoid the nesting period, a survey for special status and MBTA-protected nesting birds should be conducted by a qualified wildlife biologist no earlier than 14 days prior to the removal of trees, shrubs, grassland vegetation, buildings, grading, or other construction activity. Survey results shall be valid for 21 days following the survey. The removal of trees, shrubs, or weedy vegetation should avoid the February 1 through August 31 bird nesting period to the extent possible. The area surveyed should include all construction sites, access roads, and staging areas, as well as areas within 500 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.</p> <p>Installation of bird netting during the non-nesting season on buildings that are used by swallows will prevent nesting and impacts to these species. If this is done, no building-specific surveys would be required.</p> <p>In the event that an active nest of a special status and MBTA-protected nesting birds is discovered in the areas to be cleared, or in other habitats within 150 feet (500 feet for raptors) of construction boundaries, clearing and construction should be postponed for at least two weeks or until a wildlife biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts.</p>	

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Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p><b>MM 4.4-1(g).</b> As previously discussed, southern tarplant, a sensitive plant species, would be impacted by the development of both the North and Storke-Whittier parcels. Protocol plant surveys have not been conducted for the entire planning area and other sensitive plant species (Table 4.4-3) may occur within the project area and be impacted by the project. Therefore, prior to construction or restoration to ensure that no sensitive plants would be affected by the project, the University shall conduct plant surveys of the area in accordance with applicable protocols developed by the CDFG. Surveys for sensitive plants should be conducted by a botanist familiar with the species and its flowering status.</p> <p>If sensitive plant species are observed, a qualified botanist should develop a species-specific replacement plan to be incorporated into any restoration plans. If wetland species are involved, the botanist should work closely with the wetland specialist in creating the restoration plan [MM 4.4-2(i) and MM 4.4-2(j)] to ensure that conditions at newly created wetlands sites meet the needs of the sensitive plant species. This plan should include elements to limit project impacts such as the relocation of individual specimens, the collection of seeds and replanting, or the preservation and movement of topsoil that contains the seed bank.</p> <p><b>MM 4.4-1(h)</b> Sensitive Plants—Monitoring. A monitoring program shall be developed by the University and approved by the CDFG to ensure the continued viability of sensitive habitat and/or individual or populations of special-status (CNPS List 1B or greater) plant species that currently occur within the project area. The plan will focus on establishing baseline conditions of the current population(s), creating management and/or enhancement goals, developing a monitoring timeframe, establishing acceptable viability criteria, identifying appropriate remedial actions to be taken if the viability criteria is not met, and a funding mechanism for long-term monitoring, which could include establishment of a fund via development fees.</p> <p><b>MM 4.4-1(i)</b> Prior to construction or restoration activities that could impact federally protected vernal pool crustaceans, the University shall conduct surveys of the appropriate vernal pools in accordance with current USFWS survey protocol. If these species are found, consultation with the USFWS in accordance with the federal ESA shall occur (typically as part of the CWA permitting process). Restoration and preservation activities could be required by the USFWS should these species be observed before a permit will be issued by the USFWS or the ACOE.</p>	

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Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p><b>MM 4.4-1 (j)</b> Western Snowy Plover and California least tern—Monitoring. If California least terns are observed within the COPR area, the following measures shall apply to both the snowy plover and the California least tern, however, if no nesting or wintering California least terns are observed, the following will only apply to the snowy plover. To ensure that construction and construction-related noise associated with trail and access point closure and formalization and recreational activities associated with the formalization of trails and access points do not detrimentally impact the breeding and wintering activities of western snowy plovers and California least terns, routine monitoring of nesting snowy plovers and California least terns, if applicable, shall be conducted by a qualified wildlife biologist or trained volunteer. Nesting and roosting areas shall be completely surrounded by exclusion fencing placed under the guidance of a qualified biologist and routinely inspected and repaired as necessary year round. Exclusion fencing shall be adequate for preventing disturbance by people, pets, and horses. Should the plovers relocate their nesting sites, additional fencing shall be installed as required. Informational signs indicating the purpose of the fence shall be installed and maintained through the year. To offset potential impacts to nesting and roosting plovers associated with increased recreational use of Sands Beach, the University shall provide a financial contribution to the COPR to maintain and expand the Snowy Plover Docent Program. Additional measures may be imposed by the COPR Director or the USFWS and would augment or supersede MM 4.4-1 (j).</p> <p><b>MM 4.4-1 (k)</b> Western Snowy Plover and California least tern—Construction. If California least terns are observed within the COPR area, the following measures shall apply to both the snowy plover and the California least tern, however, if no nesting California least terns are observed, the following will only apply to the snowy plover. Construction and restoration activities within designated snowy plover critical habitat (Figure 4.4-2) shall only be conducted following approval by the USFWS in coordination with the COPR Director. Once approval has been obtained, all construction and restoration sites shall be surveyed daily by a qualified wildlife biologist during the nesting season to ensure that no plovers have started nesting within restoration or construction areas. If plovers are nesting within a project area, exclusion fencing shall be installed (as described in MM 4.4-1(p)) to prevent disturbance of the nest, and all work shall halt within a buffer zone established by a qualified wildlife biologist until the young have hatched and fledged. If construction occurs outside the nesting season, surveys should be conducted at the request of the USFWS. Additional measures may be imposed by the USFWS and would</p>	

