Appendix C
Policies from Relevant Jurisdictions
Updated February 2015 [where noted]

CONTENTS **Pg.**

CALIFORNIA COASTAL ACT (1973)

http://www.coastal.ca.gov/

30107.5 "Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

30212 (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

30230 Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long term commercial, recreational, scientific, and educational purposes.

30231 The biological productivity and the quality of coastal waters, creeks, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural creeks.

30233 (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) or Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support facilities,

shall not exceed 25 percent of the degraded wetland.
(4) In open coastal waters, other than wetlands, including creeks, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
(7) Restoration purposes.
(8) Nature study, aquaculture, or similar resource dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.
(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary….
(d) Erosion control and flood control facilities constructed on water courses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for such purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

30236 Channelizations, dams, or other substantial alternations of rivers and creeks shall incorporate the best mitigation measures feasible, and be limited to:
(1) necessary water supply projects,
(2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or
(3) developments where the primary function is the improvement of fish and wildlife habitat.

30240 (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

30251 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

CITY OF GOLETA GENERAL PLAN/COASTAL LAND USE PLAN [Updated 2/15]

http://www.cityofgoleta.org/city-hall/planning-and-environmental-review/general-plan/view-general-plan/general-plan-coastal-land-use-plan-final-eir

LAND USE ELEMENT

LU 1.1: Land Use Plan Map and General Policies
Objective: To maintain a land use pattern that provides continuity with the past and present use and development of the city and locates the various uses in a manner that is consistent with the fundamental goals and principles of the plan.

LU 1.2: Residential Character - The Land Use Plan map shall ensure that Goleta's land use pattern remains predominately residential and open, with the majority of nonresidential development concentrated along the primary transportation corridor—east and west along Hollister Avenue and US-101. The intent of the Land Use Plan is to protect and preserve residential neighborhoods by preventing intrusion of nonresidential uses that would be detrimental to the preservation of the existing character of the neighborhoods.

LU 1.7: New Development and Protection of Environmental Resources. Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent with the standards set forth in the Conservation Element and the City's Zoning Code.

LU 1.8: New Development and Neighborhood Compatibility - Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.

LU 3.3: Community Commercial (C-C). [GP] The Community Commercial category is intended to allow relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the Goleta Valley are discouraged. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the Safety Element. All community commercial development shall be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers. Noise levels and hours of operation may be regulated to avoid any potential conflict with adjacent residential uses. The size of any mixed-use developments shall be consistent with street and utility capacities. The Fairview Shopping Center and Calle Real Center are included in this designation.

LU 4.4: Service Industrial (I-S). [GP/CP] This designation is applied to properties within the airport flight path where airport operations limit the range and density of activities that may be allowed. Densities shall not exceed 25 persons per acre to conform to the Airport Land Use Plan and airport operations, as well as to maintain acceptable levels of service on roadways serving these areas. Uses may occur in a less-managed environment than in the Business Park category. Allowed uses include warehouses, storage, outdoor storage (including storage of vehicles and recreational vehicles), automotive sales and rentals, manufacturing, heavy commercial uses, and similar uses that may be compatible with airport operations. The processing or storage of flammable or hazardous materials shall be strictly controlled. Near the airport, heights of structures and landscaping shall be limited so as not to interfere with the airspace in the airport approach zone and clear zone.

LU 12.1: City of Goleta Planning Area. [GP] The City of Goleta Planning Area, shown on Figure 2-3, extends from the western sphere of influence (SOI) boundary of the City of Santa Barbara in the east to the westernmost boundary of the service area of the Goleta Water District at the El Capitan area to the west. The planning area is bounded by the Pacific Ocean on the south and Los Padres National Forest on the north. The planning area includes lands within Goleta; lands within the city of Santa Barbara, including the Santa Barbara Municipal Airport; lands within the UCSB campus subject to the jurisdiction of the University of California Board of Regents and the California Coastal Commission; and a wide array of lands in unincorporated Santa Barbara County, ranging from the densely developed community of Isla Vista to the scenic rural landscapes of the Gaviota Coast. The planning area also includes lands within the jurisdiction of a variety of special districts, including the Goleta Water District, the Goleta Sanitary District, the Goleta West Sanitary District, the Embarcadero Community Services District, the Isla Vista Recreation and Park District, the Santa Barbara County Fire Protection District, the Santa Barbara County Flood Control District, the Metropolitan Transit District, and others.

In addition to the specific guidelines or criteria set forth in subsequent sections of this policy, the following general guidelines shall apply to lands within the planning area that are outside the city boundary:

a. Land use changes and service delivery changes within the planning area shown in Figure 2-3 are likely to have impacts on Goleta and on its residents and businesses. Such changes could affect the ability of the City

to fully or effectively achieve the various objectives and purposes set forth in this plan. Consequently, the City has a strong interest in reviewing and commenting on all proposals for change in the Planning Area.

b. The City encourages the various entities with jurisdiction over lands within the Planning Area to refer all proposals for changes to the City for its review and comments. The changes of interest to the City include, but are not limited to, the following:
    1. Proposals for development of buildings or other structures.
    2. Proposals for subdivision of land, including lot line adjustments.
    3. Proposals for changes in zoning, including the map of zoning districts and text regulations applicable to the land.
    4. Proposed new plans or amendments to existing plans, including community or area plans, specific plans, the Long-Range Development Plan (LRDP) of UCSB, the Santa Barbara Airport Master Plan, resource-related plans, and other similar planning documents.
    5. Master plans and similar planning documents for services and facilities of special districts.
    6. Proposals for annexation of lands.
    7. Proposals for acquisition or disposition of real property.
    8. Proposals to extend or modify services and/or infrastructure facilities.
c. The City encourages that proposals related to the foregoing items be referred to the City at the earliest possible time so that the City's comments may have a role in helping shape the proposal prior to its being considered for final action in formal hearings or other proceedings.
d. The City encourages that the Lead Agencies pursuant to the California Environmental Quality Act (CEQA) for projects situated within the Planning Area include the City in their distributions of all CEQA notices for those projects, including, but not limited to, notices of preparation and notices of public scoping meetings.
e. The City shall notify all agencies and governmental entities having jurisdiction within the Planning Area of all City projects or actions that could potentially affect the agency or entity. This shall include notifications regarding the items set forth in section b. above and other notifications as may be requested by the agency or entity.
f. Additional rural lands should not be annexed to the Goleta Water District, Goleta Sanitary District, or the Goleta West Sanitary District.
g. Creation of new private service systems for sewer and water in rural areas north and west of Goleta shall be opposed.

LU 12.3: Santa Barbara Municipal Airport. [GP] Future changes at the Santa Barbara Municipal Airport, which is located on noncontiguous territory of the City of Santa Barbara situated at the center of Goleta, are of great interest and concern to the City of Goleta and Goleta's residents. Any future changes at the airport should take into account the following:

a. New facilities or changes to existing physical facilities, such as runways and passenger terminals, should not be approved unless the impacts of the projects on nearby areas within Goleta have been fully evaluated pursuant to CEQA, and any residual impacts following implementation of mitigations are determined to be minor or insignificant. Mitigation measures should be required that avoid or reduce impacts to the maximum extent practicable.
b. If noise impacts are anticipated to occur as a result of planned changes to airport operations or facilities, appropriate noise mitigation measures shall be considered, including adjustments of flight paths, authorized types of aircraft, and hours of operation, as well as acoustical insulation of affected residential units.
c. The Santa Barbara Municipal Airport is situated on lands that were historically a portion of the Goleta Slough and its associated streams and wetlands. Any new facilities or changes to existing physical facilities should avoid or minimize further fill or contamination of these sensitive coastal wetlands. Fill or alteration of existing wetlands or streams should be considered only in circumstances where there is no feasible alternative and should be the minimum necessary to accomplish the essential purpose.
d. The new passenger terminal project, and other future changes, should be designed to provide sufficient on-site parking for all airport users so that no parking impacts would occur on streets or parcels of land within Goleta neighborhoods. The passenger terminal project should incorporate design features to promote use of buses, vanpools, and other alternative forms of transportation by air passengers to reduce or avoid parking impacts and traffic impact on Goleta's streets and neighborhoods.
e. A Mitigation Agreement between the City of Santa Barbara and the City of Goleta should be developed and adopted to provide for monetary contributions by the City of Santa Barbara for its "fair share" of the costs of

any road improvements within Goleta needed to serve planned future airport projects. The agreement should also address mitigation of other types of impacts by airport projects that would occur within Goleta's territory.

f. Proposed changes in tenants or uses on airport property should be evaluated for impacts.
g. Appropriate mechanisms should be created in airport governance to provide for participation by representatives appointed or selected by the City of Goleta.

