

1990 LRDP Policies as Amended

POLICY
NEW DEVELOPMENT
No more than 830,000 square feet of site area will be developed on Main Campus for buildings other than potential parking garages and student housing (30250(a).1).
The University shall work towards the establishment of a cooperative planning process for the purpose of developing a Cooperative Planning Agreement between the University and the Devereux Foundation. The Cooperative Planning Agreement shall establish goals and objectives for the development and use of the West Campus and Devereux School Campus which: provide for and ensure public access to the shoreline; protect and enhance sensitive coastal resources; promote improvements to the respective campuses for the mutual benefit of the University, the Devereux Foundation, and the general public.
If after one year the University is unable to conclude an agreement with the Devereux Foundation, the University shall submit a report to the Commission on the status of such efforts, and identify alternatives for achieving the basic objectives of a Cooperative Planning Agreement (30250(a).2).
As much as feasible, the student housing on North Campus will be physically integrated with existing West Campus Family Student Housing both to enhance facilities at the older existing development and to establish a sense of shared community. (30250(a).3 2006)
Site planning and architectural design for residential development adjacent to the Ocean Meadows Golf Course will consider the potential flight of errant golf balls, and avoid siting particularly sensitive uses (e.g. child care, tot lots, etc.) in areas exposed to the flight of golf balls. (30250(a).4, added 2006)
Other than at the Marine Sciences Laboratory complex, buildings shall not be constructed or expanded within 50 feet of the west curb of Lagoon Road (30251.2).
Planned student housing on the southern exposure of Main Campus shall not be constructed within 150 feet of the coastal bluff edge (30251.3).
Bluff top structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe upon public views from the beach unless development presently impacts views from the beach. All new developments shall include landscaping which mitigates the developments' adverse visual impacts (30251.4).
New structures on the campus shall be in general conformance with the scale and character of surrounding development. Clustered developments and innovative designs are encouraged (30251.5).
Buildings on Main and Storke Campuses shall not exceed the height limits established in Figure 19 measured to the ridgeline, except for mechanical and electrical equipment (30251.6 Amended in 2006).
Buildings on the North and West Campuses shall not exceed 35 feet from the proposed grade and 39 feet from existing grade. Height restrictions are measured to the ridge line and exclude mechanical and electrical equipment. (30251.6(b) Added in 2006).
In order to preserve existing native trees and significant stands of trees which pre-date University acquisition of the campus, to the extent feasible, native trees shall be retained within the overall site area of new development (30251.7).

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Existing topography, native vegetation and scenic features of the North and West Campuses are to be retained and incorporated into the proposed development wherever feasible (1980 LRDP Development Standard, as amended, (30251.8 Amended in 2006).

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 49 (Existing Coastal Views) or for safety reasons. Any removal of trees or shrubs shall be timed to avoid the nesting season of local birds (January through June) (30251.9).

Specimen trees or groves which contribute to the visual attractiveness of the North and West Campuses may not be removed, unless necessary for safety reasons or to provide the least-cleared area sufficient to locate and construct approved roads and structures on the site. Selective clearing of vegetation may be permitted where panoramic views may be presently obscured by such vegetation (30251.10 1980 LRDP Development Standard, as amended, amended in 2006).

Contours of finished surfaces on the North and West Campuses are to be blended to achieve a consistent grade and natural appearance. Borders of cut slopes and fills are to be rounded off to a minimum radius of five feet so as to blend with the natural terrain (30251.11 1980 LRDP Development Standard, as amended, amended in 2006).

The primary view corridors to the ocean and scenic coastal areas shown in Figure 49 may be reinforced by the removal of temporary buildings (30251.12).

Tree trimming or removal near heron nest trees shall be timed to avoid the nesting season (30251.14).

Natural building materials and colors that are compatible with the surrounding landscape will be used where practical. (30251.15 Added in 2006)

Native plant species from genetic stock from the Ellwood-Devereux watershed will be used in all open space areas outside the development areas on the North and West Campuses. Landscaping within the student and faculty housing development areas shall consist primarily of native/drought resistant plants. Landscaping use of exotic invasive plants listed in the Exotic Pest Plants of Greatest Ecological Concern in California (1999, or as updated at time of project implementation, California Invasive Plant Council) shall not be allowed on North or West Campuses. (30251.16 Added in 2006)

Native plantings will be used to visually integrate and buffer development from the two public access corridors. (30251.17 Added in 2006)

Buildings shall not be placed astride any faults. The actual setback from the fault trace shall be determined based upon site-specific geotechnical studies, but no closer than 50 feet from active or potentially active faults (30253.1).

Subsurface geotechnical and soil studies shall be conducted to determine proper building foundation and infrastructure design to address potential seismic and liquefaction hazards, if any (30253.2 Amended in 2006).

No development shall be permitted on the bluff face, except for staircases or access ways to provide public beach access and pipelines for instructional or research-oriented use (30253.3).

The east-facing bluffs will be protected from future erosion only if campus development becomes immediately threatened (30253.4).

The bluff top setbacks, required by Policy Nos. 30251.1 (this policy was deleted out of the 1990 LRDP and doesn't exist) 30251.2 and 30251.3, shall not be construed to prohibit the development of stairways, pathways, parks, utility infrastructure or the replacement or expansion of existing structures. Such development shall require a geologic investigation and report as part of Project-specific

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environmental review. The report shall consider and analyze the following: (a) Cliff geometry and topography; (b) Historic, current and foreseeable cliff erosion; (c) Geologic conditions; (d) Evidence of past or potential landslide; (e) Impact of construction activity; (f) Ground and surface water conditions; (g) Potential erodibility during and after construction; (h) Potential effects of a maximum earthquake.; (i) Any other factors which might affect slope stability; and (j) Potential impacts and mitigation measures (30253.5).

New development located less than 50 feet from the bluff top shall be constructed to insure that all surface and subsurface drainage shall not significantly contribute to bluff erosion or instability (30253.6).

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 (30253.7).

The Campus shall determine the required setbacks for new buildings through the use of a report by a registered engineering geologist (30253.8, 1980 LRDP policy, as amended).

Protective devices which will substantially alter natural land forms along the east-facing ocean bluffs on the Main Campus shall be constructed only to assure structural stability and integrity of existing development and shall not contribute significantly to erosion, geological instability or destruction of the site or surrounding area (30253.9).

New construction which significantly alters existing shoreline processes shall be permitted only to serve coastal-dependent uses or facilities, to protect existing structures or Campus beaches, or to eliminate or mitigate significant adverse impacts on local shoreline sand supply (30253.10, 1980 LRDP policy, as amended).

Pedestrian use of unimproved paths up and down the bluff shall be discouraged. To this end, a fence or other barrier shall be constructed at hazardous locations on the coastal bluff top edge, wherever they do not currently exist (30253.11 Amended in 2006).

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 (30253.12).