**Table I-I. Summary of Environmental Effects and Mitigation Measures**

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		<p>augment or supercede MM 4.4-1(k).</p> <p><b>MM 4.4-1(l)</b> Sensitive Reptiles and Amphibians—Construction. All project-related construction and restoration sites shall include installation of exclusion fencing of sufficient height and extent to prevent these species from entering into the project areas. Fencing shall be installed under the direction of a qualified wildlife biologist, inspected daily to minimize the potential for damaged fence areas allowing these sensitive species entry into the construction zones. The inspections shall be performed by construction crewmembers, and any damage to the fence shall be repaired immediately.</p> <p><b>MM 4.4-1(m)</b> Domestic Animals. To prevent disturbance of sensitive animals and habitats, pets shall not be allowed within the COPR or snowy plover habitat, and shall be required to be leashed at Sands Beach, providing they do not disturb the plovers.</p> <p><b>MM 4.4-1(n)</b> Special Status Wildlife—Monitoring. Construction and construction-related noise associated with: 1) trail and access point formalization within the South Parcel, West Campus Bluffs, and COPR; 2) recreational and restoration activities within the COPR expansion area, South Parcel and West Campus Bluffs; and 3) recreational activities associated with the formalization of trails and access points within the South Parcel, West Campus Bluffs, and COPR could impact special status wildlife species located within or adjacent to these parcels (Table 4.4-6 and Figure 4.4-2). These would include species such as the white-tailed kite, and other species identified in Table 4.4-6 that are not specifically identified within previous mitigation measures. To minimize impacts, a monitoring program shall be developed by the University and approved by the CDFG and USFWS to ensure the continued viability of individual or populations of special status wildlife that currently occur within the project area. The plan will focus on maintaining baseline conditions of the current population(s) by creating management and/or enhancement goals, developing a monitoring timeframe, establishing acceptable viability criteria, identifying appropriate remedial actions to be taken if the viability criteria are not met, and a development of a funding mechanism to ensure long-term monitoring.</p> <p><b>MM 4.4-1(o)</b> Water Quality. The design, construction, and operation of residential development and open space improvement shall include Best Management Practices per the Storm Water Management Plan to reduce the discharge of sediment and pollutants in runoff.</p> <p><b>MM 4.3-3(a)</b> through <b>MM 4.3-3(c)</b> would also apply.</p>	

**Table I-I. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.4-2.</b> Implementation of the proposed project could result in a substantial adverse effect to vegetation communities or habitats that are designated and/or identified as sensitive by the CDFG, USFWS, and/or California Coastal Commission (CCC). With the inclusion of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	<p>S</p>	<p><b>MM 4.4-2(a).</b></p> <ul style="list-style-type: none"> <li>(i) Per LRDP policy 30240(a)3, mowing of the grassland in the Reserve is prohibited, except for fire protection, and shall be avoided prior to the time plants go to seed. Mowing shall not exceed the minimum necessary for adequate fire protection.</li> <li>(ii) These mowing restrictions shall be extended to preserved or restored natural habitats within the North and West Campus.</li> </ul> <p><b>MM 4.4-2(b).</b> Per LRDP policy 30251.17, native plant species will be used in all open space areas outside the development areas on North and West Campus, and drought tolerant species will be used within the development areas as much as possible.</p> <p><b>MM 4.4-2(c).</b> Per LRDP policy 30253.13, within 50 feet of the bluff top, vegetation shall be maintained or replanted with drought-resistant species, should grading be required to establish proper drainage landward of the bluff.</p> <p><b>MM 4.4-2(d).</b> When habitat that is regulated by the Clean Water Act (404) or defined as sensitive by the CDFG, or designated as ESHA would be impacted, either directly or indirectly, a Sensitive Habitat Restoration Plan shall be prepared to detail the specifics of the proposed habitat replacement mitigation. The plan shall be prepared prior to applicable vegetation or habitat modification by a qualified restoration specialist who has appropriate knowledge for each habitat type, shall be approved by CDFG and/or ACOE (depending upon jurisdiction), and shall include all measures for the revegetation and maintenance of on and/or off-site habitat. The plan shall include the following, as necessary:</p> <ul style="list-style-type: none"> <li>(a) The details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparations, soil stocking, etc.), including the need for a supplemental irrigation system, if any.</li> <li>(b) The methods and procedures for the installation of the plant materials. Plant protection measures identified by this document, the project biologist, and/or agency personnel shall be incorporated into the planting design and layout.</li> <li>(c) Guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, maintenance of the irrigation system, and replacement of plant species.</li> </ul>	<p>LS</p>

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>(d) The revegetation plan shall include a monitoring plan that when implemented will evaluate developing habitat and/or vegetation such that its final replacement value and ratio shall be at a minimum of 1:1 for non wetlands and 3:1 for ACOE-defined wetlands, or as otherwise mandated. Specific goals for the restored habitat shall be defined by quantitative and qualitative characteristics of similar habitats and plants (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of it by wildlife. Monitoring reports of the mitigation site shall be reviewed by the permitting state and federal agency(s).</p> <p>(e) In the mitigation of vernal pools that would be filled or otherwise disturbed, the University shall preserve and re-use the topsoil from vernal pools to be filled. Topsoil from vernal pools contains both the seed bank for the plant species that occur in that individual pool and any potential vernal pool crustacean cysts for those species that occur there. Removal of topsoil from vernal pools shall either: 1) comply with the most recent ACOE and USFWS guidelines at the time of construction, or 2) consist of removal of the top 2 inches of soil, followed by the next 4 inches of soil, and placement of these layers in constructed vernal pools in reverse order (e.g., first the 4 inches followed by the 2 inches) to approximately reconstruct the natural soil horizon.</p> <p>(f) For areas designated as ESHA, mitigation ratios shall be no less than 1:1 for both replacement of impacted areas, and new areas shall be designated as ESHA.</p> <p>(g) Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan should the plantings fail to meet designated success criteria and planting goals.</p> <p><b>MM 4.4-2(e).</b> Exotic invasive species shall be prohibited in all open space areas or near ESHA areas and riparian corridors. Landscaping in open space areas and the COPR shall include native species from locally occurring genomes.</p> <p><b>MM 4.2-2(d), MM 4.3-3, MMs 4.4-1(a) through 4.4-1(p), MMs 4.4-2(a) through 4.4-2(e), and MM 4.9-4(b)</b> would also apply.</p>	

