

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

**SECTION 2.0
INTRODUCTION**

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Introduction

2.1 BACKGROUND

Locational Overview

The project site is located along the Ellwood-Devereux Coast, which includes approximately 2.25 miles of undeveloped coastline between Isla Vista and Sandpiper Golf Course in Santa Barbara County. The Devereux area encompasses the easterly portion of the Ellwood-Devereux area, and the Ellwood Mesa comprises the westerly portion of the area. This Environmental Impact Report (EIR) addresses the lands owned by the University of California (University) located in the Devereux area on the University North and West Campuses (Figure 2-1), including:

- North Parcel (proposed Faculty Housing site, north of Ocean Meadows Golf Course)
- South Parcel (south of Ocean Meadows Golf Course)
- Storke-Whittier Parcel (proposed Sierra Madre Family Student Housing site, east of Ocean Meadows Golf Course)
- Ellwood Marine Terminal
- Coal Oil Point Reserve Expansion Area
- Coal Oil Point Reserve (COPR)
- Coal Oil Point
- West Campus Mesa
- Devereux Slough North Finger
- West Campus Bluffs

There are also two existing housing areas on the West Campus: the West Campus Apartments Family Student Housing and West Campus Point Faculty Housing. A description of the size, location, and uses of each of these parcels is provided in Section 3.2. In addition to the parcels owned by the University, the Ocean Meadows Golf Course and Devereux School are also located within the Devereux area. Both of these parcels are under the jurisdiction of the County of Santa Barbara.

2.1.1 History of the Ellwood-Devereux Coast

The Ellwood-Devereux area has a long history of human use, dating back to at least the late prehistoric period when the Chumash inhabited the region living on area resources, particularly those of the sea and coastal sloughs. The area's Chumash legacy is reflected in scattered archaeological sites, particularly near the West Campus Mesa. Spanish and then Mexican settlers

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Section 2.0 used abundant grasslands to support vast herds of cattle that dominated use of the area for almost 100 years.
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Much of the Ellwood-Devereux Coast was under the jurisdiction of the County of Santa Barbara until the University acquired the North Campus in 1994, and the City of Goleta incorporated in 2002. The County retains jurisdiction over those areas not now controlled by the University or the City.

During the 1920s and 30s, oil and gas development dominated much of the area. Exploration took place on much of the western and northern lands; a major oil cracking plant was located adjacent to the area now occupied by Sandpiper Golf Course. Grazing continued over much of the area during the same period. In 1919, Colin Campbell purchased 500 acres around Coal Oil Point for an estate. The Devereux Foundation subsequently purchased the property, and in 1945, opened the Devereux School.