LU 6.2: Open Space/Passive Recreation. This use category is intended to identify and reserve areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values. It may be used to designate both private and public open space areas. The category includes areas reserved for natural drainage courses that may be managed as part of the City's stormwater management program. The following criteria and standards shall apply to lands within this designation:

a. Open space lands are intended to maintain the land in a natural condition in order to protect and conserve sensitive habitats.
b. Resource management activities, including, but not limited to, habitat restorations, are permitted.
c. Minimal improvements to accommodate passive public use, such as trails, nature education, beach access, and public viewing areas, are permitted.
d. Except for existing facilities, active recreational uses involving structures or improvements to the land shall not be permitted.
e. Limited parking and public access improvements may be allowed provided that any adverse impacts are avoided or mitigated.

OPEN SPACE ELEMENT

3.2 GUIDING PRINCIPLES AND GOALS

1. Provide and maintain, in coordination with other agencies, a system of parks, open spaces, and recreation facilities that are accessible to and will meet the needs of present and future users of all age groups.
5. Preserve Goleta's existing open space areas, including its beaches and Pacific shoreline, sensitive habitat areas, and agricultural lands, and increase the amount of permanently protected open space as opportunities for acquisition arise.
6. Provide for convenient public access to Goleta's beach and shoreline areas and protect these areas for coastal-dependent and coastal-related recreation use.
7. Manage open space areas in a manner that provides for public access, passive and active recreational use, and enjoyment, consistent with protection of natural and scenic resource values.
8. Provide and maintain a system of trails that will connect major parks and open space areas with each other, neighborhoods, the regional trail system, and Los Padres National Forest.

Objective: To identify and protect prehistoric and historic cultural sites and resources from destruction or harmful alteration.

OS 6.11: Planned New Parks and Open Space. [GP] The locations of planned new public parks and open space are shown on Figure 3-2 and described in Table 3-1. Specific improvements will be implemented as conditions require and when funding is available. These planned new public parks and open space include:

a. Expansion of the Armitos Park. An approximately 4-acre neighborhood park located in the vicinity of Old San Jose Creek between Hollister Avenue and Armitos Avenue adjacent to the Armitos Park in Old Town.
b. A park in the southern portion of Old Town. A 4- to 5-acre active recreation community park, potentially including sports fields, located on or in the vicinity of the former drive-in theater in Old Town between the Santa Barbara Airport and SR-217.
c. Willow Springs Park. A 2- to 3-acre neighborhood park in the proposed Willow Springs Phase II project located south of US-101 and east of Los Carneros Road, on property totaling approximately 19 acres.
d. Village at Los Carneros Park. A 3- to 5-acre neighborhood park in the proposed Village at Los Carneros project located south of US-101 and west of Los Carneros Road, on property totaling approximately 18 acres. The park should include active recreation facilities, such as fields suitable for organized sports.
e. Cabrillo Business Park Open Space. An approximately 15-acre neighborhood open space located west of Santa Barbara Airport on an approximately 92-acre property bound by Hollister Avenue and Los Carneros Road.

Parks and open space in new developments shall be open to the general public and not limited to residents of individual development projects.

CONSERVATION ELEMENT

4.2 GUIDING PRINCIPLES AND GOALS

1. Protect, maintain, and enhance natural ecosystem processes and functions in Goleta and its environs in order to maintain their natural ecological diversity.
2. Preserve, restore, and enhance the physical and biological integrity of Goleta's creeks and natural drainages and their associated riparian and creekside habitats.
3. Protect, restore, and enhance coastal bluffs and dune areas.
4. Identify and protect wetlands, including vernal pools, as highly productive and complex ecosystems that provide special habitats for flora and fauna as well as for their role in cleansing surface waters and drainages.
5. Protect water quality and the biological diversity of Goleta Slough and Devereux Slough.
6. Protect and enhance other important aquatic and terrestrial habitats, including those associated with rare, threatened, or endangered species of plants or animals.
7. Protect, preserve, and enhance Goleta's Urban Forest.
9. Manage water resources at the watershed level cooperatively with other agencies to maintain high groundwater and surface water quality and to protect marine aquatic habitats.
10. Manage groundwater and surface water resources to promote water quality and quantity adequate to support natural ecosystem processes and functions.
12. Conserve soil resources as the foundation of resource production and minimize erosion and other soil-depleting processes.

ESHAs

CE 1.1: Definition of Environmentally Sensitive Habitat Areas. [GP/CP] ESHAs shall include, but are not limited to, any areas that through professional biological evaluation are determined to meet the following criteria:

a. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments.
b. Any area that includes habitat for species and plant communities recognized as threatened or endangered by the state or federal governments; plant communities recognized by the State of California (in the Terrestrial Natural Communities Inventory) as restricted in distribution and very threatened; and those habitat types of limited distribution recognized to be of particular habitat value, including wetlands, riparian vegetation, eucalyptus groves associated with monarch butterfly roosts, oak woodlands, and savannas.
c. Any area that has been previously designated as an ESHA by the California Coastal Commission, the California Department of Fish and Game, City of Goleta, or other agency with jurisdiction over the designated area.

CE 1.2: Designation of Environmentally Sensitive Habitat Areas. ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides examples of the ESHAs and some locations of each. The provisions of this policy shall apply to all designated ESHAs. ESHAs generally include but are not limited to the following:

a. Creek and riparian areas.
b. Wetlands, such as vernal pools.
c. Coastal dunes, lagoons or estuaries, and coastal bluffs/coastal bluff scrub.
d. Beach and shoreline habitats.
e. Marine habitats.
f. Coastal sage scrub and chaparral.
g. Native woodlands and savannahs, including oak woodlands.
h. Native grassland.
i. Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas.
j. Beach and dune areas that are nesting and foraging locations for the western snowy plover.
k. Nesting and roosting sites and related habitat areas for various species of raptors.
l. Other habitat areas for species of wildlife or plants designated as rare, threatened, or endangered under state or federal law.

m. Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.

CE 1.6: Protection of ESHAs. ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within ESHAs or their buffers. The following shall apply:

a. No development, except as otherwise allowed by this element, shall be allowed within ESHAs and/or buffers.
b. A setback or buffer separating all permitted development from an adjacent ESHA shall be required and shall have a minimum width as set forth in subsequent policies of this element. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area.
c. Public accessways and trails are considered resource-dependent uses and may be located within or adjacent to ESHAs. These uses shall be sited to avoid or minimize impacts on the resource to the maximum extent feasible. Measures— such as signage, placement of boardwalks, and limited fencing or other barriers—shall be implemented as necessary to protect ESHAs.
d. The following uses and development may be allowed in ESHAs or ESHA buffers only where there are no feasible, less environmentally damaging alternatives and will be subject to requirements for mitigation measures to avoid or lessen impacts to the maximum extent feasible:
    1) public road crossings,
    2) utility lines,
    3) resource restoration and enhancement projects,
    4) nature education,
    5) biological research, and
    6) Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives.
e. If the provisions herein would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel. Alternatively, the City may establish a program to allow transfer of development rights for such parcels to receiving parcels that have areas suitable for and are designated on the Land Use Plan map for the appropriate type of use and development.

CE 1.8: ESHA Buffers. Development adjacent to an ESHA shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation shall be provided in buffer areas to serve as transitional habitat. All buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect.

CE 1.10: Management of ESHAs. The following standards shall apply to the ongoing management of ESHAs:

a. The use of insecticides, herbicides, artificial fertilizers, or other toxic chemical substances that have the potential to degrade ESHAs shall be prohibited within and adjacent to such areas, except where necessary to protect or enhance the ESHA itself.
b. The use of insecticides, herbicides, or other toxic substances by City employees and contractors in construction and maintenance of City facilities and open space lands shall be minimized.
c. Mosquito abatement within or adjacent to ESHAs shall be limited to the implementation of the minimum measures necessary to protect human health Tecolote Creek Lagoon and shall be undertaken in a manner that minimizes adverse impacts to the ESHAs.
d. Weed abatement and brush-clearing activities for fire safety purposes shall be the minimum that is necessary to accomplish the intended purpose. Techniques shall be limited to mowing and other low-impact methods such as hand crews for brushing, tarping, and hot water/foam for weed control. Disking shall be prohibited.
e. Where there are feasible alternatives, existing sewer lines and other utilities that are located within an ESHA shall be taken out of service, abandoned in place, and replaced by facilities located outside the ESHA to avoid degradation of the ESHA resources, which could be caused by pipeline rupture or leakage and by routine maintenance practices such as clearing of vegetation.
f. Removal of nonnative invasive plant species within ESHAs may be allowed and encouraged, unless the nonnatives contribute to habitat values.
g. The following flood management activities may be allowed in creek and creek protection areas: desilting, obstruction clearance, minor vegetation removal, and similar flood management methods.