**Table I-I. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.4-3.</b> Residential development could result in a substantial adverse effect on federally protected wetlands through direct removal, filling, or hydrological interruption. With the inclusion of the identified Mitigation Measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.2-2(d)</b>, <b>MM 4.4-1(a)</b> through <b>4.4-1(p)</b> (protection of sensitive resources), and <b>MMs 4.4-2(d)</b> and <b>4.4-2(e)</b> (campus wetlands protection), would apply.</p>	LS
<p><b>4.4-4.</b> Residential development could interfere with the movement of native resident or migratory wildlife species or corridors. With the inclusion of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.9-4</b> would apply.</p>	LS
<p><b>4.4-5.</b> Development of the proposed project would be in substantial conformance with local applicable policies protecting biological resources. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.4-6.</b> Development of the proposed project would be in substantial conformance with local applicable policies protecting biological resources or the provisions of an adopted habitat conservation plan. No impact would result.</p>	NI	None required.	NI
<b>4.5 Hazards &amp; Hazardous Materials</b>			
<p><b>4.5-1.</b> Project implementation would not expose campus occupants or the public to a significant hazard due to the routine transport, use, disposal, or storage of hazardous materials. This impact would be less-than-significant.</p>	LS	None required.	LS
<p><b>4.5-2.</b> Project construction could expose construction workers to health and safety risks through earthmoving activities in areas with potentially contaminated soils or groundwater. With implementation of identified mitigation measures, this impact would be reduced to less-than-significant levels.</p>	S	<p><b>MM 4.5-2.</b> If contaminated soil and/or groundwater is encountered during excavation and/or grading activities,</p> <ul style="list-style-type: none"> <li>(i) The construction contractor(s) shall stop work and immediately inform the EH&amp;S.</li> <li>(ii) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers.</li> <li>(iii) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to the EH&amp;S to comply with all federal and</li> </ul>	LS



**Table I-I. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>State regulations necessary to clean and/or remove the contaminated soil and/or groundwater.</p> <p>(iv) Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment or disposal, and/or treatment without excavation.</p> <p>(v) Remediation alternatives for cleanup of contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal.</p> <p>(vi) The construction schedule shall be modified or delayed to ensure that construction will not inhibit remediation activities and will not expose the public or construction workers to significant risks associated with hazardous conditions.</p>	
<p><b>4.5-3.</b> Development of the proposed project could expose construction workers, occupants of new residential structures and recreational users of Open Space Areas to the naturally occurring hazards of Radon-222 and natural gas and oil seeps. With implementation of the identified mitigation measures, this impact would be reduced to less-than-significant levels.</p>	<p>S</p>	<p><b>MM 4.5-3.</b> Prior to construction, field testing for radon shall be performed in areas where ground disturbance is proposed on the North Parcel and Storke-Whittier Site. If radon is identified, then radon control systems such as radon vent pipes or radon vent fans shall be incorporated into building construction in order to ensure radon concentrations in the home remains below EPA-recommended levels of 4 picocuries per liter.</p> <p><b>MM 4.5-2</b> would also apply</p>	<p>LS</p>
<p><b>4.5-4.</b> Project construction could expose construction workers and the public to potential health risks associated with abandoned oil wells. With implementation of the identified mitigation measures, this impact would be reduced to less-than-significant levels.</p>	<p>S</p>	<p><b>MM 4.5-4(a).</b> In the event that abandoned oil wells are uncovered and/or disturbed during construction, construction activities shall cease in the immediate vicinity immediately and EH&amp;S shall be contacted. Remedial capping operations would be required to re-cap the affected wells to current Department of Conservation specifications. Depending on the nature of soil contamination, if any, other appropriate agencies shall be notified (e.g., Santa Barbara County Fire Department FPD). The University shall ensure proper implementation of the reabandonment operation in compliance with all applicable laws and regulations.</p> <p><b>MM 4.5-4(b).</b> Following well discovery, a soil sampling strategy shall be prepared and implemented to characterize potential contamination from the well's former oil activities. Sampling locations shall be identified based upon historical review of on-site uses, locations of ground disturbance from either residential development or trail or coastal access improvements, and consultation with the County of Santa Barbara FPD. Once soils have been characterized, remediation, where necessary, shall be completed in</p>	<p>LS</p>