Within 50 feet of the bluff top, vegetation shall be maintained or replanted with drought resistant native species should grading be required to establish proper drainage landward off the bluff (30253.13 1980 LRDP policy, amended in 2006).

In order to minimize energy consumption and vehicle miles traveled, the Campus shall implement the following measure to manage parking demand and supply: 30253.14

- a. Implementation of a Transportation Demand Management program with the goal of diverting at least 10 percent of all passenger trips to and from Campus to alternatives to the single-occupant automobile.

To improve traffic flow and thereby reduce auto emissions, the Campus shall:

- a. Make road improvements as generally shown in Figure 14 of the 1990 LRDP as modified by Figure 13, and bicycle and pedestrian path improvements as generally shown in Figure 15 of the 1990 LRDP as modified by Figure 30. Exact alignments and intersection geometrics may change during the project design phase. (30253.15 Amended in 2006.)

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Campus development should comply with Federal Emergency Management Agency (FEMA) requirements for development in an A1-30 flood hazard zone. (30253.16, Added in 2006)

Development of water mains, reclaimed water distribution systems, water treatment facilities, sewage lines, telephone transmission lines, and parking lots and structures will be designed and constructed to meet campus needs Future development provided for in the LRDP land use plan will only be permitted by the University after it has been demonstrated that adequate water and sewer services are available to supply the existing and proposed development. The program for monitoring current levels of water and sewage services shall be continued to ensure a reserve of water and sewer capacity to serve the campus (30254.1).

PUBLIC ACCESS

The coastal access improvements shown in Figure 30 and Figure 51 shall be implemented in conjunction with nearby building projects or independently in advance, if funding permits (30210.1 Amended in 2006).

Public access to Campus beaches from adjoining beaches and all stairway or pathway access routes mapped in Figure 30 and Figure 51 will remain open to protect the permanent right of the public for pedestrian access and appropriate recreational uses of the beach at all times, except as provided for in policy number 30210.17 (30210.2 1980 LRDP policy as amended, amended in 2006).

Visitors shall be entitled to use the parking facilities on the campus after payment of the appropriate parking fee and in accordance with campus parking regulations. Visitors shall be entitled to park in lots 23 and 24 on the southwest side of the Main Campus (30210.3).

The campus shall allow visitors to use, at the prevailing rate, designated parking in campus lots numbers 1 and 10 to accommodate public parking demand during Goleta Beach peak-use periods Within one year of the effective certification of the LRDP, the University shall enter into a cooperative parking agreement with the County of Santa Barbara to provide for public use of the campus parking spaces during weekends and holidays to serve visitors to the Goleta Beach County Park. The agreement shall provide for informational signs on campus and the Goleta Beach County Park, as well as informational material at the campus kiosk, informing the public of the availability of parking on campus for beach users.

If after one year the University is unable to conclude an agreement with the County of Santa Barbara the University shall submit and amendment to the Commission for a parking plan which assures public use of portions of the campus parking for Goleta Beach County Park users; such plan shall to the maximum extent possible be integrated with the operation of the Goleta Beach County Park. (30210.4).

The campus shall also allow coastal access parking in lots 5 and 6 at times when the lots identified in policies 30210.3 and 30210.4 have exceeded their capacity, and when such parking will not unduly interfere with the parking needs of the campus. (30210.5).

The Campus shall allow for up to 60 coastal access parking spaces on the North and West Campuses, distributed among four locations; the north entrance to West Campus, the Camino Majorca entrance to West Campus Bluffs, the western terminus of Phelps Road, and at Coal Oil Point as shown in Figures 39 through 42. Any terms of use, such as metering, hour or day of week limitations, and parking fees applicable to the designated public coastal access parking on the North and West Campuses shall allow for the daily use of the beach by the public during day and nighttime hours, except as provided in policy number 30210.17. The cost of parking shall not exceed the fee charged for parking permits on main campus. The University shall ensure that any fees or permits necessary for public parking may be paid or obtained onsite or at the entrance to each coastal access parking lot on the North and West Campuses. The University shall provide for signs at the nearest public road to the entrance to each

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coastal access parking lot on North and West Campuses that inform the public of the availability of public parking for beach users. Information as to the location, limitations, and availability of public coastal access parking on the North and West Campuses shall also be included in informational materials and maps at the kiosk at the entrance to Main Campus.(30210.6 Amended in 2006).

To provide parking for a seminar facility at Coal Oil Point, while protecting the area from overuse, parking for no more than fifty cars shall be provided at Coal Oil point, subject to special permit (30210.7 Amended in 2006).

For the North and West Campuses faculty housing and Sierra Madre Student Housing uses, at least one and one-half space per unit shall be provided plus one-half space per unit for guests (1980 LRDP Development Standards, as amended, amended in 2006). (30210.8 1980 LRDP Development Standards, as amended, amended in 2006).

The Campus shall conspicuously post coastal access signs which note the direction of the nearest beach access point at the approximate locations shown in Figures 30 and 51 and in parking lots 1, 5, 6, 10, 23 and 24. Additionally, signs will also be placed near the top of the bluff indicating paths and stairway locations (30210.9 1980 LRDP policy, as amended, amended in 2006).

The University will, subject to the availability of funding from the State Coastal Conservancy or other sources, provide interpretive signs on the North and West Campuses, to highlight environmentally sensitive areas which could be damaged by excessive or unauthorized access (30210.10 Amended in 2006).

In order to prevent adverse effects to the Coal Oil Point Natural Reserve, the following measures will be taken (30210.11):

- a. Policy deleted.
- b. The existing Devereux Road will be used as primary access to Devereux School (Amended in 2006).
- c. Policy Deleted in 2006 due to the conversion of Dividing Road to a trail corridor.
- d. Policy Deleted in 2006 due to the conversion of Dividing Road to a trail corridor.
- e. Vehicular access to West Campus shall be from the intersection of Storke and El Colegio Roads, so long as there is no increase in road width beyond what is required for safety. The Campus shall participate with the County of Santa Barbara regarding the installation of traffic control devices (such as signals) and other improvements at that intersection. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fourtuna or Pasado Roads (30210.11, 1980 LRDP policies, as amended).

Mesa Road will be widened to four lanes to become the new perimeter access road on the Main and Storke Campuses with clear signs at its intersections with feeder roads (Stadium Road and Lagoon Road) directing the public to parking lots designated for coastal visitors (30210.12).

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When Mesa Road is widened and extended as described in Policy 30210.12, two lanes of the existing north-south segment of Mesa Road (east of Robertson Gymnasium) and the east-west segment of University Road (south of the gymnasium) will be for use by MTD buses and UCSB service vehicles. Additionally, four MTD bus stops shall be developed on campus if determined desirable and feasible by MTD (30210.13).