Policy CE 2: Protection of Creeks and Riparian Areas
Objective: Enhance, maintain, and restore the biological integrity of creek courses and their associated wetlands and riparian habitats as important natural features of Goleta's landscape.
CE 2.2: Streamside Protection Areas. A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1. The purpose of the designation shall be to preserve the SPA in a natural state in order to protect the associated riparian habitats and ecosystems. The SPA shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the SPA upland buffer shall be as follows:

a. The SPA upland buffer shall be 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.

CE 2.3: Allowable Uses and Activities in Streamside Protection Areas. The following compatible land uses and activities may be allowed in SPAs, subject to all other policies of this plan, including those requiring avoidance or mitigation of impacts:

a. Agricultural operations, provided they are compatible with preservation of riparian resources.
b. Fencing and other access barriers along property boundaries and along SPA boundaries.
c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.
d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative.
e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.
f. Resource restoration or enhancement projects.
g. Nature education and research activities.
h. Low-impact interpretive and public access signage.
i. Other such Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives.

CE 2.5: Maintenance of Creeks as Natural Drainage Systems. Creek banks, creek channels, and assoc-iated riparian areas shall be maintained or restored to their natural condition wherever such conditions or opportun-ities exist. Creeks carry a significant amount of Goleta's stormwater flows. The following standards shall apply….

CE 2.6: Restoration of Degraded Creeks. Segments of several creeks in Goleta have been covered or channelized by concrete culverts, causing degradation of the creek ecosystem. Restoration activities for improving degraded creek resources shall include the following:

a. Channelized creek segments and culverts shall be evaluated and removed to restore natural channel bed and bank, where feasible.
b. Creek courses in public rights-of-way shall be uncovered as part of public works improvement projects.
c. Barriers that prevent migration of fish such as anadromous salmonids from reaching their critical habitat shall be removed or modified.
d. Restoration of native riparian vegetation and removal of exotic plant species shall be implemented, unless such plants provide critical habitat for monarch butterflies, raptors, or other protected animals.
e. Creek rehabilitation projects shall be designed to maintain or improve flow capacity, trap sediments and other pollutants that decrease water quality, minimize channel erosion, prevent new sources of pollutants from entering the creek, and enhance in-creek and riparian habitat.
f. The use of closed-pipe drainage systems for fish-bearing creeks shall be prohibited unless there is no feasible, less environmentally damaging alternative. When the use of culverts is necessary, the culverts shall be oversized and have gravel bottoms that maintain the channel's width and grade.

Policy CE 3: Protection of Wetlands
Objective: To preserve, protect, and enhance the functions and values of Goleta's wetlands.

CE 3.4: Protection of Wetlands in the Coastal Zone. The biological productivity andthe quality of wetlands shall be

protected and, where feasible, restored in accordance with the federal and state regulations and policies that apply to wetlands within the Coastal Zone. Only uses permitted by the regulating agencies shall be allowed within wetlands. The filling, diking, or dredging of open coastal waters, wetlands, estuaries, and lakes is prohibited unless it can be demonstrated that:

a. There is no feasible, environmentally less damaging alternative to wetland fill.
b. The extent of the fill is the least amount necessary to allow development of the permitted use.
c. Mitigation measures have been provided to minimize adverse environmental effects.
d. The purposes of the fill are limited to: incidental public services, such as burying cables or pipes; restoration of wetlands; and nature study, education, or similar resource-dependent activities. A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally the required buffer shall be 100 feet, but in no case shall wetland buffers be less than 50 feet. The buffer size should take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge effects of the development to the resources, natural features such as topography, the functions and values of the wetland, and the need for upland transitional habitat. A 100-foot minimum buffer area shall not be reduced when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and ground water recharge. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.

CE 3.6: Mitigation of Wetland Fill. Where any dike or fill development is permitted in wetlands in accordance with the Coastal Act and the policies of this plan, at a minimum mitigation measures shall include creation or substantial restoration of wetlands of a similar type. Adverse impacts shall be mitigated at a ratio of 3:1 unless the project proponent provides evidence that the creation or restoration of a lesser area of wetlands will fully mitigate the adverse impacts of the fill. However, in no event shall the mitigation ratio be less than 2:1. All mitigation measures are subject to the requirements of CE 1.7.

CE 5.3 Protection of Costal Bluff Scrub, Coastal Sage Scrub, and Chaparral ESHA.
In addition to the provisions of Policy CE 1, the following standards shall apply….

Policy CE 7: Protection of Beach and Shoreline Habitats
Objective: To preserve and protect the biological integrity of Goleta's beaches, dunes, coastal bluffs and other shoreline resources.

Policy CE 8: Protection of Special-Status Species
Objective: To preserve and protect habitats for threatened, endangered, or other special-status species of plants and animals in order to maintain biodiversity.

CE 8.1: ESHA Designation. Requisite habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the state and federal endangered species acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under provisions of the California Fish and Game Code shall be preserved and protected, and their occurrences, including habitat requirements, shall be designated as ESHAs. These habitats include, but are not limited to, the following:

a. Special-status plant species such as Santa Barbara honeysuckle (Lonicera subspicata var. subspicata), southern tarplant (Centromadia parryi ssp. australis) and black-flowered figwort (Scrophularia atrata).
b. Habitat capable of supporting special-status invertebrate species, such as the globose dune beetle (Coelus globosus), and roosting habitat for the monarch butterfly.
c. Aquatic habitat capable of supporting special-status fish species such as the steelhead trout (Oncorhynchus mykiss) and tidewater goby (Eucyclogobius newberryi).
d. Habitat capable of supporting special-status amphibians and reptiles such as the red-legged frog (Rana aurora draytonii) and western pond turtle (Clemmys marmorata pallida).
e. Nesting and roosting areas for various species of raptors such as Cooper's hawks (Accipiter cooperii), red-tailed hawks (Buteo jamaicensis), white-tailed kites (Elanus leucurus), and turkey vultures (Cathartes aura).
f. Nesting habitat for other special-status bird species such as western snowy plover, southwestern willow flycatcher (Empidonax traillii extimus), loggerhead shrike (Lanius ludovicianus), yellow warbler (Dendroica petechia), or tri-colored blackbird (Agelaius tricolor).
g. Nesting and foraging habitat for special-status mammals such as pallid bat (Antrozous pallidus), western red bat (Lasiurus blossevillii), Yuma myotis (Myotis yumanensis), and American badger (Taxidea taxus).

CE 8.2: Protection of Habitat Areas. All development shall be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats.

Policy CE 10: Watershed Management and Water Quality

Objective: To prevent the degradation of the quality of groundwater basins and surface waters in and adjacent to Goleta.

CE 10.3: Incorporation of Best Management Practices for Stormwater Management. [GP/CP] New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from nonpoint sources to the maximum extent feasible, consistent with the City's Storm Water Management Plan or a subsequent Storm Water Management Plan approved by the City and the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with applicable standards as required by law. Examples of BMPs include, but are not limited to, the following:

a. Retention and detention basins.
b. Vegetated swales.
c. Infiltration galleries or injection wells.
d. Use of permeable paving materials.
e. Mechanical devices such as oil-water separators and filters.
f. Revegetation of graded or disturbed areas.
g. Other measures as identified in the City's adopted Storm Water Management Plan and other City-approved regulations.

CITY OF SANTA BARBARA COASTAL PLAN - AIRPORT & GOLETA SLOUGH (1982 & 2003)

http://www.santabarbaraca.gov/civicax/filebank/blobdload.aspx?BlobID=16924

Access - Policy A-1: Access within Goleta Slough is restricted to those conducting compatible research and educational projects.

Recreation - Policy B-1: Provide area(s) and facilities on the periphery of the wetland for the recreational and educational use of the Goleta Slough as funding permits.

Mosquito Abatement

Policy C-2: The City shall cooperate with [Vector Control] to see that mosquito abatement practices be limited to the minimum necessary to protect health and prevent damage to natural resources.

Policy C-7: Ongoing activities of special districts require City approval and Coastal Development Permit.

Action: Encourage Goleta Valley [Vector Control]'s use of biological methods of mosquito control.