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		conformance with County standards. County FPD shall review and approve closure reports for remediation plans upon completion of remediation activities and prior to ground disturbance.	
<p><b>4.5-5.</b> Recreational use of Open Space Areas could expose the public to potential health risks in the event of the accidental discovery of an abandoned oil well. With implementation of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.5-4(a)</b> and <b>MM 4.5-4(b)</b> would apply.</p>	LS
<p><b>4.5-6.</b> Project implementation could expose the public to potential health risks in the event of an accident or accidental release from the Ellwood Marine Terminal. With implementation of the identified mitigation measure, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.5-6.</b> Per LRDP policy 30253.17, a minimum setback of 585 feet between the nearest Ellwood Marine Terminal storage tank and any proposed residential structures shall be maintained.</p>	LS
<p><b>4.5-7.</b> Project implementation would not result in construction on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, would not create a significant hazard to the public or environment. There would be no potential impact.</p>	LS	None required.	LS
<p><b>4.5-8.</b> Project implementation would not result in a significant safety hazard for people residing or working in the project area associated with proximity to the Santa Barbara Municipal Airport. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.5-9.</b> Project implementation could impair implementation of, or physically interfere with, an adopted emergency response or emergency evacuation plan. With implementation of identified mitigation measures, this impact would be less than significant.</p>	S	<p><b>MM 4.5-9(a).</b> Ongoing coordination between the UCPD, Santa Barbara County Fire Department, and the University shall ensure site access through roadway or travel lane closure coordination with emergency response personnel.</p> <p><b>MM 4.5-9(b).</b></p> <ul style="list-style-type: none"> <li>(i) The University shall review and revise the EOP to address potential emergencies and evacuations associated with the proposed developments.</li> <li>(ii) The University shall continue to implement the Emergency Operations Plan (EOP) to ensure that multiple emergency access or evacuation routes</li> </ul>	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		are provided to ensure that in the event one roadway or travel land is temporarily blocked, another may be utilized.	
<p><b>4.5-10.</b> Project implementation could expose people or structures to a risk of loss, injury, or death involving wildland fires. With implementation of identified mitigation measures, this impact would be reduced to less-than-significant levels.</p>	S	<p><b>MM 4.5-10(a).</b> Provide landscaping around development areas adjacent to preserved open space that emphasizes native or traditional plant material and provides a transition to developed areas in a manner that minimizes dense vegetation immediately adjacent to structural development. Specifically, 12 to 18 inches of bare ground shall be kept between structures and grasses of other vegetation.</p> <p><b>MM 4.5-10(b).</b> Mowing of any grassland adjacent to residential development on the North and West Campuses shall meet minimum standards for fire protection safety established by the County of Santa Barbara.</p> <p><b>MM 4.5-10(c).</b> In order to maintain a firebreak between the undeveloped areas and structures, fuel management setbacks shall be 10 feet from each side of a road and 30 feet from structures.</p> <p><b>MM 4.5-10(d).</b> Dead and dying tree limbs, especially those that overhang the roof of any structures, and all vegetation within 10 feet of any chimney shall be removed.</p> <p><b>MM 4.5-10(e).</b> Grass and low-to-ground vegetation (ivy, vines, weeds) in proximity to structures shall be kept no more than six inches high.</p> <p><b>MM 4.5-10(f).</b> Design of residential structures adjacent to open areas with native vegetation shall incorporate appropriate fire suppression systems into building design, which may include fire sprinkler systems, tempered or multiple pane windows, and fire-retardant materials for roofs, exterior walls, and siding.</p>	LS
<b>4.6 Land Use</b>			
<p><b>4.6-1.</b> The proposed project would not conflict with applicable land use plans, policies, and regulations. This impact would be less than significant.</p>	LS	None required.	LS
<b>4.7 Agricultural Resources</b>			
No impacts would result.	NI	None required	NI
<b>4.8 Mineral Resources</b>			
<p><b>4.8-1.</b> Residential development and implementation of the Open Space Plan would not result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state.</p>	LS	None required.	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
There would be no potential impact.			
<p><b>4.8-2.</b> Residential development and implementation of the Open Space Plan would not result in loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. There would be no potential impact.</p>	LS	None required.	LS
<b>4.9 Visual Resources</b>			
<p><b>4.9-1.</b> Implementation of the proposed project would not have a substantial adverse effect on a scenic vista. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.9-2.</b> Implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would result.</p>	NI	None required.	NI
<p><b>4.9-3.</b> Implementation of the proposed project could substantially degrade the visual character or quality of the North or West Campus and the immediate surrounding area. With implementation of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.9-3(a).</b> Per LRDP policy 302510.7, in order to preserve existing native trees and significant stands of trees that pre-date University acquisition of the campus, to the extent feasible, native trees shall be retained within the overall site area of new development.</p> <p><b>MM 4.9-3(b).</b> Per LRDP policy 302251.8, existing topography, vegetation, and scenic features of the North and West Campus are to be retained and incorporated into the proposed development whenever possible.</p> <p><b>MM 4.9-3(c).</b> Per LRDP policy 30251.9, trees or shrubs may be selectively removed or trimmed to provide views to and along the ocean and scenic coastal areas along the primary view corridors identified in Figure 24 (1990 LRDP) or for safety reasons. Any removal of trees or shrubs shall be timed to avoid the nesting season of local birds (January through June).</p> <p><b>MM 4.9-3(d).</b> Per LRDP policy 30251.10, specimen trees or groves that contribute to the visual attractiveness of the North and West Campus may not be removed, unless necessary for safety reasons or to provide the least cleared area sufficient to locate and construct approved roads and structures on the site. Selective clearing of vegetation may be permitted where panoramic views may be presently obscured by such vegetation.</p> <p><b>MM 4.9-3(e).</b></p>	LS

**Table I-I. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>(i) Per LRDP policy 30251.11, contours of finished surfaces on West Campus 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 5 feet so as to blend with the natural terrain.</p> <p>(ii) This shall be applicable to development and structures on the North and West Campuses.</p> <p><b>MM 4.9-3(f).</b> Per LRDP policy 30225.15, a 200-foot vegetated buffer along the southern-most edge of North Campus (e.g., north of the Venoco access road) shall be re-vegetated to enhance its degraded visual quality.</p> <p><b>MM 4.9-3(g).</b> Per LRDP policy 30251.16, natural building materials and colors that are compatible with the surrounding landscape will be used where practical.</p> <p><b>MM 4.9-3(h).</b> Per LRDP policy 30251.18, native plantings to screen development from the two public access corridors (identified in Figure 3.0 of the North and West Campus Housing LRDP Amendment) will be used.</p>	
<p><b>4.9-4.</b> Development of the proposed project could create new sources of substantial light or glare in the project area or vicinity that would adversely affect day or nighttime views from adjacent land uses. With implementation of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	<p>S</p>	<p><b>MM 4.9-4(a).</b> The use of reflective mirrored glass for windows shall be minimized in residential development. Wherever feasible, the use of nonreflective, textured materials to minimize glare impacts shall be maximized in residential development.</p> <p><b>MM 4.9-4(b).</b></p> <p>(i) Per LRDP policy 30240(b)4, all new lighting on the West Campus, Storke Campus, and Main Campus shall be kept at the minimum level which strikes a balance between safety and habitat protection, and shall be designed to avoid glare into adjacent properties.</p> <p>(ii) This shall be applicable to all outdoor lighting associated with proposed developments on the North Campus.</p> <p>(iii) Outdoor lighting shall be of the minimum wattage required for the particular use and shall be directed to the specific location intended for illumination (e.g., roads, walkways, or recreation fields) to prevent stray light spillover onto adjacent residential areas or sensitive habitat.</p> <p>(iv) All fixtures on elevated light standards, such as in parking lots or along roadways, shall be shielded to reduce glare.</p>	<p>LS</p>