Feasible access for the physically challenged shall be provided where topographical and environmental constraints allow. Coastal access for the physically challenged to bluff-top viewing points shall be provided in Lagoon Park and West Campus Bluffs. Additional coastal access for the physically challenged will be provided by the installation of at least one handicap accessible parking space in each of the proposed coastal access parking lots shown on Figure 30 (30210.14 1980 LRDP policy, as amended, amended in 2006 to reflect new coastal access opportunities proposed for the handicapped and physically challenged).

The campus shall continue to maintain and improve bicycle and pedestrian access-ways to the beach as necessary to protect sensitive habitat areas and public safety (30210.15).

Public access policies under this section shall be subject to restriction, as determined by the campus, only when public access is inconsistent with the following: (a) Public health or safety; (b) Natural disaster, civil disorders which pose a threat to property, or other such seriously disruptive events; (c) Extraordinary measures, which are required to immediately avert, alleviate, or repair damage to campus property, or to maintain the orderly operation of the campus; military security needs; (d) Protection of fragile coastal resources; and (e) Adequate nearby access (30210.17).

The campus shall cooperate with the County of Santa Barbara and the California Department of Parks and Recreation in the proposed expansion of the California Coastal Trail System so long as it is consistent with the environmental constraints of the Coastal Act (30210.18).

Pedestrian access to the sandy beaches upcoast will be provided by the Campus from: a) Camino Majorca at the end of Del Playa Drive in Isla Vista; b) from a new stairway along West Campus Bluffs midway between Camino Majorca and Coal Oil Point; c) a boardwalk/stairway at Coal Oil Point; and d) the proposed coastal access parking lot at the west terminus of Phelps Road via a trail along the western boundary of North Campus to the beach. Trail access upcoast along the bluff top should be marked with appropriate directional information and cautions against intrusion into the fenced Reserve or down the steep bluff face (30210.19 1980 LRDP, as amended, amended in 2006 to reflect proposed coastal access improvements.)

Public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs shall be clearly signed as available public trails for pedestrian use only. Pedestrian pathways shall, by design, discourage bicyclist from use of the trails and trails located on the Goleta Slough bluff face shall be limited to 5 ft. in width. Campus visitors shall be made aware of all available pedestrian paths on the campus by measures to include, at minimum, signage and campus visitor maps (30210.20).

Site planning for the North and West Campuses development areas shall create pedestrian connections between existing and proposed residential areas and the surrounding coastal open space areas to enhance pedestrian circulation and maximize existing and future residents' enjoyment of the area's coastal resources. Public trails shall be provided within development areas to allow public access to public open areas and beaches. All public trails will be clearly signed to ensure that campus visitors are aware of coastal access availability. (30210.21 Amended in 2006)

Site planning for the North and West Campuses shall ensure that trails through the North and West Campuses (see Figure 30) will be aligned to connect with existing and planned public trails in adjoining areas per the Ellwood-Devereux Coast Open Space and Habitat Management Plan. (30210.22 Added in 2006 to reflect coordination and consistency with the City of Goleta's and Santa

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Barbara County's trail planning.)

A bicycle path shall be provided from the Cameron Hall parking lot north onto the West Campus Apartments site on the existing roadway immediately north of the existing fence between West Campus Apartments and Devereux Slough, and the existing pedestrian and equestrian trail shall be realigned to the east away from the edge of the slough along Devereux Road, and immediately south of the existing fence between West Campus Apartments and the Devereux Slough. A pedestrian connector trail between the pedestrian/equestrian trail and Devereux Road shall be constructed with steps to discourage use of this trail by bicyclists and equestrians. (30210.23 Amended in 2006)

The public coastal access parking area and parking near the community center on the North Campus shall be paved with a permeable surface. (30210.24 Amended in 2006)

The development and implementation of the University's portion of the Ellwood Devereux Open Space Plan and Coal Oil Point Management Plan shall be coordinated with the City of Goleta, the University of California at Santa Barbara, and the California Coastal Commission. The future Coal Oil Point Management Plan shall require certification by the Coastal Commission as an LRDP Amendment. (30210.25 Added in 2006).

The University, in cooperation with the Metropolitan Transit District, shall ensure that regular bus and/or shuttle service is provided between all proposed faculty and student housing developments on the North and West Campus to the Main Campus (30210.26 Added in 2006).

Motor vehicle traffic generated by new development shall not restrict or impede public access to or along the coast by exceeding the roadway capacity of existing coastal access routes on campus (30211.1).

RECREATION

New student and faculty housing projects including those adjacent to coastal bluff top parks will contain recreational facilities and open space so as not to overburden oceanfront recreational areas (30221.1).

Lagoon Park will be developed on approximately 4.4 acres running from Commencement Commons along the bluff above the campus Lagoon and along the top of bluff on the southern exposure of Main campus as part of the student housing Project. The park shall include such facilities as pedestrian paths, seating, picnic tables and children's play equipment built along the bluff top within the setback area described in policies in Chapter II, Section B, Scenic and Visual Qualities. The park shall be landscaped with predominantly drought-tolerant native grasses, shrubs, and trees (30221.3).

Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at prevailing cost, when not occupied by UCSB classes or programs (30213.1 Amended in 2006).

Indoor recreational facilities such as weight rooms, gymnasium, and the swimming pool may be used by the public, at low cost on a per-use or quarterly basis, as established by campus administrative programs (30213.2).

LAND RESOURCES

The campus shall implement the Wetlands Restoration and Management Plan for Storke Wetlands and

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the Devereux Slough as approved by the campus Wetlands Management Committee and UCSB (30240(a).1).

Existing and proposed fences, signs and information maps around the perimeter of the Reserve shall be maintained to restrict unauthorized access by pedestrians, dogs, motor vehicles and off-road bicycles (except service and emergency vehicles) (30240(a).2 1980 LRDP policy, as amended).

Mowing of the grassland in the Reserve is prohibited, except for fire protection and eradication and control of non-native species pursuant to an approved restoration plan. Mowing shall not exceed the minimum necessary for adequate fire protection and/or restoration. (30240(a).3 1980 LRDP policy, as amended) (Amended in 2006)

To preserve roosting habitat for bird species and monarch butterflies, special consideration and care shall be given prior to the removal or trimming of any significant native and non-native trees and shrubs such as eucalyptus, and some pine species that provide habitat for sensitive species. Non-native and native tree and brush species that provide habitat for sensitive species may only be removed if their presence inhibits fulfillment of other LRDP objectives such as restoration of native habitat, construction of new structures and infrastructure, and protection of sensitive biological resources. Prior to the removal or trimming of any non-native and native tree species that provide habitat for sensitive species, the University shall conduct biological studies to show that the trees do not provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. Prior to the removal of non-native shrubs during the nesting season for sensitive birds (February 15 through August 31) the University shall conduct a biological survey of the shrubs to prevent impacts to nesting sensitive bird species (30240(a).4 Amended 2006 to focus protection to significant habitat and add protection for Monarch butterflies.)