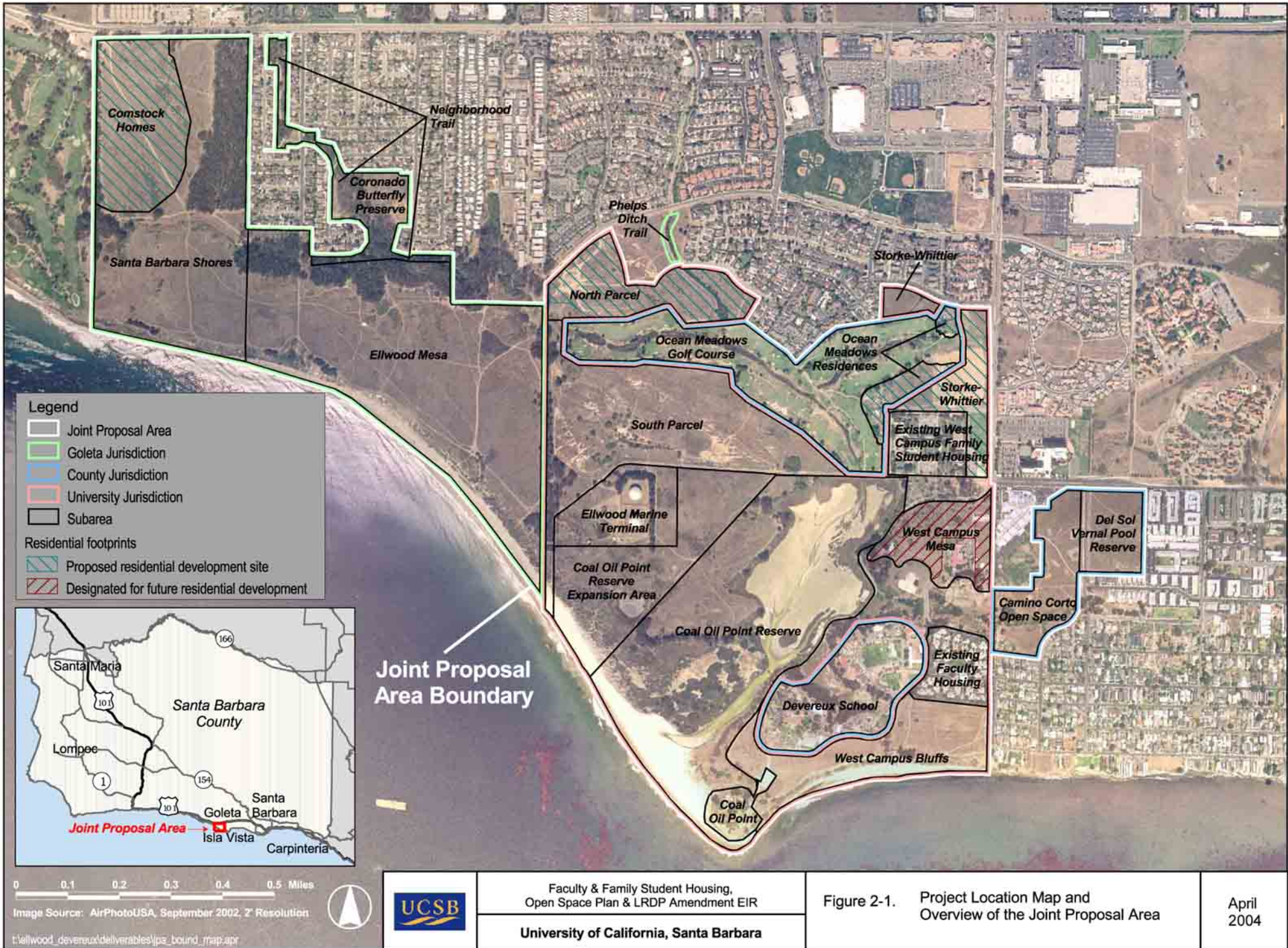
In 1950, the University of California acquired the former Marine Corps Air Station at Goleta Point. In 1954, the University moved to its present site from the Santa Barbara Riviera campus. Scattered small lots in neighboring Isla Vista were developed during this period.

In the early 1960s, the University expanded (with acquisition of the Storke Campus) and residential subdivisions were constructed in adjacent Ellwood and Isla Vista, north and west of the Main Campus. In 1966, the Ocean Meadows Golf Course was completed. In November 1967, the University of California purchased 236 acres from the Devereux Foundation to form the West Campus, in anticipation of future enrollment growth. During this time, the Ellwood Mesa was under the ownership of Moreland Development Company (Union Oil), which leased the property for grazing and horse boarding.

In 1970, the University Natural Reserve System (UCNRS) established a 49-acre natural reserve (COPR) on the West Campus (it was subsequently expanded in 1979).

The County purchased the Del Sol Open Space and Vernal Pool Reserve (Del Sol Reserve) in 1978 and 1979 with funding from a local bond initiative. The County's Local Coastal Plan (LCP) was certified in 1982 and allowed a maximum of 800 housing units in the Ellwood-Devereux area: development was to be clustered, sensitive habitats protected, and public coastal access provided. The 1982 LCP also recommended Santa Barbara Shores be purchased as parkland, and 119 acres was subsequently purchased for Santa Barbara Shores Park in 1991.

In 1983, private parties submitted applications for 300 homes on Ellwood Mesa and 500 homes on the West Devereux property (the current University North Campus). This was the first of several unsuccessful attempts to develop these areas under the County's residential zoning prior to the purchase of the West Devereux property by the University in 1994. In 1986, the University completed 65 units of faculty housing on the West Campus (known as West Campus Point) and the County began restoration, enhancement, and creation of vernal pools in the Del Sol Reserve. The County of Santa Barbara subsequently purchased the Camino Corto Open Space and Vernal Pool Reserve (Camino Corto Reserve) in 1988.