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<b>4.10 Recreation</b>			
<p><b>4.10-1.</b> Project implementation could increase recreational use of the open space under University jurisdiction; however, any such increase is unlikely to result in accelerated deterioration of the open space areas on the North and West Campuses. With implementation of identified mitigation measures, this impact would be less than significant.</p>	S	<p><b>MM 4.10-1(a).</b></p> <p>(i) Per LRDP policy 30213.1, outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at no cost, when not occupied by University classes or programs.</p> <p>(ii) This shall be applicable to residents of the proposed developments on the North Campus as well as visitors of open space/recreational areas of the North and West Campuses.</p> <p><b>MM 4.10-1(b).</b> Per LRDP policy 30240(a)2, existing fences, signs, and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles (except service and emergency vehicles), and off-road bicycles.</p> <p><b>MM 4.10-1(c).</b> Per LRDP policy 30240(a)15, unleashed dogs and motor vehicles, except for service and emergency vehicles, shall be prohibited on campus beaches.</p>	LS
<p><b>4.10-2.</b> Project implementation would include recreational facilities associated with residential development and coastal access improvement, which would not have an adverse physical effect on the environment. With implementation of identified mitigation measures, this impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.10-3.</b> Project implementation could result in the loss of existing recreational opportunities. With implementation of identified mitigation measures, this is considered a less-than-significant impact.</p>	S	<b>MM 4.10-1(a)</b> through <b>MM 4.10-1(c)</b> would apply.	LS
<b>4.11 Cultural Resources</b>			
<p><b>4.11-1.</b> Implementation of the proposed project would not result in the modification or demolition of structures that have been designated as eligible or potentially eligible for the NRHP or CRHR. No impact would result.</p>	NI	None required	NI

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.11-2.</b> Construction activities associated with project implementation could result in damage to or the destruction of archaeological resources. With implementation of relevant mitigation measures, this impact would be reduced to a less-than-significant level.</p>	<p>S</p>	<p><b>MM 4.11-2(a).</b> A University-qualified archaeologist shall complete a Phase I archaeological survey of all areas of the Faculty Housing, Sierra Madre, and Open Space Plan project sites where ground disturbance would occur.</p> <p><b>MM 4.11-2(b).</b> Per LRDP policy 30244.2, the Office of Public Archaeology, Department of Anthropology, and Native Americans shall be consulted when development may adversely impact archaeological resources.</p> <p><b>MM 4.11-2(c).</b> Per LRDP policy 30244.3, when development is proposed for areas where archaeological resources are affected, the project shall be designed to minimize impacts on such resources.</p> <p><b>MM 4.11-2(d).</b> Per LRDP policy 30244.4, during any grading and other activities that may result in ground disturbance on archaeological sites, a non-University affiliated archaeologist recognized by the SHPO and a Native American representative shall be present.</p> <p><b>MM 4.11-2(e).</b></p> <p>(i) Per LRDP policies 30244.1 and 30244.5, should archaeological or paleontological resources be disclosed during any planning, pre-construction, or construction phase of the project, all activity which could damage or destroy these resources shall be temporarily suspended until the site has been examined by a non-University archaeologist recognized by the SHPO, all available measures shall be explored to avoid development which will have adverse impacts on archaeological resources, and mitigation measures shall be developed and implemented to address the impacts of the project on archaeological resources.</p> <p>(ii) A qualified, non-University archaeologist shall first determine whether an archaeological resource uncovered during construction is a unique archaeological resource under PRC Section 21083.2(g), and. If the archaeological resource is determined to be a unique archaeological resource, the archaeologist shall formulate a mitigation plan in consultation with the campus that satisfies the requirements of Section 21083.2.</p> <p>(iii) If the archaeologist determines that the archaeological resource is not a unique archaeological resource, the archaeologist may record the site and submit the recordation form to the California Historic Resources Information System Central Coast Information Center. The archaeologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the University and to the California Historic</p>	<p>LS</p>

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>Resources Information System Central Coast Information Center.</p> <p><b>MM 4.11-2(f).</b> Per LRDP policy 30244.7, when development is proposed inside or within 150 feet of an archaeological resource, the University shall follow the step-by-step procedure for identifying, evaluating, and mitigating impacts on archaeological resources identified in the revised Appendix F of the 1990 FEIR, which is included in the Faculty and Family Student Housing, Open Space Plan and LRDP Amendment EIR.</p> <p><b>MM 4.11-2(g).</b> Each beach access point (stairway, boardwalk, or other access modality) and each trail access point shall have posted signage requesting that users respect the sensitive resources of the Open Space Plan area, including but not limited to biological, cultural, wetlands, and geological resources, as well as the presence of possible hazards resulting from natural hydrocarbon seeps. Such signage shall not disclose the location of any particular cultural resource in order to prevent vandalism, theft, or other desecration or despoliation of the resource. Such signage shall convey an educational tone in keeping with the mission of the University's role in the Open Space Plan.</p> <p><b>MM 4.11-2(h).</b> Per LRDP policy 30244.6, vehicle use, unauthorized collecting of artifacts, or other activities which would destroy or disturb archaeological resources shall continue to be prohibited.</p>	
<p><b>4.11-3.</b> Construction activities associated with project implementation could result in damage to or the destruction of paleontological resources. With implementation of relevant mitigation measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.11-2(d)</b> and <b>MM 4.11-2(e)</b> would apply.</p>	LS
<p><b>4.11-4.</b> Construction activities associated with project implementation could result in the disturbance of human remains. With implementation of relevant mitigation measures, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.11-4</b> In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the University immediately shall notify the Santa Barbara County Coroner of the find and comply with the provisions of PRC Section 5097 with respect to Native American involvement, burial treatment, and re-burial, if necessary.</p> <p><b>MMs 4.11-2(b), 4.11-2(d), and 4.11-2(e)</b> would also apply.</p>	LS