Sedimentation - Policy C-5: Reduce the flow of sediment into the slough to the minimum compatible with marshland maintenance.

Action:

- Ensure that the ongoing sedimentation removal program of the Flood Control District at the Tecolotito and Carneros settlement basins just south of Hollister Avenue continues.

Support activities that would lead to improved upstream soil management and conservation.

Tidal Action - Policy C-6: Maintain tidal action to maintain optimum populations of marine organisms.

Actions:

- Determine where culverts should be installed or modified, and dikes and berms removed, based on their impact on marine organisms in the slough.
- Clear all channels and culverts in the tidal marsh area of materials that impede tidal circulation. Restore to working order tide gate and pump facilities.
- Have ongoing inspections and maintenance of culverts, tide gate, and pump facilities.

- Ensure that sandbar closure is reported to the Flood Control immediately to ensure sandbar removal is accomplished throughout the year.

Wetlands
Policy C-8: Only uses compatible with the protection and maintenance of wetland habitat and its open space character are allowed.

Policy C-9: Any development approved within or adjacent to the wetland areas shall be consistent with PRC Sections ... Within sensitive habitat areas, the approval of any restoration project ...shall occur only after Dept. of Fish and Game makes a finding under Section 30411 that the wetland is so severely degraded that major restoration which might include other uses not specifically permitted under Section 30233 is necessary and will have the primary effect of restoring the degraded area.

CITY OF SANTA BARBARA GENERAL PLAN UPDATE – April 2014 [New]

ENVIRONMENTAL RESOURCES ELEMENT (2011)

GOALS

- *Sustainable Resource Use.* Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- *Reduce Greenhouse Gases.* Reduce where practicable greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.
- *Reduce Fossil Fuel Use.* Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.
- *Climate Change Adaptation.* If applicable, incorporate adaptation to climate change in proposals for new development, redevelopment and public infrastructure.

Climate Change Policies

ER1. **Climate Change.** As applicable, private development and public facilities and services may be required to incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.

Possible Implementation Actions to be Considered

ER1.1 Comprehensive Climate Change Action Plan. Prepare a comprehensive climate action plan, toward compliance with AB32, to address climate change concerns including reducing green-house gas emissions, green-house gas absorption, and adaptation to climate change. The climate action plan will include evaluation of community energy use (i.e., energy used by buildings and infrastructure); waste and recycling; water and wastewater systems; transportation; and community design. Include objectives and indicators to monitor greenhouse gas emissions, and natural phenomena related to climate change, such as oil seeps, sea-level rise, weather patterns, and wildlife behavior.

All elements of the General Plan will identify which specific policies contribute towards the reduction of green house gases. (Green house gases include carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons and perfluorocarbons, among many others.)

ER1.2 Greenhouse Gas Emission (GHG). Require new development, redevelopment and substantial remodels to demonstrate how the project will support the City in attaining regional GHG vehicular emissions reduction targets. The Santa Barbara region has targets of zero net increase (from 2005 levels) in per capita GHG vehicular emissions in 2020 and 2035. These regional targets were adopted in 2010 by the Santa Barbara County Association of Governments (SBCAG) and the California Air Resources Board (CARB) pursuant to SB 375.

ER1.3 Urban Heat Island Effect. Improve carbon sequestration and reduce the urban heat island effect by:

a. Amending the Zoning Ordinance to establish standards that decrease impermeable surfaces and building areas relative to lot size;
b. Providing incentives such as expedited permitting for building projects that incorporate green roofs; and

c. Exploring possibilities for reducing standards for impermeable surfacing required by the Transportation Division and Fire Department.

ER2. **Emergency Response Strategies and Climate Change.** The City shall incorporate into its response strategies for emergency preparations, the potential effects of climate change, including from extreme weather, sea level rise, or epidemics, on humans, and the built and natural environments.

ER3. **Decrease City's Global Footprint.** In addition to promoting reduced unit size, building footprints and GHG emissions, and energy conservation, promote the use of more sustainable building and landscaping materials and methods.

Possible Implementation Action to be Considered

ER3.1 Locally-Harvested Renewable Materials. Establish additional green building incentives for the use of locally harvested, renewable building or manufacturing materials.

ER4. **Incorporation of Adaptation in Development.** New public and private development or substantial redevelopment or reuse projects shall estimate the useful life of proposed structures, and, in conjunction with available information about established hazard potential attributable to climate change, incorporate adaptation measures in the design, siting and location of the structures.

Possible Implementation Action to be Considered

ER4.1 Adaptation Guidelines. The City shall prepare adaptation guidelines for development projects, and to the extent of information available to the City, provide information about potential climate change hazards to developers. (See also Safety and Public Services Element policies, Hazard Avoidance.)

ER4.2 Sea Level Rise. Identify policy options, costs, and consequences for addressing sea level rise issues, including:

- Techniques to minimize wave energy and damage from storm surges, while minimizing disruption of coastal activities and habitats.
- Review of City public improvements and utilities for potential consequences of sea level rise, and consideration of means of adaptation such as measures to protect in place, raising facilities above projected flood heights, and managed retreat or relocation of facilities.
- Coordination with private property owners along the waterfront on techniques for structural adaptation and new design.

Biological Resources Policies

ER11. **Native and Other Trees and Landscaping**. Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Possible Implementation Actions to be Considered

ER11.1 Tree Protection Ordinance. Update ordinance provisions to protect native oaks and other native or exotic trees. New development shall be sited and designed to preserve existing mature healthy native and non-native trees to the maximum extent feasible.

ER11.2 Oak Woodlands. Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands:

a. Avoid removal of specimen oak trees;
b. Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;
c. Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species;
d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
e. Minimize or avoid installation of high water use landscaping (e.g., lawn) under the dripline of oak trees.

ER11.3 Urban Tree Protection and Enhancement. Create a City-wide enforcement and mitigation program for removal, severe pruning without a permit, or neglect, of protected trees (street trees, trees in front yards, and historic or otherwise designated trees).

ER12. **Wildlife, Coastal and Native Plant Habitat Protection and Enhancement**. Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

Possible Implementation Actions to be Considered

ER12.1 Designate Habitats. Map and designate important City upland habitats and wildlife corridors that merit long term protection, enhancement, and preservation for habitat and wildlife values. Include criteria and monitoring objectives such as largest areas of contiguous coastal sage scrub (generally five acres or greater), oak woodlands (generally one-half acre or greater), perennial grasslands (generally 0.25 acres or greater), annual grasslands (generally five acres or greater), and important wildlife movement corridors.

ER12.2 Multi-Use Plan for Coast and Native Habitat Restoration. Develop updated multi-use plans and monitoring guidelines for publicly owned beaches and other coastal areas to provide for both recreational uses and protection of coastal habitats and wildlife/native plant species. Incorporate as part of the Multi-Use Plan, a Waterfront habitat and wildlife management program that provides measures to improve the extent and quality of native coastal habitats within the City Waterfront, with the following goals:

a. Restoration and protection of remnant coastal sand dune habitat along the City Waterfront, including the removal of non-native and/or invasive plants.
b. Restoration and enhancement of the estuaries of Mission and Sycamore creeks and the Laguna Channel, including appropriate revegetation and removal and control of invasive species. Measures should be considered to improve these estuaries where feasible to maximize biological productivity and ecological function taking into consideration the dynamics of ocean waves and currents and ongoing movement of sand along the City coast.
c. A public access management plan that maintains public access to and along the shoreline, but channels the public to appropriate access locations as needed through sensitive habitat areas of the beach.

ER12.3 Coastal Bluff Habitat Restoration Program and Protection

a. Coastal Bluff Scrub Protection. Site and design new development or major remodels/expansions along the City coastal bluffs (including access, drainage, and landscape improvements) to:
   - minimize impacts to coastal bluff scrub habitat;
   - include provisions for habitat restoration of coastal bluff scrub habitats where development creates direct or indirect impacts to the affected habitat;
   - provide compatible landscaping within 10 feet of the edge of the bluff or on the bluff face, consisting of appropriate native coastal bluff scrub species.
b. Coastal Bluff Restoration. Establish a goal to restore 5.0 acres of coastal bluff habitat over the 20-year life of Plan Santa Barbara.
c. Restoration on Publicly Owned Lands. Work to increase the acreage of coastal bluff scrub through restoration projects on publicly-owned lands along Shoreline Park and the Douglas Family Preserve, and through providing education and assistance to private land owners to encourage the restoration of such habitats.