Faculty & Family Student Housing,
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University of California, Santa Barbara

Figure 2-1. Project Location Map and Overview of the Joint Proposal Area

April 2004

0 0.1 0.2 0.3 0.4 0.5 Miles

Image Source: AirPhotoUSA, September 2002, 2" Resolution

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In 1990, the Draft Long Range Development Plan¹ (LRDP) for the University included the proposed construction of 100 faculty homes on the West Campus Bluffs, along with a proposed 9-acre Coal Oil Point Park and a proposed access stairway to the beach at the western edge of the planned housing development. Following input from the community, the University reached an agreement with the County of Santa Barbara, the City of Santa Barbara, and a number of concerned community groups, to remove the land use designation for the 100 faculty housing units from the West Campus Bluffs, relocate 50 of these units to the West Campus Mesa, and pursue the acquisition of land on which to construct additional faculty and student housing.

In 1994, the County approved an amendment to the Land Use and Circulation Element of the County of Santa Barbara County Comprehensive Plan, known as the Goleta Community Plan amendment. The amendment allowed development of 351 dwelling units on the West Devereux property. The University subsequently purchased the 174.24-acre West Devereux property from the University Exchange Corporation and designated this area as its North Campus, with the intent of constructing faculty and student residences.

The University prepared an LRDP amendment to address acquisition of the North Campus, which was approved by The Regents of the University of California (The Regents) in 1998. The LRDP amendment allows for development of 269 units of faculty housing, including 147 units on the North Parcel and 122 units on the South Parcel, and 144 units of student housing (and also reduces from 117 to 100 the number of housing units permitted on the West Campus). While approved by The Regents, the 1998 LRDP amendment has not been forwarded to the Coastal Commission for review and certification.

In 1995, the County of Santa Barbara adopted a Specific Plan for Ellwood Mesa that allows up to 162 units “clustered” on a 38-acre area across the central and northern parts of the mesa. The 1995 Specific Plan also proposed development of an active park on the Santa Barbara Shores Property, however, in 2001, the County Board of Supervisors endorsed a minimally developed passive park. In 1999, Santa Barbara Development Partnership submitted plans for 131 units on the Ellwood Mesa. In 2002, Comstock Homes submitted plans to the City of Goleta for development of 78 homes. In 2003, Bermant Development Company submitted plans to the County of Santa Barbara for development of 55 housing units around portions of the Ocean Meadows Golf Course.

2.1.2 University Campus Plans

The University campus is comprised of four main parcels: the Main Campus (where the majority of academic and support facilities are located); the Storke Campus (northwest of Main Campus);

¹ A Long Range Development Plan (LRDP) is defined by the Public Resources Code of the State of California (Section 21080.09) as a “physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education.” The LRDP is a policy document that articulates academic goals, identifies the physical development needed to meet those goals, specifies objectives for future development, and provides a land use plan that identifies the potential location of physical development on the campus.

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the West Campus (west of the community of Isla Vista); and the North Campus (located to the north of the West Campus). As each parcel was acquired, the University prepared or amended campus plans to guide land use, consistent with the University's fundamental mission of instruction, research, and public service.

The original plan for a University of California campus in Santa Barbara was prepared in 1950, when the University acquired the former Marine Corps Air Station at Goleta Point. A subsequent Campus Master Plan was prepared in 1953, just prior to the occupation of the campus in 1954. The first LRDP was prepared in 1963 and addressed acquisition of the Storke Campus. The 1968 LRDP addressed acquisition of the West Campus. A subsequent LRDP was prepared in 1975, and later amended in 1980 and again in 1986. The last major update of the LRDP was prepared in 1990, followed by an amendment in 1998 to address the acquisition of the North Campus.