To preserve roosting habitat for birds, mature trees in and around the student garden on West Campus will not be removed except where necessary to accommodate new structures or infrastructure (30240(a).5).

Signs prohibiting unauthorized vehicles (except service and emergency vehicles) pedestrians and domestic pets from entering the Reserve shall be posted along its perimeter Signs shall be posted when North Campus housing is constructed (30240(a).6 Amended in 2006).

Motor vehicles (except for service and emergency vehicles), unleashed dogs and swimming shall be prohibited in the campus lagoon and lagoon island environmentally sensitive area. Signs restricting such access and activities shall be posted (30240(a).7).

Pedestrians and bicycles shall be encouraged to remain on existing trails. Signs shall be posted (30240(a).8).

Bicycle access to the Lagoon island shall be prohibited. Signs prohibiting unauthorized bicycle traffic shall be posted (30240(a).9).

South-facing ocean bluffs on the Main and West Campuses shall be left in their present state (30240(a).10).

The Goleta Slough habitat will be preserved and protected (30240)(a).11):

(a) With the exception of pedestrian trails there shall be no construction on the Goleta Slough bluffs and bluff-tops that are designated as ESHA and ESHA Open Space Buffer north of University Road.

(b) Should bluff failure occur, University Road shall be realigned south of the bluff face; the construction of retaining walls or other forms of remediation on the bluff face ESHA area shall not be allowed.

(c) Any construction that occurs on the Goleta Slough bluff top including the removal of riparian vegetation or habitat shall be mitigated within the immediate area by restoring or planting native vegetation of equal or greater area in size.

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(d) Dumping of refuse or other debris on or near the slough bluffs is prohibited;

(e) Oak trees along the bluffs shall be preserved and protected to the maximum extent possible.

(f) Oak trees that are removed in conjunction with the construction or repair of University Road shall be replaced at a ratio of 1:10.

(g) The cypress, pine, and eucalyptus trees along the northern boundary shall be preserved and protected to the greatest extent feasible. Cypress, pine and eucalyptus trees along the bluffs shall be preserved and protected to the greatest extent feasible. (30240(a).11)

Channels and large scale removal of marsh material in the Storke Campus Wetlands is prohibited (30240(a).12).

Unleashed dogs shall be prohibited in the Storke Campus Wetlands (30240(a).13).

The campus shall work with the City of Santa Barbara to allow tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates (30240(a).14).

Unleashed dogs and motor vehicles, except for service and emergency vehicles, shall be prohibited on Campus beaches and in the North and West Campuses open space areas (30240(a).15 1980 LRDP policy, as amended, amended in 2006 to expand the prohibition on motor vehicles and unleashed dogs to the proposed open space areas).

The campus shall use mosquito control methods with the least effects upon non-target organisms. Wetlands shall not be drained for this purpose, nor shall non-native larval predators be introduced (30240(a).16).

The horse paddocks in the watershed of the North Finger of the Devereux Lagoon shall be removed or relocated at least 100-feet away from wetlands, top of bank of any stream, and any riparian canopy to facilitate the restoration of the Devereux Slough habitat. The existing non-conforming horse facilities may remain and be maintained in the current location provided that any plans for new horse facilities, substantial repairs (resulting in demolition and reconstruction of 50% or more of any structure), additions, or improvements to the existing horse facilities shall comply with the abovementioned requirements for removal or relocation. A manure and waste management plan shall be required for any new or relocated horse facilities (30240(a).17 Amended in 2006 to reflect the University's retention of the horse stables).

To keep pets out of the natural open space areas and to limit pedestrian movement to designated trails, fencing will be required in private back yards adjacent to the public access corridors and open space areas identified in Figure 30. Pets shall be allowed in the faculty and student housing developments on North and West Campuses as long as dogs are kept on leash outside of fenced yards and only indoor cats are allowed (30240(a).18 Amended in 2006).

Onsite or offsite mitigation at a replacement ratio of 3:1 shall take place to minimize the impact of development on native grassland. (30240(a).19 Added in 2006 to reflect replacement of impacted native grassland for the North Parcel Faculty Housing project).

Biological resources studies shall be performed prior to any bluff access or trail improvement projects on North and West Campuses and at Coal Oil Point to ensure protection of any sensitive biological resources that may be present on site. (30240(a).20 Added in 2006 to ensure current biological resource studies are performed prior to proposed projects on the North and West Campuses)

In order to protect the character and quality of the Natural Reserve, faculty housing structures on the West Campus Mesa shall be set back at least 100 feet from the east edge of Devereux Slough and associated wetland areas (30240(b).1 1980 LRDP Development Standard, as amended, amended in 2006).

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a. Existing trees within the designated housing areas which are near, but fall outside this setback, shall not be removed except where necessary to accommodate new utilities infrastructure.

b. Native trees and shrubs compatible with the area shall be closely planted along the east side of Devereux Road to enhance the bird roosting habitat of bluff trees, and to shield the Reserve from light and glare. This planting shall take place in conjunction with the housing development (30240(b).1 Amended in 2006).

c. To the degree possible, new faculty housing should be located east of West Campus Point Lane to minimize potential impacts to the Reserve and to avoid archeological resources on the west side of the lane (30240(b).1 Amended 2006).

The vegetable garden south of married student housing on West Campus will be encouraged to continue (30240(b).2).

Buildings on West Campus shall be set back a minimum of 50 feet from the eastern property line with Isla Vista or the eucalyptus trees (30240(b).3).

All new lighting shall be kept at the minimum level which strikes a balance between safety and habitat protection and shall be designed to avoid glare into adjacent properties (30240(b).4 1980 LRDP Development Standard as amended, amended in 2006).

In order to protect habitats of the Reserve: (30240(b).6):

(a) The total square footage of current and replacement Coal Oil Point structures shall not exceed the total square footage of current Coal Oil Point structures;

(b) New structures that are constructed as part of the Coal Oil Point Project shall be set back a minimum of 50 feet from the bluff edge and;

(c) Trees on Coal Oil Point will not be removed except where necessary to accommodate new structures and infrastructure.

New buildings except for additions to the Marine Sciences Laboratory complex shall be set back a minimum of 100 feet from the edge of the campus lagoon (30240(b).7).

In order to protect the campus lagoon and island planned new student housing and University Center expansion on Main Campus shall: (30240(b).8):

(a) Landscape the perimeter of the planned new student housing Project predominantly with native shrubs and trees; and,

(b) Orient lighting to minimize light and glare to the lagoon and tree-covered bluffs.

(c) The planned student housing shall be set back at least 150 feet from the ocean bluff top.

(d) Landscape the area seaward of the existing and proposed expansion of the University Center with predominantly native plants compatible with the campus lagoon from Commencement Commons on the west to a line paralleling, the northern extent of San Miguel dormitory on the east. The landscape plan shall be approved by a qualified wetland biologist, selected in consultation with the US. Fish and Wildlife service and State Department of Fish and Game (30240(b).8).