ER12.4 Native Species Habitat Planning. Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:

a. Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat.
b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. Ensure that efforts are made to minimize disturbance to understory vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.
c. Ensure that new development and redevelopment projects will not result in a net reduction or loss in size and value of native riparian habitats.
d. Increase riparian habitat within the City and / or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities for restoration include perennial reaches of the major streams, reaches of creek on publicly-owned land, and degraded areas of the City's three major creeks.

ER12.5 Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands:

a. Avoid removal of mature native trees;
b. Preserve and protect native tree saplings and understory vegetation;
c. Provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;
d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;
e. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

ER13. **Trail Management**. Existing and future trails along creeks or in other natural settings shall be managed for both passive recreational use and as native species habitat and corridors.

ER14. **Integrated Pest Management Program**. To the extent allowable under state health and safety laws, establish ordinance provisions to apply integrated pest management requirements to development permits.

Hydrology, Water Quality and Flooding Policies

ER19. **Creek Resources and Water Quality**. Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.

Possible Implementation Actions to be Considered

ER19.1 Comprehensive Creek Action Plan. Prepare a comprehensive long term action plan for protecting and enhancing creek water quality, riparian area, and steelhead use, and maintaining or enhancing flood management.

ER19.2 Master Drainage Plan. In coordination with watershed planning, develop a comprehensive drainage plan that identifies the existing system, policies and development standards to better address drainage and water quality issues, areas appropriate for drainage retention/detention, future capital improvements, and funding plan to finance the projects.

ER19.3 Pharmaceutical Waste Education and Collection**.** Continue coordination with the County of Santa Barbara and other agencies to establish and maintain an ongoing public education campaign and periodic drop-off collection days, focusing on proper disposal of pharmaceutical materials and other emergent contaminants of concern, to reduce the contaminants entering wastewater, storm drain, and solid waste systems.

ER19.4 Beach Water Quality Improvement. Consider actions for further improving water quality at East Beach, which could include: (1) a restoration plan for Lower Mission Creek/Laguna Channel, including the potential for a constructed wetland at the creek/ocean interface and/or (2) an ultraviolet treatment system to disinfect the flow within Laguna Creek during low flow periods (e.g., May-September) prior to entering the channel and discharging to the beach.

ER19.5 Watershed Action Plans**.** Continue work toward completion of Watershed Action Plans for Mission Creek, Sycamore Creek, Arroyo Burro Creek, and Laguna Watersheds.

ER20. **Storm Water Management Policies.** The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

Possible Implementation Actions to be Considered

ER20.1 Storm Water Guidelines. The City's Storm Water Management Guidelines provide information on implementation measures such as ground water recharge, pervious surfacing, bioswales, detention basins, and green roofs. Update measures for street sweeping, storm-drain stenciling, and public outreach for inclusion in conditions of approval or as mitigation measures. Encourage the conversion of excess street paving between sidewalks and streets to bioswales.

ER20.2 Wash-Down Policies. Prepare or update regulations to limit the practice of hosing down driveways, to conserve water and reduce pollutants carried through urban run-off and conserve water per State Water Resources Control Board regulatory guidelines for storm water management.

ER20.3 Floodplain Mapping Update. Update the Flood Insurance Maps (FIRM) floodplain boundaries for Special Flood Hazard Areas such as the Mission and Sycamore creek drainages and Area A near the Estero.

ER21. **Creek Setbacks, Protection, and Restoration**. Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.
Possible Implementation Actions to be Considered

ER21.1 Creek Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers.

a. Develop setback standards of greater than 25 feet from the top of bank for new structures and hard surfaces adjacent to creeks and wetlands.
b. At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.
c. In developing creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where "hard bank" protection is present.
d. For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.
e. When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g. revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.

ER21.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Utilize native riparian palettes for landscaping along creeks, and prohibit the use of non-native invasive plants. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City's creeks.

ER21.3 Creek Naturalization. Prohibit the placement of concrete or other impervious material into, or piping of, major creeks and primary tributaries except for water supply projects or flood control projects that are necessary for public safety, or to maintain or repair a structure that protects existing development. These protection measures shall only be used for water supply or flood control purposes where no other less environmentally damaging method is available and the project has been designed to minimize damage to creeks, wetlands, water quality, and riparian habitats. Whenever feasible, existing concrete lining shall be removed from creek channels, and reaches of drainages that have been previously under-grounded shall be "daylighted."

ER21.4 Surface Water Drainage Restoration. Set a goal to restore or daylight a total of at least .5 miles of surface water drainages over the life of Plan Santa Barbara. Priority areas for restoration include segments of Mission Creek consistent with sound flood control practices, the reach of Arroyo Hondo Creek through City College, the tributary to Arroyo Burro Creek west of Las Positas Road, and the segment of Arroyo Burro Creek adjacent to La Cumbre Plaza.

DRAFT EASTERN GOLETA VALLEY COMMUNITY PLAN (2011)

COMMUNITY DEVELOPMENT AND LAND USE

http://longrange.sbcountyplanning.org/planareas/goleta/gcp.php

OBJECTIVE LUA-EGV-1: Sustain and enhance agricultural land, operations, and characteristics in Eastern GV.

Policy LUA-EGV-1.1: The County shall maintain land use and development patterns that sustain and support agricultural land uses, agricultural operations, and distinctive urban and rural agricultural characteristics.

Policy LUA-EGV-1.3: Atascadero and Maria Ygnacio Creeks shall be maintained appropriately to serve as buffers between agricultural areas, recreational uses and adjacent commercial, industrial and residential uses.

WATERSHED, HYDROLOGY & FLOODING

[Note – No specific mention of Sea Level Rise]

GOAL #12. Water runoff is clean and not harmful to watershed and marine habitats.

OBJECTIVE HYD-EGV-1: Minimize pollution of streams, sloughs, drainage channels, groundwater basins, estuaries, the ocean and areas adjacent to such waters.

Policy HYD-EGV-1.1: Introduction of contaminated urban and agricultural runoff into all coastal waters, including sloughs, rivers, streams, coastal wetlands and intertidal areas, shall be eliminated or minimized.

Policy HYD-EGV-1.2: Untreated outfalls should avoid or be relocated out of Environmentally Sensitive Habitat and riparian areas.

OBJECTIVE HYD-EGV-2: Minimize potential flood hazards.

Policy HYD-EGV-2.1: Adequate setbacks from floodways and flood hazards shall be required.

Policy HYD-EGV-2.2: Setbacks of a minimum of 50 feet from top of bank but adjusted upward as needed to adequately protect life and property from potential flood hazards shall be required as determined by Flood Control.

Policy HYD-EGV-2.3: As part of its on-going maintenance operations, the Flood Control District shall minimize impacts to stream channels where feasible and consistent with sound flood control practices, and incorporate mitigation measures from the Flood Control Maintenance Program Environmental Impact Report (PEIR) to restore channels and stream backs. The District should incorporate and project costs for these efforts into County budget planning.

Discussion (p. 164): While about a third of Eastern Goleta Valley provides habitat for people in the built environment of the urban area, much of Eastern Goleta Valley provides habitat for local and migratory species, both plant and animal. Habitat areas generally exist on the periphery of the urban area, predominantly in the rural mountainous foothill areas and along the coast, but also through corridors connecting these peripheral areas. These habitats or wildlife corridors follow the riparian vegetation of the areas creeks, waterways, and wetlands; the watersheds provide the network between habitat areas. Non-contiguous habitat disrupts animal movement patterns, disables foraging viability, interrupts seed dispersal routes, and increases vulnerability of species to weed invasion or local hazards such as fire, flooding, disease, etc. Eastern Goleta Valley contains diverse inter-related habitats. Examples include the offshore marine environment, coastal strand, coastal dune, coastal estuaries, various kinds of scrub and woodland habitats, and freshwater streams. It is important to recognize the relationships between, as well as within, these communities when planning and regulating urban and agricultural development. As a valuable local resource, habitat protection and enhancement for the sake of Eastern Goleta Valley"s non- human residents is a key objective of this Plan.

The Conservation Element identifies a number of ecological systems for the Goleta Planning Area. This document further defines "Species and Ecological Communities of Particular Value". The County's LCP designates certain biotic communities as "Environmentally Sensitive Habitat" (ESH). ESH designated areas are afforded specific protections detailed in the County's land use planning policies, as set forth in the Comprehensive Plan and LCP. This Plan contains additional ESH overlay areas and associated habitat protections in the urban and mountainous areas of the Community (Figure 34), as well as protection for riparian corridors in the rural agricultural districts under the Riparian Corridor Overlay District. Additionally, Atascadero Creek is delineated as a “greenway" to emphasize the creek’s importance as a wildlife corridor from Goleta Slough to the San Marcos Foothills (Figure 35) and an opportunity for green infrastructure improvements consistent with Section III.