Although the 1963 LRDP proposed to concentrate academic facilities on the Main Campus, the 1968 LRDP proposed to develop academic facilities on the West Campus Bluffs and an area west of the Devereux Slough. Subsequently (in 1970), The Regents established the 49-acre COPR. The 1975 LRDP designated portions of the West Campus as "reserve sites" for future development without identifying specific land uses. COPR was further expanded in 1979, preserving a total of 117-acres of the West Campus. The 1980 LRDP identified low-density development for the area north and west of the Children's Center and southern areas near the bluffs and where existing faculty housing exists. The 1990 LRDP proposed to develop faculty and student family housing on the West Campus; however, the campus subsequently decided to reduce the amount of housing on the West Campus and seek additional property for faculty housing. As noted above, following acquisition of the North Campus, the LRDP was amended in 1998 to provide for faculty and student housing on the North Campus. Although the type, number, and location of housing units have changed over time, the need for student housing has been identified in every campus plan, while faculty housing has been identified as a need since 1980.

2.1.3 Joint Proposal for the Ellwood-Devereux Coast

In August 2001, the University and the County of Santa Barbara announced a plan to prepare a regional open space and development proposal for the Ellwood-Devereux Coast comprised of approximately 2.25 miles of undeveloped coastline between Isla Vista and Sandpiper Golf Course. The identified 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. The result of this collaborative regional planning effort is the University's proposal to relocate and reduce its currently planned levels of residential development on the North and West Campuses, while still providing needed housing for members of the University campus community. Subsequent to the commencement of the Joint Proposal effort, the City of Goleta incorporated on February 1, 2002, and also participated in the Joint Proposal process.

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The *Joint Proposal for the Ellwood-Devereux Coast* (Joint Proposal) was released by the County and University in March 2002, and articulated four goals:

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

To refine the open space components described in the Joint Proposal, the County of Santa Barbara, the City of Goleta, and the University have prepared the *Ellwood-Devereux Open Space and Habitat Management Plan* (Open Space Plan), which identifies open space management policies and specific habitat, trail, and coastal access improvements.

This EIR addresses the potential impacts of proposed residential development and open space improvements (as described in the Open Space Plan) within each respective jurisdiction.

2.2 PURPOSE OF THE EIR

The University has prepared this EIR for the following purposes:

- To satisfy the requirements of the California Environmental Quality Act (CEQA)
- To inform the general public, the local community, responsible and interested public agencies, and The Regents of: the components of the University's proposed project as specifically described in Section 3.0 of this EIR, including the proposed relocation and reduction in residential development, and open space improvements and changes in land use designations, consistent with the concepts articulated in the Joint Proposal and the Open Space Plan (for those lands under the University's jurisdiction); potential environmental effects; possible measures to mitigate those effects; and alternatives to the proposed project
- To enable The Regents to consider environmental consequences when deciding whether to approve an amendment to the University LRDP to permit residential development and open space improvements
- To enable The Regents (or UC President or the University Chancellor, as appropriate) to consider environmental consequences when deciding whether to approve the University's individual projects described in Section 3.0 of this EIR and the Open Space Plan
- To serve as a source document for responsible agencies to issue permits and approvals, as required, for the proposed project components described in Section 3.0 of this EIR and Open Space Plan.

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2.3 TYPE OF EIR

The development of faculty and family student housing and the preservation and restoration of open space would require amendment of the University’s LRDP. To pursue individual projects, the campus would seek approval (from The Regents, the UC President or the University Chancellor, and other public agencies as appropriate) for development of the North Campus Faculty Housing, the Sierra Madre Family Student Housing project, and that portion of the Open Space Plan within the University’s jurisdiction. In addition, the University would seek approval for the housing and open space projects from the California Coastal Commission in the form of a Notice of Impending Development. Thus, this EIR serves as a program EIR related to the amendment of the LRDP, and as a project-specific EIR for the individual housing and open space projects.

2.4 EIR REVIEW PROCESS

On July 25, 2003, the University filed a Notice of Preparation (NOP) (with an attached Initial Study) to acknowledge that the potential environmental effects of the components of the Joint Proposal for the Ellwood-Devereux Coast under the University’s jurisdiction would be considered in an EIR. The 30-day public review period for the NOP ended on August 25, 2003.

An EIR Scoping Meeting for the proposed project was held on August 13, 2003, to solicit input from interested agencies, individuals, and organizations regarding the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in this EIR.