The University shall:

(a) within six months from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a work program, for a wetland management plan for the campus lagoon and the surrounding buffer area to be prepared by the UCSB Campus Wetlands Committee or a similar organization, for Coastal Commission staff review and comment; and

(b) within two years from the date of Coastal Commission certification of LRDP Amendment 1-92, submit a Campus Lagoon Wetland Management Plan as an amendment to the LRDP with policy for protection, enhancement, restoration, and public interpretation and the campus lagoon. The Plan shall

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examine the place of the campus lagoon within its natural setting including consideration of hydrology, nutrient and sediment transport, specialized animal and plant communities, wildlife travel and mitigation, and scientific research. The plan shall describe mechanisms for consultation and collaboration with special districts, City, County and State agencies and funding sources, including the Coastal Conservancy. The University shall complete the LRDP amendment process for the plan within six months of Commission action (30240(b).8).

New buildings shall be set back a minimum of 100 feet from the seasonal limits of the Storke Wetlands (30240(b).9):

(a) Existing trees within the required setback area along the bluff between the planned student housing and the wetlands shall be retained; and

(b) In order to protect valuable transition habitat, the width of this buffer will be 200 feet from the eastern side and southernmost point of East Storke Wetland. The proposed parking lot for the area north of Harder Stadium shall not encroach on this buffer.

To prevent adverse effects of the planned remote parking lot to the east of the Storke Campus Wetlands, the perimeter of the parking lot shall be landscaped with native trees and shrubs and parking lot lighting will be oriented to minimize light and glare to the wetland habitats and adjacent tree masses (30240(b).10).

No more than 50 units of faculty housing on West Campus shall be developed in the area designated for student housing on the Land Use and Circulation map (Figure 13), at an approximate average density of 7 units/acre (30240(b).11 Amended in 2006).

No more than 172 units of faculty housing and 151 units of family student housing shall be developed on North Campus in the area designed for such housing on the Land Use and Circulation map (Figure 13), at an approximate average density of 8.2 units per acre for the faculty housing and 10.8 units per acre for the student housing, respectively (30240(b).12 Amended in 2006).

No more than 51 units of student housing shall be developed adjacent to the Santa Ynez housing complex on Storke Campus, in the area designated for such housing on the Land Use and Circulation map, at an approximate average density of 11 units per acre (30240(b).13).

No more than 281 units of student housing shall be developed north and west of the Storke recreation fields on the Storke Campus in the area so designated for such housing on the Land Use and Circulation map, at an approximate overall density of 16 units per acre (30240(b).14).

No more than 200 units of student housing shall be developed south of San Rafael student housing in the area so designated on the Land Use and Circulation map, at an approximate average density of 22 units per acre (30240(b).15).

A maximum allowable construction or operational sound level of 65 decibels on the A-weighted scale shall not be exceeded measured from the North or West Campuses property lines (30240(b).16 1980 LRDP Development Standard, as amended, amended in 2006).

At Coal Oil Point, the maximum allowable sound level shall not exceed 60 decibels on the A-weighted scale (30240(b).17).

The following noise sources are not subject to the maximum sound levels established in policy nos. 30240(b).16 and 30240(b).17:

- (a) Noises from construction and maintenance activities between 7 am and 8 pm.
- (b) Noise of safety signals, warning devices and emergency pressure relief valves; and
- (c) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc. 30240(b).18).

The Ellwood Marine Terminal Facilities shall be removed when the current lease expires in 2016 and the natural habitat values of the site shall be restored to a condition approximating that which existed

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prior to the initial construction of the facilities. After facility closure and site restoration, the leasehold will be designated as Open Space or Natural Reserve. Any notice of impending developments issued for the closure or restoration of the Ellwood Marine Terminal Facility site shall include requirements that the University either 1) Record an offer to dedicate or grant of an open space conservation easement over the Ellwood Marine Terminal site or 2) Include the Ellwood Marine Terminal site in the Coal Oil Point Reserve (30240(b).19 Amended in 2006 to clarify University's intent to maintain the leasehold as open space after Oil Company operations have ceased.).

The 40-acre area in the southernmost portion of the North Campus site, a portion of which is environmentally sensitive (see Figure 13), shall be dedicated to the Coal Oil Point Natural Reserve. (30240(b).20 Amended in 2006 to correct figure reference and clarify that habitat on the entire 40 acres is not sensitive.)

The Devereux Creek Bridge that will replace the existing arizona crossing shall have a minimum five-foot clearance above the stream channel bed and would span across Devereux Creek so that it will restore more natural flows to the Devereux Slough while reducing existing sedimentation and flood impacts. The creek bed shall remain earthen except where periodic stabilizers are necessary upstream. (30240(b).21 Amended in 2006).

The University shall implement in phases the improvements identified in the University's portion of the Open Space and Habitat Management Plan. The improvements shall include coastal access parking, trails, and other improvements, as well as restoration of South Parcel (30240 (b).22 Added in 2006)

South Parcel will be restored in accordance with Figure 45 Illustrative Concept for South Parcel Nature Park. Initial restoration activities shall occur on South Parcel in accordance with development of the North Parcel Faculty Housing Project and will include the completion of a project on the South Parcel to control existing erosion and sediment transfer into the Devereux Slough. Such project shall include four (4) acres of land area, including the eastern-most vegetated drainage swales, check dams and sedimentation pond(s) depicted in of the Open Space and Habitat Management Plan. South Parcel restoration will also include the elimination of non-native invasive plants, creating new wetland areas, enhancing wetland buffer zones, trail closures, trail improvements. Restoration on South Parcel shall be in accordance with the South Parcel Habitat Restoration Plan. This project shall be in addition to the restoration and enhancement of buffer areas on the North Parcel. The University shall restore and enhance at least 11 acres of habitat and implement at least 4 acres of drainage and erosion control improvements on the South Parcel concurrent with the construction of the North Campus Faculty Housing. Any remaining restoration and improvements on the South Parcel shall be implemented as funding becomes available. (30240(b).23 Amended in 2006).

Environmentally sensitive habitat areas (ESHA) on campus shall be protected, and where feasible and appropriate, enhanced. All new development shall be set back a sufficient distance from ESHA so as to protect any sensitive biological resources. The minimum setback or buffer shall be 100 feet except on the North Parcel pursuant to Policy 30230.4 or as otherwise specified in this LRDP. Where destruction of ESHA is unavoidable and permitted and/or buffers between ESHA and development are less than 100 feet, a restoration plan shall be required to mitigate the lost habitat at a 4:1 ratio for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. Restoration as a result of mitigation for a project shall be conducted onsite where feasible (30240(b).24 Added in 2006)

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The South Parcel shall remain open space available for habitat conservation and public access. Prior to commencement of construction on the North Parcel Faculty Housing development, the University shall 1) Record an offer to dedicate or grant an open space conservation easement over the entire South Parcel and 2) Submit and obtain Coastal Commission approval of a NOID for a plan to restore native riparian, wetland, and ESHA habitats and construct drainage improvements on the South Parcel to enhance biological resources onsite and reduce sediment loading to Devereux Creek and Slough. Following Coastal Commission approval of the NOID, the restoration plan shall be implemented by the University concurrent with the North Parcel Faculty Housing Project. The University shall be responsible for the enhancement, maintenance, and restoration of the South Parcel (30240(b).25 Added in 2006).