**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<b>4.12 Traffic and Transportation</b>			
<p><b>4.12-1.</b> Project implementation would result in additional vehicular trips, which could increase traffic volumes and degrade intersection levels of service. With implementation of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	<p>S</p>	<p><b>MM 4.12-1(a).</b> Modify the two-lane roadway section of El Colegio Road between Stadium Road on the east and Camino Corto Lane on the west, with a series of roundabouts at Camino Del Sur, Los Carneros Road, Camino Pescadero, Embarcadero Del Mar, Embarcadero Del Norte, and Stadium Road. Each roundabout would be designed to accommodate a truck with a 50-foot wheelbase, and each roundabout center island would provide an area for landscaping. The roundabout at Los Carneros Road would have two lanes approaching from each of the three legs. The Camino Pescadero and Embarcadero Del Mar roundabouts would have a single lane approaching, circulating, and exiting the roundabout from every direction. The Embarcadero Del Norte roundabout would have one northbound lane approaching from Isla Vista, two westbound lanes approaching from UCSB, and two eastbound approach lanes. The roundabout at Stadium Road would have a single approaching, circulating and exiting lane.</p> <p><b>MM 4.12-1(b).</b> Three mitigation options have been developed for the project-specific impact at the Storke Road/Hollister Avenue intersection.</p> <ul style="list-style-type: none"> <li>(i) One of the operational constraints at the Storke Road/Hollister Avenue intersection is the lack of a westbound merge lane for the heavy right-turn movement from southbound Storke Road onto westbound Hollister Avenue. Vehicles traveling southbound on Storke Road turning right onto Hollister Avenue are at times delayed at the yield sign waiting for gaps in the westbound traffic stream on Hollister Avenue. These vehicles form queues that back-up onto Storke Road and affect the southbound through movements at the traffic signal. Providing a merge lane in front of the service station on this corner of the intersection would allow the vehicles to turn onto Hollister Avenue without being delayed by the through traffic.</li> <li>(ii) The GTIP includes an improvement for the intersection that involves adding a third eastbound left-turn lane. The GTIP improvement would also require adding a third lane on Storke Road northbound from Hollister Avenue to the U.S. 101 southbound ramp intersection. There are currently two northbound lanes on Storke Road and the third land would be required to accept the traffic from the three eastbound left-turn lanes on Hollister Avenue. Implementation of the third left-turn would also require widening of Hollister Avenue adjacent to the Camino Real</li> </ul>	<p>LS</p>

**Table I-I. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>Marketplace site, which would require additional right-of-way from adjacent properties. The intersection’s operation would be improved to LOS C (V/C 0.77/LOS C) with this improvement.</p> <p>(iii) The 1997 GTIP also include a project to add a third westbound through lane at the Storke Road/Hollister Avenue intersection. Adding a third westbound through lane (instead of the third eastbound left-turn lane) would improve the intersection operation to LOS C (V/C 0.78/LOS C). The third westbound through lane option at the intersection would require acquisition of right-of-way from developed properties on the north side of Hollister Avenue west of Storke Road (from a gas station and a recently constructed office building), as well as right-of-way from a vacant parcel located east of the intersection.</p> <p><b>MM 4.12-1(c).</b> UCSB shall participate in the “fair share” funding of improvements to Storke Road and the Storke Road/Hollister Avenue intersection, meaning the University will negotiate with the City of Goleta and the County of Santa Barbara as appropriate for a contribution to the upgrade pursuant to procedures similar to those described in Government Code 54999 et seq. for contributions to utilities. In addition, the University will pay its fair share only if the City of Goleta and the County of Santa Barbara have established a mechanism to collect funds from other developers or entities that are contributing to traffic impacts and implements the proposed road or intersection improvements.</p>	
<p><b>4.12-2.</b> Project implementation would result in the generation of construction-related vehicle trips, which could temporarily impact traffic conditions along roadway segments and at individual intersections. This impact would be less than significant.</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p><b>4.12-3.</b> Project implementation would result in additional vehicular traffic volumes, which may exceed established service levels on roadways designated by the Santa Barbara County Congestion Management Program. With implementation of the identified mitigation measure, the impact would be reduced to a less-than-significant level.</p>	<p>S</p>	<p><b>MM 4.12-1(a)</b> would apply.</p>	<p>LS</p>