This community plan is designed to protect habitat and wildlife corridors from the impacts of development; that is, development under this Plan is restricted to infill of the existing urban area that is suitable for development.

Additionally, the urban area boundary prevents urban development in the rural area (see also, Section II.A). This approach avoids impacts to habitat areas in the foothills and prevents sprawling urbanization and leap-frog development patterns. Within the urban area, infill development is prioritized in the core of the community and away from coastal areas to protect coastal habitat resources. Additionally, the policy framework protects specific habitat types, including the environmentally sensitive habitat and riparian corridor habitat overlays, from the impacts of development on a case-by-case basis. Measures such as buffers, setbacks, green infrastructure, and resource replacement ratios provide protection of biological resources and habitats. Taken together, the objective for Eastern GV's natural environment is to preserve the existing resources and enhance these resources whenever possible.

Watershed Policies (p 171):

GOAL #13. The ecological and biological resources of local watersheds are preserved, balanced, and thriving, ridgeline to shore.

OBJECTIVE ECO-EGV-1: Preserve and enhance the watershed ecosystems of Eastern Goleta Valley.

Policy ECO-EGV-1.1: The County shall designate and provide protection to important or sensitive environmental resources and habitats in Eastern Goleta Valley.

Policy ECO-EGV-1.2: The County shall adhere to and incorporate the following priorities for the protection of ecological and biological resources:

- Preservation and/or enhancement of existing natural resources,
- Maintenance of habitat continuity and wildlife corridors,
- Establishment, enlargement, and restoration of ecological preserves and wildlife corridors,
- Long term protection of regional ecosystems,
- Protection and/or enhancement of critical habitats for endangered, threatened, and sensitive biota,
- Enhancement or restoration of degraded habitats, including active removal and management of invasive non-native species,
- Active management of preserves, open space and/or conservation easements,
- Active management of natural areas to diminish fire hazard while sustaining natural resources and values, such as habitat areas and hydrologic function, through management of fuel loads or other appropriate measures (see also, Section III.C: Public Safety), and
- Land use and development patterns that minimize or alleviate the impact to the natural environment and improve Eastern Goleta Valley's urban ecology.

BIOLOGICAL RESOURCES (P. 171)

OBJECTIVE ECO-EGV-2: Preserve and enhance the vitality of biological resources of Eastern Goleta Valley.

Policy ECO-EGV-2.1: Open space and conservation easements should be considered effective methods to preserve important biological resources and habitats.

Policy ECO-EGV-2.2: The use of native, drought-tolerant, and/or fire-resistant plants shall be strongly encouraged in landscaping and restoration projects, especially in parks, buffers adjacent to native habitats and in designated open space.

Policy ECO-EGV-2.3: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, the habitat in which the sensitive species is located shall be preserved to the maximum extent feasible. For the purposes of this policy, sensitive plant species are those species that appear on the County's list of locally rare, generally rare, or endangered plants, and the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Sensitive animal species are defined as those animal species identified by the Department of Fish and Game, the U.S. Fish and Wildlife Service and/or are listed in Tate's The Audubon Blue List (birds).

Policy ECO-EGV-2.4: Where sites proposed for development contain sensitive or important habitats and areas to be

preserved over the long term, degradation of these habitats shall be avoided or minimized as a component of a project, including, but not limited to, one or more of the following conditions:

- Dedication of onsite open space easements covering habitat areas,
- Onsite habitat restoration programs utilizing appropriate native, drought-tolerant, and/or fire-resistant species,
- Monetary contributions toward habitat acquisition and management, and/or
- Offsite easement and/or restoration of comparable habitat/area when onsite preservation is infeasible.

Policy ECO-EGV-2.5: Restoration: In cases where adverse impacts to biological resources cannot be avoided after impacts have been minimized, restoration shall be required. A minimum replacement ratio of 2:1 shall be required to compensate for the destruction of native habitat areas or biological resources. The area or units to be restored, acquired, or dedicated for a permanent protective easement shall be twice the biological value of that which is destroyed. Restoration may also be required for parcels on which development is proposed and on which disturbance has previously occurred if the currently proposed development would exacerbate the existing impact. Where onsite restoration is infeasible or not beneficial with regard to long-term preservation of habitat, an offsite easement and/or restoration which provides adequate quality and quantity of habitat and within the same watershed shall be required.

Policy ECO-EGV-2.6: The County shall ensure the following requirements for any restoration efforts are considered and incorporated into the restoration plan:

- Restoration shall include the appropriate diversity and density of plants native to the locality,
- Restoration shall incorporate maintenance and monitoring measures to ensure that the remedial action is mitigating permanent remedy of the impact of development,
- When restoration is required, on-site rather than off-site restoration shall be preferred.

Habitat Policies (p. 173):

OBJECTIVE ECO-EGV-3: Preserve and enhance the ecological value and function of habitats of Eastern GV.

Policy ECO-EGV-3.1: Habitats that shall be preserved and enhanced include, but are not limited to:

- Creeks, streams, and waterways, and fish passage,
- Wetlands and vernal pools,
- Riparian vegetation,
- Wildlife corridors between habitat areas,
- Roosting, nesting, and foraging habitat for bird species, and
- Nesting and foraging habitat for subterranean species.

Policy ECO-EGV-3.2: Ecological communities and habitats shall not be fragmented into small non- viable pocket areas by development.

Policy ECO-EGV-3.3: In rural areas and where major wildlife corridors are present in urban areas, development shall not interrupt major wildlife travel corridors within Eastern Goleta Valley. Typical wildlife corridors are provided by drainage courses and similar undeveloped natural areas.

Policy ECO-EGV-3.4: Atascadero Creek Greenway: Atascadero Creek shall be considered as a „greenway" and wildlife corridor from its headwaters in the San Marcos Foothills to its outlet at Goleta Slough and Goleta Beach. The greenway is defined generally as a 100 ft buffer from the centerline of the creek, but may be adjusted where appropriate to include biological/hydrological resources consistent with this Plan. Within the buffer, the greenway shall conceptually and functionally protect and enhance the creek corridor"s habitat, hydrologic, and recreational value to the community, including, but not limited to, the installation of passive hiking trails, bike paths, wildlife passage pocket parks. (see also, Section III.D: Parks, Recreation, Trails, and Open Space). Protection, restoration, and enhancement of the greenway shall be encouraged for all development proposed within or adjacent to the greenway consistent with this Plan (Figure 35).

General Environmentally Sensitive Habitat (ESH) and Riparian Corridor (RC) Policies (p. 175):

The following policies, actions and development standards are intended to apply to environmentally sensitive habitat (ESH) areas or riparian corridors (RC), depicted generally on the County's approved ESH/RC maps.

OBJECTIVE ECO-EGV-5: Designate and provide protection for environmentally sensitive habitats and riparian corridors in the Planning Area.

Policy ECO-EGV-5.1: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors (RC) within Eastern Goleta Valley shall be protected and, where feasible and appropriate, enhanced.

Policy ECO-EGV-5.2: The following general criteria are utilized to determine which resources and habitats in Eastern Goleta Valley are identified as ESH. Significant habitat resources within urban, EDRN and Mountainous Areas that meet one or more of 1 of these criteria shall have coverage of the ESH overlay.

1. Unique, rare, or fragile communities which should be preserved to ensure their survival into perpetuity.
2. Habitats of rare and endangered species that are also protected by State and Federal laws.
3. Plant communities that are of significant interest because of extensions of ranges, or unusual hybrid, disjunctive, or relict species.
4. Specialized wildlife habitats which are vital to species survival, e.g., White-tailed Kite habitat, butterfly trees.
5. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species.
6. Areas which are important because of their high biological productivity and ecological function such as wetlands and vernal pools.
7. Areas which are structurally important in protecting watershed ecology and species, e.g., riparian corridors that protect stream banks from erosion and provide shade.

Policy ECO-EGV-5.3: To protect the viability of agricultural operations in the rural area consistent with the Comprehensive Plan and the Agricultural Element, the ESH Overlay shall not be applied to lands designated Agriculture in the rural area. Instead, riparian corridors in rural agricultural areas shall have coverage of the Riparian Corridor (RC) Overlay, which provides unique requirements for habitat areas located on land with rural agricultural land use designations.