In light of the significant benefits of clustering development on North Parcel and preservation of the South Parcel as open space, the wetlands, riparian habitat, and ESHA on the North Parcel will not be protected by a buffer from development that is at least 100 feet. Buffers that are less than 100 feet place these resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all wetland, riparian habitats, and ESHA that will not have a 100-foot buffer from any structures, roads, or other paved development. Mitigation shall occur at the following ratios:

- Seasonal wetlands 4:1
- Riparian habitats 4:1
- Native grassland, monarch butterfly habitat, or other ESHA 3:1

Should restoration of impacted wetlands be feasible onsite, restoration and enhancement of these habitats in place may be used to account for a portion of the required habitat mitigation up to a 1:1 ratio. The remaining mitigation shall either occur on the North Parcel or the South Parcel pursuant to policy 30240(b).25. (30240(b).26 Added in 2006)

The University shall develop and implement a Snowy Plover Management Protection Program that includes the following habitat measures (30240(b).27 Added in 2006):

A. The University shall coordinate with the City of Goleta, the County of Santa Barbara, and the staff at the Coal Oil Point Natural Reserve on the development and implementation of a Beach Access and Sensitive Species Management Plan for Coal Oil Point and Sands, Ellwood, and West Campus Beaches. The University shall submit the plan to the commission for certification as an LRDP amendment. Implementation of the plan shall also require approval of a notice of impending development and/or coastal development permit by the Commission. The plan shall be prepared by a qualified biologist or environmental resource specialist and shall allow for continued public access to the abovementioned beaches, while providing protection of snowy plovers and other sensitive bird species from human-associated disturbances. The plan shall include, but not be limited to, the following:

- i. Limitations on the use of the beach and nearby areas by horses and dogs;
- ii. Potential seasonal closures of sensitive habitat areas;
- iii. Maintenance of public access to the beach by pedestrians
- iv. Public parking at Camino Majorca and other nearby parking lots;
- v. Increased use of the area due to nearby housing developments including the faculty and student housing developments planned for North and West Campuses;

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- vi. Signage on beaches, trails, accessways, parking lots, and roads indicating permitted uses, restrictions on use, sensitive habitat areas, and any proposed closures;
- vii. Symbolic or other protective fencing to protect Snowy Plover nesting areas;
- viii. Use of docents and other staff to enforce the provisions of the plan;
- ix. A monitoring program to assess the abundance of plovers and other sensitive bird species in the area, as well as any potential impacts to these sensitive resources from public access and recreational activities.

B. Any developments or changes in use of parking, trails, accessways, or facilities in the vicinity of Coal Oil Point, and Sands, Ellwood, and West Campus beaches, shall consider and mitigate impacts on populations of snowy plover and other sensitive bird species in the area.

C. Horses and dogs shall not be allowed at beach and trail areas with active nesting or over wintering populations of snowy plover, including but not limited to Sands and Ellwood beaches, as well as spur trails leading from Coal Oil Point and the Coastal Trail to these beaches. Future use of these areas by horses and dogs may be allowed pursuant to approval of the Beach Access and Sensitive Species Management Plan or other plan that protects populations of snowy plover and other sensitive bird species.

D. Public coastal access parking shall not be allowed at the Coal Oil Point parking lot.

E. The University shall coordinate with Coal Oil Point Reserve Staff, docents, and campus police to develop and implement an Enforcement Program to ensure that the abovementioned habitat protection measures and plan, including limitations on beach access and restrictions on public use of the Coal Oil Point parking lot are enforced.

All available measures shall be explored to avoid development which will have adverse impacts on archaeological resources (30244.1).

The Department of Anthropology and Native Americans will be consulted when development may adversely impact archeological resources (30244.2 1980 LRDP policy, as amended, amended in 2006 to reflect the closure of the Office of Public Archaeology).

When development is proposed for areas where archaeological resources are affected, the project will be designed to minimize impacts on such resources (30244.3).

During any grading and other activities that may result in ground disturbance on archaeological sites, a non-University of California affiliated archaeologist recognized by the State Office of Historic Preservation and a Native American representative shall be present (30244.4).

Should archaeological or paleontological resources be disclosed during any planning, pre-construction or construction phase of the Project, all activity which could damage or destroy these resources shall be temporarily suspended until the site has been examined by a non-University archaeologist recognized by the State Office of Historic Preservation. Mitigation measures shall be developed and implemented to address the impacts of the Project on archaeological resources (30244.5).

Vehicle use, unauthorized collecting of artifacts or other activities which will destroy or disturb archaeological resources shall continue to be prohibited (30244.6).

When development is proposed which may impact an archaeological resource, the University shall follow a step-by-step procedure for identifying, evaluating, and mitigating impacts on archeological resources identified in the Cultural Resources Appendix of the 1990 LRDP FEIR. The University shall follow this program on a project-by-project basis. (30244.7 Amended in 2006 to reflect current practices for protection of archeological resources)

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Development in Coal Oil Point Natural Reserve will be kept to a minimum. Only structures that will be used in conjunction with research in the Reserve, or that will enhance the area's usefulness as a natural study area will be allowed, such as weather stations, observation blinds and small storage structures (30230.1).

The University shall coordinate with and encourage action by the County of Santa Barbara, City of Santa Barbara, City of Goleta, and the Regional Water Quality Control Board to see that adjacent land uses are established and carried out in a manner which will sustain the biological productivity of campus marine resources (30230.2).

Wetland, riparian and environmentally sensitive habitat areas on the North Parcel and the Storke-Whittier property, including those identified in the 2006 North Parcel and Sierra Madre wetland delineations shall be retained, and restored and/or enhanced. A plan for restoring all riparian and wetland areas on the properties shall be submitted to and approved by the Coastal Commission and implemented concurrent with the development of the Sierra Madre Family Student Housing and North Parcel Faculty Housing developments (30230.3 Added in 2006).