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.12-4.</b> Implementation of the proposed project would not result in vehicular hazards due to design features or land use incompatibilities. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.12-5.</b> Implementation of the proposed project would not result in pedestrian hazards due to design features or land use incompatibilities. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.12-6.</b> Project construction could result in short-term vehicular hazards due to closure of traffic lanes or roadway segments. With implementation of the identified mitigation measure, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.12-6.</b> Maintain at least one unobstructed lane in both directions on all campus and public roadways. At any time when only a single lane is available, provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions.</p>	LS
<p><b>4.12-7.</b> Project construction would not substantially increase pedestrian hazards due to closure of sidewalks or pedestrian paths. This is considered a less-than-significant impact.</p>	LS	<p><b>MM 4.12-7.</b> For any construction-related closure of pedestrian routes, signage shall be provided indicating alternative routes. Where necessary, provide curb cuts and street crossings to ensure that alternate routes are accessible.</p>	LS
<p><b>4.12-8.</b> Project implementation would not impair emergency access in the long term. This is considered a less-than-significant impact.</p>	LS	None required.	LS
<p><b>4.12-9.</b> Project construction could impair emergency access during the short term. With implementation of the identified mitigation measure, this impact would be less than significant.</p>	S	<p><b>MM 4.12-9.</b> To ensure adequate access for emergency vehicles when construction projects would result in roadway closures, the Office of Design, Construction, and Physical Facilities shall consult with the University Police Department and the SBFD to disclose roadway closures and identify alternative travel routes.</p>	LS
<p><b>4.12-10.</b> Project implementation would not result in inadequate parking capacity. This impact would be less than significant.</p>	LS	<p><b>MM 4.12-1(a), MM 4.12-1(b), and MM 4.10-1(e)</b> would apply.</p>	LS
<p><b>4.12-11.</b> Project construction could require additional temporary parking for construction workers. This impact would be less than significant.</p>	LS	None required.	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.12-12.</b> Project implementation would not conflict with applicable policies, plans, or programs supporting alternative transportation. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.12-13.</b> Project implementation would not substantially increase demand for public transit. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.13 Noise</b></p>			
<p><b>4.13-1.</b> Implementation of the proposed project would not expose new on-campus residential uses to noise levels in excess of the state’s 45 dBA CNEL interior noise standard. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.13-2.</b> Construction of residential structures and open space improvements could generate and expose persons to excessive groundborne vibration or groundborne noise levels. With implementation of the identified mitigation measure, this impact would be reduced to a less-than-significant level.</p>	S	<p><b>MM 4.13-2.</b> Construction activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M, and shall not occur on weekends or federal holidays. Non-vibration generating construction activities such as interior finishes are not subject to these time restrictions.</p>	LS
<p><b>4.13-3.</b> Operational impacts of the proposed project would not generate and expose persons to excessive groundborne vibration or groundborne noise levels. This is considered a less-than-significant impact.</p>	LS	None required.	LS
<p><b>4.13-4.</b> Operation of the proposed project would generate increased local traffic volumes, but would not cause a substantial permanent increase in noise levels above existing noise levels. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.13-5.</b> Operation of the proposed project could add new stationary sources of noise, but would not cause a substantial permanent increase in ambient noise levels. This impact would be less than significant.</p>	LS	None required.	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.13-6.</b> Construction of the proposed project could result in substantial temporary or periodic increases in ambient noise levels. This impact would be significant and unavoidable.</p>	S	<p><b>MM 4.13-6(a).</b> Stationary construction equipment that generates noise levels in excess of 65 dBA Leq shall be located as far away from existing residential areas as possible. If required to minimize potential noise conflicts, the equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices.</p> <p><b>MM 4.13-6(b).</b> An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels.</p> <p><b>MM 4.12-2</b> would also apply.</p>	SU
<p><b>4.13-7.</b> Implementation of the proposed project would not expose people residing in the project area to excessive noise levels related to aircraft operations. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.13-8.</b> The proposed project would not occur within the vicinity of a private airstrip. No impact would result.</p>	NI	None required.	NI
<b>4.14 Air Quality</b>			
<p><b>4.14-1.</b> Implementation of the proposed project would not conflict with or obstruct implementation of the Clean Air Plan for Santa Barbara County. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.14-2.</b> Construction activities would result in the generation of criteria pollutants, which would not contribute substantially to an existing or projected air quality violation. This impact would be less than significant.</p>	LS	<p><b>MM 4.14-2</b> The campus shall implement, to the extent feasible, dust control measures throughout the construction phases of new project development:</p> <ul style="list-style-type: none"> <li>• Active grading sites shall be watered at least twice daily to prevent dust from leaving the site</li> <li>• Vehicle movement areas shall be watered at least three times daily to prevent dust from leaving the site</li> <li>• Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation</li> <li>• After clearing, grading, earthmoving, or excavation is completed, the areas of exposed soil shall be treated by watering, revegetating, or by spreading soil binders until the area is paved or otherwise developed</li> <li>• Excavation and grading operations shall be suspended when wind speeds</li> </ul>	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
		<p>(as instantaneous gusts) exceed 25 mph over a 30-minute period</p> <ul style="list-style-type: none"> <li>• Traffic speed limits of 15 mph or less shall be posted and enforced on all unpaved roads</li> <li>• All trucks hauling dirt, sand, soil, or other loose materials shall be covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code</li> <li>• Gravel pads shall be located at all vehicle access points to minimize the tracking of dust onto public roads</li> <li>• Adjacent roadways shall be swept at the end of the construction work day if visible soil is transported into the street by construction activities</li> <li>• Construction contractors shall designate a monitor for the dust control program. The name, telephone number, and work schedule of such person(s) shall be provided to the campus and SBCAPCD prior to the issuance of grading permits.</li> <li>• All required dust control measures shall be shown on project grading and building plans</li> </ul>	
<p><b>4.14-3.</b> Operation of the proposed project would generate operational emissions from motor vehicles that exceed SBCAPCD thresholds. This impact would be significant and unavoidable.</p>	S	None available.	SU
<p><b>4.14-4.</b> Implementation of the proposed project would result in a cumulatively considerable net increase of a criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard. This impact would be significant and unavoidable.</p>	S	None available.	SU
<p><b>4.14-5.</b> Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations. This impact would be less than significant.</p>	LS	None required.	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.14-6.</b> Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations of toxic air emissions. This impact would be less than significant.</p>	LS	None required.	LS
<p><b>4.14-7.</b> Implementation of the proposed project would not create objectionable odors affecting a substantial number of people. This impact would be less than significant.</p>	LS	None required.	LS
<b>4.15 Public Services</b>			
<p><b>4.15-1.</b> Project implementation could increase the demand for fire protection services, but would not require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable response times and fire flows. With implementation of the identified mitigation measure, this impact would be less than significant.</p>	S	<p><b>MM 4.15-1.</b> Fire alarm connections to the University Police Command Center shall continue to be provided in all new buildings to provide immediate location information to the SBCFD to reduce response times in emergency situations.</p>	LS
<p><b>4.15-2.</b> Project implementation could increase the demand for police services, but would not require new or physically altered facilities to maintain acceptable service ratios for police protection services. With implementation of the identified mitigation measures, this impact would be less than significant.</p>	S	<p><b>MM 4.15-2(a).</b> Police staffing levels and equipment needed shall continue to be assessed on an ongoing annual basis during the campus budgeting process to ensure that the appropriate service levels will be maintained to protect an increased campus population and an increased level of development.</p> <p><b>MM 4.15-2(b).</b> Annual meetings will be attended by the Directors of Housing, the COPR and the UCPD, to evaluate the adequacy of police protection service for University-owned housing and the COPR, assess institutional priorities and budgetary requirements, and identify and implement appropriate actions to ensure the continue adequacy of police protection services for resident students and faculty and the COPR.</p> <p><b>MM 4.15-2(c).</b> Lighting associated with the proposed developments on the North Campus shall meet minimum standards for safety.</p>	LS
<p><b>4.15-3.</b> Project implementation would increase student enrollment in local schools. This is a less-than-significant impact.</p>	LS	None required.	LS