Policy ECO-EGV-5.4: ESH and RC Habitat Types: The following specific biological resources and habitats in the urban, inner-rural, EDRN and Mountainous areas shall be considered environmentally sensitive and designated on the Goleta Valley Community Plan ESH/Riparian Corridor map (Figure 34) based on the criteria of Policy ECO-EGV-1.1 and shall be protected and preserved through provisions of the Environmentally Sensitive Habitat (ESH) and Riparian Corridor (RC) overlay

- Riparian woodland corridors,
- Monarch butterfly roosts,
- Sensitive native flora,
- Coastal sage scrub,
- Oak woodlands,
- Vernal pools,
- Native Grasslands,
- Wetlands,
- Raptor/Turkey Vulture Roosts,
- Critical wildlife habitat, and
- Wildlife Corridor

Policy ECO-EGV-5.5: Minimum Buffer Areas for ESH: The minimum buffer strip and setbacks from streams and creeks for development and activities within the ESH overlay that are regulated by the Co. Zoning Ordinances shall be as follows, except on parcels designated for agriculture in rural areas where Policy ECO-EGV-5.6 shall apply:

- ESH areas within the urban area and EDRNs: a minimum setback of 50 feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, shall be indicated on all site plans. Plans shall minimize ground disturbance and vegetation removal;

- ESH areas within the Mountainous-GOL zone district: a minimum buffer of 200 feet from the edge of existing riparian vegetation. Grading and vegetation removal within these buffers shall be restricted while not precluding reasonable use of a parcel.

Unless otherwise noted the following Policies, Development Standards and Actions apply to all mapped Environmentally Sensitive Habitat and Riparian Corridor Areas, as well as the specified habitats.

OBJECTIVE ECO-EGV-6: Preserve and protect important local habitat types, including native woodlands, native grasslands, coastal sage scrub, monarch butterfly roosts, and riparian vegetation.

Policy ECO-EGV-6.1: Native woodlands, native grasslands, and coastal sage scrub shall be preserved and protected as viable and contiguous habitat areas.

Policy ECO-EGV-6.3: Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the removal of invasive exotic species, the provision of essential public services, or where protection would preclude the reasonable use of a parcel. Degraded areas shall be restored.

Policy ECO-EGV-6.4: Natural stream channels and conditions shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.

Policy ECO-EGV-6.5: For wetland areas and surrounding habitats that have been damaged by pollution and artificial stream channelization, the County shall seek opportunities for restoration to their natural condition.

UCSB FINAL LONG RANGE DEVELOPMENT PLAN [Adopted 11/14]

http://lrdp.id.ucsb.edu/sites/default/files/sites/client057/www/streaming/USCB%202010%20LRDP.pdf

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

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

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

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

LRDP Objectives
The University's primary objective is to fulfill its educational mission to educate and house students, faculty and staff. At the same time, the University appreciates its location adjacent to the Pacific Ocean in the Coastal Zone and recognizes its responsibilities pursuant to the Coastal Act. The University wants to continue to restore and enhance

sensitive resources and increase the public's ability to access the coast from campus. The University's specific educational objectives, as implemented through physical development provided for within this LRDP, are:

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

LAND USE DEFINITIONS

OPEN SPACE

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

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

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

- Temporary greenhouses, shade structures, tool sheds, and utility hookups (water) for restoration purposes

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

- Existing student and/or community garden on Storke Campus east of Los Carneros Road and North of Lot 38 (including the associated greenhouse and garden-related structures), on Storke Campus adjacent to Storke Family Housing, and on West Campus adjacent to West Campus Apartments may each be retained in its 1990 development footprint; however, if any such areas or development are abandoned, they shall not be reconstructed except pursuant to an approved NOID;
- Cheadle Center for Biodiversity & Ecological Restoration (CCBER) office and greenhouses where located as of July 2014 may be retained; (as permitted in NOID 5-07).
- Academic and storage space for the Cheadle Center for Biodiversity and Ecological Restoration located adjacent to Harder Stadium.

LAND USE OVERLAYS

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

ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY

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

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

Allowed uses within the ESHA Overlay shall be limited to:

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

RESERVE OVERLAY

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

Allowed uses within the Reserve Overlay shall be limited to:

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

DEVELOPMENT

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

ACADEMIC & SUPPORT DEVELOPMENT

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

NATURAL AREAS

Over half of the campus' 1,120 acres is naturalized open space, with a mixture of both exotic and native plants. Some of these areas, like Lagoon Island, provide areas for walking and sightseeing as well as important habitat value. Other areas, like the Coal Oil Point Reserve, have limited public access to protect fragile coastal ecosystems. Landscape plantings in natural areas would consist of locally native plants selected for compatibility with the habitat context and wildlife use of the area under consideration.

CAMPUS LAGOON ISLAND

The Campus Lagoon Island — actually a peninsula that extends north to the lagoon from the coast — is a relatively undisturbed landscape of native grasslands, trees, and shrubs that support a variety of wildlife and different types of plant communities. The island and adjacent Goleta Point would retain their natural characters since they are an integral part of the Main Campus' open space network. Each is accessible by paths along the coastal bluffs and beaches. Pedestrians would still be allowed access to designated pathways in most of these areas, and unobtrusive seating areas would be created. Bicyclists will not be permitted in either area.

EAST BLUFFS

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

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

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

ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)

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

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

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

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

ECOLOGICAL RESTORATION

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

OPEN SPACE POLICIES

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

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

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

1. Public coastal access parking at Coal Oil Point, North Campus Open Space - Ocean Meadows, and West Campus Mesa, including ADA-compliant links where feasible from the parking area at Coal Oil Point to the section of the California Coastal Trail along West Campus Bluffs.
2. A visitor or interpretive center on the North Campus Open Space – Ocean Meadows site pursuant to Policy LU-19.
3. Road widening or other road improvements, including the required bridging crossing of the wetlands between West Campus Mesa and North Knoll that is necessary to accommodate an alternative vehicular access on West Campus and implement the Slough Road conversion pursuant to Policy TRANS-12.
4. The route from Parking Lot 38 to Los Carneros Road may be retained for bicycle and pedestrian use and necessary emergency vehicle access, provided that the connection through the open space is re-engineered to include a bridge or alternative crossing that retains a natural open connection to provide wetland connectivity consistent with Policy LU-28.

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

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

2. Open Space, other than the North Campus Open Space – Ocean Meadows and areas already subject to restoration, shall remain available for habitat conservation and public access purposes. Restoration of the remaining available open space may be implemented as project-driven mitigation or as voluntary restoration projects as funding becomes available and in accordance with the priorities for restoration projects that are set forth in the OS Plan required pursuant to Policy OS-09. Prior to completion of the LRDP Open Space Management Plan, restoration projects may be implemented pursuant to individually approved NOIDs.
3. The University shall implement, in phases, the improvements identified in the University's portion of the Ellwood-Devereux Open Space regional planning effort consistent with the provisions of the LRDP. The improvements include maintenance of the Coastal and de Anza Trail formalization and development of a public coastal access trail system on North and West Campus consistent with Figure E.3, installation of designated public coastal access resources including parking, three beach access improvements, restrooms at Coal Oil Point, beach access improvement at "Jail House," South Parcel Nature Park Enhancement Area, and West Campus Bluffs Nature Park Enhancement Area.
4. The status of the cumulative restoration of the Open Space shall be tracked and annually reported to the Executive Director consistent with Policy OS-09. The tracking report shall include remaining restoration priorities and unmet funding requirements.
5. The University shall remediate and re-plant with appropriate native species eroded or compacted areas that have resulted from unauthorized trails within Open Space and shall prevent further trespass.

Policy OS-05: Existing underground public service utilities such as water, sewer, electricity or natural gas service lines located within OS-designated lands may be repaired and maintained as needed. Existing overhead utility lines shall be removed or undergrounded at the earliest feasible opportunity utilizing the least environmentally damaging methods.

Policy OS-06: Development undertaken on lands near OS-designated lands shall be sited and designed to minimize disturbance of Open Space including noise and light pollution as perceived by wildlife, to the maximum extent feasible consistent with the provision of public safety.

Policy OS-07: New outdoor lighting within Open Space shall be limited to the minimum necessary to protect public safety where Class I bikeways are developed on the periphery of Open Space. Where existing Class I bicycle paths are currently lit inconsistent with this requirement, such lighting may be maintained. Other new outdoor lighting within Open Space shall be prohibited unless authorized pursuant to an amendment to this LRDP.

Policy OS-08: Except for the purpose of habitat restoration and emergency vehicles responding to an emergency, motorized vehicles shall not be allowed on paths and trails located within OS-designated lands. New pedestrian or bicycle facilities within Open Space shall be located and designed in a manner to minimize potential impacts to environmentally sensitive habitat areas to the maximum extent feasible.