Buffers to existing wetland, riparian, and environmentally sensitive habitat areas on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel development as follows. Buildings shall be required to be set back as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel Site (within and near Devereux Creek), as delineated on the 2006 North parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas onsite that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands onsite shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel, as shown in Exhibit 2F may be removed and reestablished on the South parcel at a mitigation ratio 3:1. No other portions of native grassland on the North Parcel shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North parcel, as shown in Exhibit 3F, may be removed and reestablished at alternate locations on the North Parcel at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel shall be removed. Buffer areas shall be vegetated with local native riparian, wetland, and other appropriate species; provided that pedestrian and bicycle paths may be located within buffer areas. Buffer areas shall not be improved with impervious pavement or night lighting (except where necessary for public safety along roadways or adjacent pedestrian sidewalks). To the extent reasonably feasible, trails shall be located within the outside edge of buffer areas. Trails within buffer areas shall be adequately marked, signed and fenced to restrict access to the rest of the buffer area while allowing for movement of wildlife through the area. In addition, Open Space Plan Type B and C trails shall be for pedestrian use only and no more than five feet in width. All wetland, riparian, ESHA, and buffer areas shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions (30230.4 Added in 2006).

Reduced Buffer Areas for Roads and Sidewalks. Roadways and pedestrian sidewalks comprised of permeable paving materials may be located within Buffer Areas between the wetland areas on the North Parcel provided that such roadways and sidewalks are located as far away from these resources

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as feasible and no other less environmentally damaging alternatives exists (30230.5 Added in 2006).

The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. Trees for screening shall be allowed near wetlands and buffers but not to the extent they would impact wetlands. Grading to connect the wetland areas within or near buffer areas shall be permitted; however, any such grading shall be limited to the dry season and approved by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions (30230.6 Amended in 2006).

The Phelps Creek Riparian Area may be reconstructed in accordance with Policies 30231.1 and 30231.3 and all other applicable LRDP policies. Any plans for reconstruction shall include provisions and restoration of riparian habitat along the creek and shall minimize the use of concrete, pavement, and other impermeable surfaces for armoring of the creek banks. The bed of Phelps Creek shall remain as natural sediment. The Phelps Creek Riparian Area and native vegetation shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions. The County of Santa Barbara Flood Control District shall continue to maintain Phelps Creek as a floodway and a maintenance easement to that effect will be granted by the University. The primary function of Phelps Creek will continue to remain as a floodway and the channel will be maintained per County standards to ensure proper flood conveyance capacity. Maintenance agreements will be made to perform major maintenance activities (i.e. dredging) outside the breeding season of any known sensitive species that have been observed in the Creek. The University shall not concretize the Phelps Creek Riparian Area. All pads adjacent to the Phelps Creek Riparian Area will be located two (2) feet above the 100-year flood elevation. The Santa Barbara County Flood Control District will follow the general guidelines outlined in 30230.7(a) (30230.7 Added in 2006)

The District shall use a GradAll, or similar piece of equipment and work from the existing access road along the west bank of the creek. Sediment in Phelps Creek shall be removed from several different areas within this entire reach. Up to 350 cubic yards of sediment shall be removed from approximately 500 feet of the drainage at a time. Sediment may be stockpiled on the adjacent open field/access road until it has dewatered sufficiently to be hauled to a suitable upland disposal site. Sediment shall not be stockpiled on any site containing wetland, riparian, or environmentally sensitive habitat areas and shall be placed so as to maintain public access to the creek and riparian area. The District shall adhere to mitigation measures in the Updated Program EIR for Santa Barbara County Flood Control Routine Maintenance Activities (01-EIR-01) or any future amended EIR. (30230.7(a) Amended in 2006).

A road limited to flood control maintenance activities, emergency access, and pedestrian and bicycle purposes only may be provided to the Phelps Creek Riparian Area through the Buffer Area provided that the road is no more than 16 feet in width, is not paved, and situated away from the Phelps Creek top of bank to the maximum extent feasible while still providing adequate flood control access. If necessary, vegetated spurs are acceptable from the road to the top of bank, to provide access for flood control. (30230.8 Amended in 2006).

A paved bridge, and a paved roadway comprised of permeable paving materials, may be located across the Phelps Creek Riparian Area and within the buffer area for pedestrian/bicycle and flood control and emergency access, provided that such bridge is no wider than 20 feet, however, the bridge may be expanded if necessary to provide fire access to all residential units. (30230.9 Amended in 2006).

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Site drainage on development areas on the North and West Campuses conveying runoff to Phelps and Devereux Slough shall be directed through the bioswales or using other similar integrated stormwater management practices that allow or mimic natural drainage hydrology functions to provide natural infiltration and filtration. Stormwater best management practices shall be utilized to reduce runoff, control sources of pollution, and treat runoff prior to conveyance to local streams or creeks. Piping of stormwater shall be permitted to cross under roadways and sidewalks. (30230.10 Amended in 2006)

Natural Open Space Areas and Environmentally Sensitive Habitat areas on the North and West Campuses shall be restored with native plant species of local genotype, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community, and shall be maintained by the University through the CBER or, in the event CBER no longer is responsible for maintaining campus wetland areas, a successor entity responsible for such functions (30230.11 Amended in 2006).

Integrated pest management practices shall be used in all private landscape areas (not including buffers) and community open space areas on the North and West Campuses. Rodenticides containing any anticoagulant compounds (including but not limited to Warfarin, Brodifacoum, Bromadiolone, or Dipancinone) shall not be used within the private landscape areas and community open space areas on the North and West Campuses. Landscaping shall consist of local native, drought tolerant species, with the exception of lawn areas. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or by the North and West Campuses. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the North and West Campuses. These requirements shall be included in the CC&Rs for the private areas. The CC&Rs shall refer property owners to the California Invasive Plant Council list (cal-ipc.org) and California Native Plant Society, Channel Islands Chapter (30230.12 Amended in 2006).

Upon the completion and sale of the first 72 North Parcel housing units, the University shall provide, on an ongoing basis, for one full-time equivalent (FTE) steward for the South Parcel nature park area, and an FTE Coal Oil Point Reserve Snowy Plover Coordinator position. (30230.13 Amended in 2006).

Following the expiration of the Venoco Corporation lease in 2016, Venoco Corporation the University shall designate the site as open space or natural reserve area. (30230.14 Added in 2006)

Wetland and riparian vegetation enhancement shall be conducted to the maximum extent feasible along Devereux Creek. Any future regional open space planning efforts, including development of a Final Open Space Management Plan for the Ellwood-Devereux area, shall include this policy (30230.15 Added in 2006).

The minimum buffers and setbacks from streams (top of bank), riparian corridors (edge of canopy), or wetlands, shall be 100 feet except on North Parcel on North Campus as pursuant to Policy 30230.4. No development, except as provided in Policies 30230.5 and 30230.6 shall occur within buffer areas except for the following: habitat restoration; construction of water quality management facilities; erosion control management; public access trails and associated appurtenances; existing easements for roads, trails, and utilities; or flood control or sediment management activities; pursuant to an approved management and maintenance program, only where no other less environmentally damaging alternative exists and the development is approved by the Commission in a notice of impending development (30230.16 Added in 2006).