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.15-4.</b> Project implementation would not require the construction of new or expanded water treatment facilities but would result in an increase in the amount of water treated. With implementation of the identified mitigation measure, this impact would be less than significant.</p>	<p>LS</p>	<p><b>MM 4.15-4.</b>                      (i) Per LRDP policy 30254.1, development of water mains, reclaimed water distribution systems, water treatment facilities, sewage lines, and telephone transmission lines will be designed and constructed to meet campus needs.                      (ii) This shall be applicable to the proposed developments on the North Campus.</p>	<p>LS</p>
<p><b>4.15-5.</b> Implementation of the proposed project would not include the construction of new stormwater drainage systems, but would include the expansion of existing stormwater drainage systems, the construction of which could result in significant impacts. With implementation of the identified mitigation measures, this impact would be reduced to a less-than-significant level.</p>	<p>S</p>	<p><b>MM 4.4-2(I)</b> (Wetlands and Environmentally Sensitive Habitat Restoration Plan), <b>MM 4.4-2(i)</b> (Construction Management), <b>MM 4.13-6(a)</b>, and <b>MM 4.13-6(b)</b> would apply.</p>	<p>LS</p>
<p><b>4.15-6.</b> Project implementation would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources or result in the need for new or expanded entitlements. With implementation of identified mitigation measures, this impact would be less than significant.</p>	<p>S</p>	<p><b>MM 4.15-6(a).</b> New facilities shall be equipped with low-flow showers and toilets.  <b>MM 4.15-6(b).</b> Measures to reduce landscaping irrigation needs shall be used, such as automatic timing systems to apply irrigation water during times of the day when evaporation rates are low, installing drip irrigation systems, using mulch for landscaping, subscribing to the California Irrigation Management Information System Network for current information on weather and evaporation rates, and incorporating drought-resistant plants as appropriate.  <b>MM 4.15-6(c).</b> The campus shall promptly detect and repair leaks in water and irrigation pipes.  <b>MM 4.15-6(d).</b> The campus shall minimize the use of water to clean sidewalks, walkways, driveways, and parking areas.  <b>MM 4.15-4</b> would also apply.</p>	<p>LS</p>
<p><b>4.15-7.</b> Project implementation would generate solid waste that would not require the expansion of the permitted capacity of a regional landfill. With implementation of the identified mitigation measure, this impact would be less than significant.</p>	<p>S</p>	<p><b>MM 4.15-7</b> The campus shall include faculty housing, Sierra Madre housing, and Open Space Plan areas under the University’s jurisdiction in the existing solid waste reduction and recycling program. The program shall be designed to limit the total quantity of campus solid waste that is disposed of in landfills by including recycling areas for the proposed faculty and Sierra Madre housing developments and recycling barrels at trail heads and parking lots within the Open Space Plan areas.</p>	<p>LS</p>



**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.15-8.</b> Project implementation would comply with all applicable federal, state, and local statutes and regulations related to solid waste. With implementation of the identified mitigation measure, this impact would be less than significant.</p>	<p>LS</p>	<p><b>MM 4.15-7</b> would apply.</p>	<p>LS</p>
<p><b>4.15-9.</b> Project implementation would not exceed wastewater treatment requirements of the RWQCB but would result in an increase in the amount of wastewater treated. This impact would be less than significant.</p>	<p>S</p>	<p>None required.</p>	<p>LS</p>
<p><b>4.15-10.</b> Project implementation could require the construction of new or expanded wastewater conveyance systems (e.g., trunk lines), but would not require expansion of wastewater treatment facilities. With implementation of identified mitigation measures, this impact would be less than significant.</p>	<p>LS</p>	<p><b>MM 4.15-6(a)</b> through <b>MM 4.15-6(d)</b> as well as <b>MM 4.15-4</b> would apply.</p>	<p>LS</p>
<p><b>4.15-11.</b> Project implementation would increase wastewater generation but not such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments. With implementation of identified mitigation measures, this impact would be less than significant.</p>	<p>S</p>	<p><b>MM 4.15-11</b> The University will work in good faith to resolve any issues with GWSD, if necessary, to properly account for the University use of conveyance capacity of the Goleta West Sanitary District in order to serve North Campus faculty housing. To the extent that existing reserves of the GWSD are insufficient to implement the proposed replacement and/or upgrades to the trunk line serving the proposed project, the University will provide a fair share contribution towards any required improvements, meaning the University will negotiate with the Goleta West Sanitary District for a contribution to the upgrade pursuant to the procedures described in Government Code 54999 et seq. for contributions to utilities. In addition, the University will pay its fair share only if the Goleta West Sanitary District has established a mechanism to collect funds from other developers or entities that are contributing to trunk line capacity impacts and implements the proposed improvements.</p> <p><b>MM 4.15-6(a)</b> through <b>MM 4.15-6(d)</b> as well as <b>MM 4.15-4</b> would also apply.</p>	<p>LS</p>

**Table I-1. Summary of Environmental Effects and Mitigation Measures**

Impact	Level of Significance	Mitigation Measure(s)	Level of Significance
<p><b>4.15-12.</b> Project implementation would increase the demand for electricity, but would not require or result in the construction of new energy production or transmission facilities, the construction of which could cause a significant environmental impact. This impact would be less than significant.</p>	S	None required.	LS
<p><b>4.15-13.</b> Project implementation would increase the demand for natural gas, but would not require or result in the construction of new gas production or transmission facilities, the construction of which could cause a significant environmental impact. With implementation of identified mitigation measures, this impact would be less than significant.</p>	LS	<b>MM 4.15-12(a)</b> and <b>MM 4.15-2(b)</b> would apply.	LS
<p><b>4.15-14.</b> Project implementation would not result in the wasteful or inefficient use of energy by the University. With implementation of identified mitigation measures, this impact would be less than significant.</p>	S	None required.	LS
<p><b>4.16 Population and Housing</b></p>			
<p><b>4.16-1.</b> Implementation of the proposed project would not directly induce substantial population growth in the area by providing additional housing for faculty and student families or indirectly by improving coastal access or improving management of undeveloped areas. This impact would be less than significant.</p>	LS	None required.	LS