During the NOP review period, and as part of the Scoping Meeting, both written and verbal comments were submitted by a variety of agencies, organizations, and individuals. Appendix A provides the NOP, including all comment letters received by the University. A list of all agencies, organizations, and individuals who commented in response to the NOP or at the Scoping Meeting is also provided in Appendix B.

This EIR is being circulated for review and comment to the public and other interested parties, agencies, and organizations for a 45-day period. A public hearing on the Draft EIR, where oral comments may be presented, will also be held. During the review period, the Draft EIR will be available at the campus Davidson Library, in the Government Information Center. In addition, the Draft EIR will be available at the Santa Barbara Public Library and Goleta Valley Library.

This Draft EIR will also be available for review at the Campus Planning and Design located at 1325 Cheadle Hall on the University’s main campus, from 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding University-observed holidays.

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Written comments on the Draft EIR may be provided by e-mail (submitted to shari.hammond@planning.ucsb.edu) or may be sent via FAX (805-893-3870) or via U.S. mail addressed to:

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Following the public hearing and after the close of the written public comment period on the Draft EIR, responses to written and recorded comments will be prepared and published. The Final EIR, which will consist of the Draft EIR, comments on the Draft EIR, written responses to those comments, and the Mitigation Monitoring and Reporting Program (MMRP), will be considered for certification by The Regents (along with written findings), consistent with Section 15090 of the CEQA Guidelines. The Regents must consider the Final EIR prior to any decision to approve or reject the proposed project. If this EIR is certified and one or more subsequent projects is approved, written findings (approved by The Regents) will be adopted for each significant adverse environmental effect identified in the Final EIR, as required by Section 15091 of the CEQA Guidelines. The University must subsequently adopt the MMRP to ensure compliance with mitigation measures that have been incorporated into the project to reduce or avoid significant effects on the environment during project construction and/or implementation.

Where feasible mitigation measures are not available to reduce significant environmental impacts to a less-than-significant level, impacts are considered significant and unavoidable. If The Regents approve a project that has significant and unavoidable impacts, The Regents shall also state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record. This is called a “Statement of Overriding Considerations” and is used to explain the specific reasons that the benefits of a proposed project outweigh its unavoidable environmental effects. A Statement of Overriding Considerations is adopted after a Final EIR has been certified, yet before action to approve the project has been taken.

2.5 INTENDED USES OF THE EIR

As previously discussed, this EIR will be used by The Regents to evaluate the environmental impacts of its decision with respect to amendment of the University LRDP at a programmatic level. This EIR will also be used to support a separate project-specific action(s) by The Regents, the UC President, or the University Chancellor to approve the North Campus Faculty Housing, Sierra Madre Family Student Housing, or those elements proposed by the University to implement the Open Space Plan. Under CEQA, other public agencies that have discretionary authority over the project, or aspects of the project, are considered responsible agencies. The responsible agencies for the proposed project include, but are not necessarily limited to, the California Coastal Commission, the State Water Resources Control Board, the Regional Water Quality Control Board, and the Santa Barbara Air Quality Pollution Control District. This

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Introduction document can be used by the responsible agencies to comply with CEQA in connection with permitting or approval authority over relevant aspects of the project. The University prepared this EIR to address all state, regional, and local government approvals needed for construction and/or operation of the project, whether or not such actions are known or are explicitly listed in this EIR. Examples of the anticipated approvals required to implement the University's portion of the Joint Proposal for the Ellwood-Devereux Coast include, but are not limited to, the following:

University of California, Board of Regents

- Certification of the Final EIR
- Adoption of a Statement of Overriding Considerations
- Adoption of the Findings of Fact
- Adoption of the MMRP
- Adoption of LRDP Amendment
- Approval of the North Campus Faculty Housing Project
- Approval of the Sierra Madre Family Student Housing Project

University of California, Santa Barbara Chancellor

- Approval of the elements of the Open Space Plan under the Chancellor's delegated authority

California Coastal Commission

- Adoption of LRDP Amendment
- Approval of a Notice of Impending Development for the:
 - North Campus Faculty Housing Project
 - Sierra Madre Family Student Housing Project
 - Elements of the Open Space Plan under University jurisdiction