In order to protect identified campus wetlands, environmentally sensitive habitat areas, and coastal

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waters from sediment transfer or contamination from urban runoff during construction, the following grading and erosion control practices shall be followed (30231.1):

(a) North and West Campus construction periods shall be scheduled during the dry months of the year (May through October) whenever possible.

(b) If grading occurs during the rainy season (November through April), sediment traps, barriers, covers or other methods shall be used to reduce erosion and sedimentation.

(c) A site-specific erosion control and landscape plan shall be prepared for all new construction.

(d) Whenever practical, land on the North and West Campus is to be developed in increments of workable size which can be completed during a single construction season: erosion and sediment control measures are to be coordinated with the sequence of grading.

(e) Excavated materials shall not be deposited or stored where the material can be washed away by high water or storm runoff.

(f) Grading operations on campus shall be conducted so to prevent damaging effects of sediment production and dust on the site and on adjoining properties.

(g) When vegetation must be removed on campus, the method shall be one that will minimize the erosive effects from the removal.

(h) Exposure of soil to erosion by removing vegetation shall be limited to the area required for construction operations. The construction area should be fenced to define project boundaries.

(i) Removal of existing vegetation on campus is to be minimized whenever possible.

(j) Temporary mulching or other suitable stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities on campus.

(k) Topsoil removed from the surface in preparation for grading and construction on-campus is to be stored on or near the site and protected from erosion while grading operations are underway, provided that such storage may not be located where it will cause suffocation of root systems of trees intended to be preserved. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments of building pads so as to provide a suitable base for seeding and planting.

(l) Slopes, both cut and fill on campus, shall not be steeper than 2:1 unless a geological and engineering analysis indicates that steeper slopes are safe and erosion control measures are specified.

(m) Slopes on campus shall not be constructed so as to endanger or disturb adjoining property;

(n) Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and

(o) Neither wet concrete, nor slurries thereof, shall be permitted to enter any campus wetlands.

Projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters, environmentally sensitive habitat areas, and wetlands, according to the following policies (30231.2):

(a) North, West and Storke Campus site development is to be accomplished, whenever, feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground (30231.2 as amended 2006).

(b) During campus development, sediment shall be retained on the site (30231.2).

(c) The University shall work with property owners adjacent to the North and West Campus, the City of Goleta, and Santa Barbara County to insure that development of such properties does not introduce sedimentation into the West Campus marsh, to the maximum extent feasible (30231.2, as amended 2006).

(d) Projects shall be designed to conduct storm water drainage away from Devereux Slough and Storke

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Campus Wetlands, whenever feasible. (30231.2)

(e) If storm water can only be feasibly discharge into campus wetlands it shall comply in all respects to all applicable standards of the Regional Water Quality Control Board. (30231.2).

(f) At Coal Oil Point, if percolation is determined through tests to be inadequate, to prevent bluff top erosion, storm waters will be collected and drained directly to the ocean by means of pipes discharging at the base of the bluffs (30231.2).

(g) Runoff from new development and the planned parking lot at Coal Oil Point shall be directed to the east-facing bluff on the Point, and the drainage structures integrated with the planned stairway to the beach, if feasible. Traps and filters for roadway contaminants shall be provided as part of the drainage structures 30231.2).

(h) Storm drainage from the planned student housing project on the Main Campus shall utilize existing drainage structures on the bluff, rather than introducing additional pipes to penetrate the bluff face, unless additional storm water runoff through the existing pipe is determined to be insufficient or to accelerate erosion30231.2).

(i) The quality of water entering the campus lagoon shall continue to be monitored. 30231.2)

(j) Minimize siltation of the Campus Lagoon 30231.2)

(k) Prohibit chemical wastes, sewage effluent or waste waters from entering the Campus Lagoon; 30231.2)

(l) New development adjacent to the required 100-foot building setback surrounding the upland limit of the wetland shall not result in significant adverse impacts due to additional sediment, nutrients, pollutants, and other disturbances (30231.2 1980 LRDP)

(m) All sewage from campus development shall be disposed of in sanitary sewer lines or approved septic tank system subject to design and performance requirements of the Regional Water Quality Board.

(n) Runoff from parking areas and from University Road on the Main Campus shall be directed to drainage structures. Traps and filters for roadway and parking lot contaminants shall be provided as part of the drainage structures.

Drainage and runoff shall not adversely affect campus wetlands (30231.3):

(a) The near slopes along the edge of the wetlands shall remain an undisturbed buffer area.

(b) Pollutants shall not be allowed to enter the area through drainage systems (1980 LRDP Development Standard).

(c) Runoff into the wetlands will not increase sediment from campus property.

Fills shall not encroach on Devereux Slough, Storke Campus Wetlands, campus lagoon or any other natural watercourses or construct channels on campus (30233(a).1).

Fills shall have suitable protection against erosion (30233(a)2).

Areas that are disturbed within the Storke wetlands and adjacent buffer areas by the construction of any required utility line connections between the planned student housing on the Storke Campus and existing utility lines passing through the Storke Wetland shall be restored (30233(a)3).

Any dredging of the West Campus Marsh or Devereux Slough to remove sediment shall be planned and carried out to avoid significant disruption to the marine and wildlife habitat of the Coal Oil Point Natural Reserve (30233(b).1).

No permanent above-ground structures shall be permitted on the dry sand beach except facilities necessary for public health and safety, and temporary recreational structures such as volleyball poles and nets (30235.2 1980- LRDP policy, as amended, amended in 2006).

The campus will continue its compliance with hazardous material and hazardous waste laws and

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regulations and will maintain and strengthen its hazardous waste minimization program (30232.1).

The campus will maintain and upgrade its resources for chemical spill response in order to minimize the risk of any hazardous materials release or threatened release (30232.2).

The EH&S Office will appropriately dispose of hazardous materials (30232.3).

Waste minimization efforts by the EH&S Office will be strengthened and particular consideration will be given to: monitoring of hazardous materials storage and handling procedures; recycling (onsite and offsite) and source reduction goals and implementation procedures; and informational and educational programs (30232.4).

If contaminated soil and/or groundwater is encountered during excavation and/or grading activities on North and West Campuses except in the location of the Venoco Co leased property, 30232.5 Added 2006.

- (a) The construction contractor(s) shall stop work and immediately inform th EH&S;
- (b) An on-site assessment shall be conducted to determine if the discovered materials pose a significant risk to the public or construction workers;
- (c) If the materials are determined to pose such a risk, a remediation plan shall be prepared and submitted to the EH&S to comply with all federal and State regulations necessary to clean and/or remove the contaminated soil and/or groundwater;
- (d) Soil remediation methods could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment and disposal, and/or treatment without excavation;
- (e) Remediation alternatives for cleanup of contaminated groundwater could include, but are not necessarily limited to, on-site treatment, extraction and off-site treatment, and/or disposal; and
- (f) 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.