2.6 RELATIONSHIP TO OTHER JOINT PROPOSAL EIRS

To implement the Joint Proposal for the Ellwood-Devereux Coast, the County of Santa Barbara, the City of Goleta, and the University are preparing three separate EIRs to address the lands within their respective jurisdictions. Each EIR contains information that is consistent with the other EIRs, including general setting information and the discussion of cumulative impacts. In addition, all three EIRs are formatted in a consistent manner to improve clarity for reviewers of all three documents. However, because each jurisdiction is an independent governmental entity and each document reflects the conclusions of the entity responsible for its preparation, the conclusions reached within individual documents may vary. In particular, each EIR uses the

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standards of significance that have been approved and adopted by each jurisdiction, which may be different for some environmental issue areas. As a result, for some environmental topics the specific impacts within each resource area that are addressed may not be identical, and in some instances different conclusions may be reached. In addition, this EIR addresses potential Population and Housing impacts while the City and County EIR's do not.

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2.7 EIR FORMAT AND CONTENTS

This EIR describes the existing environmental conditions on and in the vicinity of the project site; analyzes the potential project-related impacts on environmental resources; identifies mitigation measures and existing campus programs, practices, and procedures that could reduce or avoid the magnitude of project-related impacts; and provides an evaluation of a reasonable range of alternatives to the proposed project that could reduce or avoid identified project impacts while attaining some of the basic project objectives. In addition to project-related impacts, this EIR also provides an evaluation of cumulative impacts that would be caused by the project in combination with other future projects or growth that could occur in the region, including implementation of those elements of the Joint Proposal for the Ellwood-Devereux Coast under the jurisdiction of the City of Goleta and the County of Santa Barbara. In this fashion, the cumulative impact analysis considers the additive effect of future projects, both on and off campus, including the Joint Proposal (and the resultant Open Space Plan). As required by Section 15126.2(d) of the CEQA Guidelines, this EIR also provides an analysis of growth-inducing impacts, which are defined as “environmental impacts that could result in additional growth by the proposed project by either removing an obstacle to development or by generating substantial increased growth of the local or regional economy.”

The contents of this EIR include:

- **Section 1: Executive Summary.** This section includes a brief synopsis of the proposed project and project objectives, community/agency issues, a description of the MMRP, and an overview of project alternatives. This Section also summarizes environmental impacts that would result from construction and/or implementation of the proposed project, existing campus policies or programs and practices that are incorporated into the project description, mitigation measures, and the level of significance of impacts both before and after project-specific mitigation.
- **Section 2: Introduction.** This section provides an overview of the background of the Joint Proposal, the purpose of the EIR, the type of EIR, the EIR review process, the intended uses of the EIR, and an overview of the format and contents of the EIR.
- **Section 3: Project Description.** This section provides a detailed description of the proposed project, including its location, background information, objectives, and technical characteristics.
- **Section 4: Environmental Setting, Impacts, and Mitigation Measures.** This section contains an analysis of environmental impacts for each environmental issue area.

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Each environmental issue area contains a description of the environmental setting (or existing conditions); describes existing campus policies, programs, and practices that are incorporated into the project description; identifies impacts; and recommends feasible mitigation measures that would avoid or minimize significant environmental impacts. The “Introduction to the Analysis” at the beginning of the section provides an overview of the scope and format of the environmental analysis.

- **Section 5: Other CEQA Considerations.** This section summarizes impacts that would result from the proposed project, including significant environmental effects, significant and unavoidable environmental effects, irreversible changes to the environment, and growth-inducing impacts.
- **Section 6: Alternatives.** This section describes alternatives to the proposed project that would feasibly attain most of the basic objectives of the project while avoiding or substantially lessening any of its significant effects. The analysis evaluates the environmental effects that would result from implementation of each of the alternatives and compares these effects to the effects that would result from implementation of the proposed project.
- **Section 7: LRDP Amendment.** This section describes the proposed amendment to the LRDP in more detail (and will be circulated separately).
- **Section 8: Report Preparers/Organizations and Persons Consulted.** This section identifies all federal, state, or local agencies, other organizations, and/or private individuals consulted during preparation of the EIR, as well as the firm who prepared the EIR under contract to the University.