Policy OS-09: Within three years after certification of the 2010 LRDP Update, the University shall prepare and submit an LRDP Open Space Management Plan for certification as an LRDP amendment.

A. The Open Space Management Plan shall, at a minimum, include the following components:

1. The primary purpose of the Plan shall be to achieve the permanent preservation, restoration, enhancement expansion, and ecological connectivity of a mosaic of sensitive coastal habitats, including wetlands, grasslands, and habitat for rare plant and wildlife species within all campus lands designated Open Space. The Plan shall articulate a comprehensive vision for all campus open space and its transition, and connection, to adjacent non-University open space lands. The vision shall be represented by detailed site plans that implement a comprehensive program of habitat restoration and carefully designed and managed public access within Open Space. In addition, the Plan shall include project-level habitat restoration and coastal access plans for the North Campus Open Space-Ocean Meadows site with measurable milestones to implement the full restoration of the site by 2030. In addition to implementing the Open Spaces policies of the LRDP, the Plan shall reflect, and be consistent with, all other relevant policies and provisions of the LRDP.
2. The Plan shall include a Baseline Assessment of the types of habitat, habitat linkages and wildlife corridors within Open Space designated lands. The Plan shall identify and map ESHA on the North Campus Open Space – Ocean Meadows Site. The Plan shall include the evaluation of the existing level of disturbance or degradation of resources and the success of previous or on-going restoration projects within Open Space designated lands. The Plan shall incorporate the plans and provisions of previously approved restoration and public access

projects NOIDs/CDPs within OS-designated lands, including details such as planting palettes and locations, timing, success criteria, etc. The Baseline Assessment shall include a description of any existing vegetation management practices for fire reduction/fuel modification or habitat restoration purposes.

3. The Plan shall identify Restoration Goals and Opportunities for restoration and enhancement of the open space habitats, including but not limited to, the location of habitat types targeted for restoration and the level and types of restoration/enhancement such as eradication of invasive species, planting or re-establishment of native species, sediment removal, and measures to ensure long-term conservation of raptor habitat and to provide for the specific habitat conservation measures necessary to protect sensitive wildlife species such as the white-tailed kite and the western snowy plover. The Plan shall describe the criteria of success for the restoration goals and objectives. The Plan shall prioritize restoration projects and provide an anticipated/target time-line to incrementally implement the habitat restoration. The Restoration Goals and Opportunities shall evaluate the need and effectiveness of existing and proposed vegetation management practices for fire reduction/fuel modification or habitat restoration purposes.
4. The Plan shall require the full restoration of North Campus Open Space – Ocean Meadows pursuant to Policy OS-04 and shall identify other restoration opportunities within the Open Space that may be achieved through future NOIDs. The Plan shall include measurable milestones to implement the North Campus Open Space – Ocean Meadows restoration by 2030. The restoration projects identified for Ocean Meadows lands shall be ranked in accordance with the degree of ecological benefits provided by each project. The restoration identified within the approved Plan for other OS lands shall be similarly ranked. However, the restoration of Ocean Meadows lands shall be required as mitigation for the overall increase in density and intensity approved in the LRDP Update. Other restoration projects on OS lands may be undertaken as other funding sources become available but shall not substitute for the required restoration of Ocean Meadows by the University.
5. The Plan shall ensure that the tree masses serving as raptor habitat and/or monarch butterfly aggregations (e.g., near Storke Wetlands, West Campus, and the Ellwood Marine Terminal site) have a phased restoration that ensures there is no interim loss of available habitat, serving the same habitat function, when the existing tree masses reach senescence or for any reason, including habitat management objectives, must be removed. Tree species adequate to replace the function of the existing trees shall be planted in and around the existing tree masses with the intended purpose of reaching maturity as the older trees are lost. Locally native tree species such as the coastal live oak and sycamore that offer suitable nesting habitat upon maturation shall be preferentially planted in appropriate locations, in an effort to gradually convert the non-native woodlands to native woodlands, using acorns and cuttings collected within twenty miles of UCSB. However, other tree species that are native to other coastal California areas (such as Monterey cypress) may also be planted. Consideration shall also be given to including within the planting palette understory layers of locally native species, such as elderberry and willow and herbaceous species known to support native pollinators and other wildlife. Where existing trees are significantly pruned or removed within Open Space areas of campus, appropriate native tree species and understory plantings shall be immediately planted. Volunteer seedlings of non-native tree species may be removed to support the gradual conversion of existing woodlands to predominantly locally native tree species. Open space foraging areas located adjacent to or near nesting trees are of particular importance for the conservation of white-tailed kites, and shall be considered ESHA, and shall not be converted to other habitat types if the net area of similarly located white-tailed kite foraging habitat would be reduced.
6. The Plan shall include a full-sized map, prepared to scale, of all campus Open Space designated lands titled the Campus Habitat Restoration Map showing all restoration and/or enhancement project locations, including both voluntary and required as mitigation for impacts from approved projects. The map shall also show the location and limits of existing authorized development including transportation features and utilities, in relation to all habitat restoration or enhancement projects, including mitigation measures such as tree plantings previously required by the Commission or other regulatory agency. This map shall be updated after the approval of any NOID affecting OS-designated lands as described below.
7. Where existing habitat management plans or approved mitigation measures or implementation of special conditions imposed by the Commission have required or resulted in particular habitat establishment or conservation measures within OS-designated lands, these shall be reflected in the LRDP Open Space Management Plan and appended to the Plan for reference.
8. The Plan shall include the location and layout of essential bike paths and pedestrian trails.
9. The Plan shall include measures to restore and enhance disturbed areas used for unauthorized trails, roads and paths or other development within OS-designated lands that have not received past approval by the Commission.

10. The Plan shall include monitoring and adaptive management provisions sufficient to ensure that the restoration goals and success criteria are ultimately achieved. Individual restoration projects shall be monitored for a minimum of five consecutive years and until the restoration has been demonstrated to be a success.

11. To the extent feasible within the resources of the University, the development of the Plan shall be advised by university and invited scientists with expertise in the range of habitats and sensitive plant and wildlife species that occur within the campus Open Space lands, and the staff of the UCSB Cheadle Center for Biodiversity & Ecological Restoration (CCBER).

B. Open Space Monitoring, Reports, and Adaptive Management

1. The University shall track the Open Space Plan implementation, and status of each restoration project, to ensure that the restoration goals and success criteria are achieved.

2. The University shall submit an annual Open Space Tracking Report to the Executive Director of the Coastal Commission or its successor agency reporting on the status and success of the cumulative restoration of the Open Space. Where restoration goals are not being met, the University shall suggest additional measures to meet those goals.

3. At a minimum, the Campus Habitat Restoration Map shall be updated subsequent to the approval of a new NOID that includes habitat restoration or other NOID that affects OS-designated lands. The Campus Habitat Restoration Map shall additionally be included as part of the annual Open Space Tracking Report.

4. The panel of expert advisors and CCBER staff will be convened periodically, as funding allows, to review and oversee the restoration and enhancement activities undertaken pursuant to the approved Plan and will report their findings in writing to the Executive Director in alternate years commencing two years after Commission approval of the Plan. The panel will provide recommendations to update the Open Space Plan as necessary to address problems in implementation or otherwise adapt to new knowledge of habitat or open space planning.

Policy OS-10: Habitat of the western snowy plover, including resting, foraging, and nesting habitat, shall be preserved and protected from disturbance. Access to trails near plover habitat may be managed to protect plover populations during nesting season.

LAND RESOURCES POLICIES

General

Policy ESH-01 – Except for public access improvements and habitat restoration, south-facing ocean bluffs on campus lands shall remain in, or be restored to, natural conditions.

Policy ESH-02 – Pedestrians and bicyclists shall be encouraged to remain within designated trails, corridors and bike lanes. Signs shall be located and maintained as necessary to encourage appropriate use of pedestrian and bicycle routes. Barriers shall additionally be installed if necessary to protect sensitive resources from trespass as authorized pursuant to a Notice of Impending Development.

Policy ESH-03 – Trails shall be sited, designed, constructed, signed and maintained in a manner that limits disturbance of ESHA and open space to the maximum extent feasible. Where necessary and no alternative exists, limited use of ESHA buffer areas may be authorized for such trails provided the trail is aligned along the outermost area of the pertinent buffer and the intrusion of the trail route is minimized through design and landscaping features. Lighting shall be subject to Policy OS-07.

Policy ESH-04 – Transportation corridors for bicyclists shall be sited, designed,constructed,signed and maintained in a manner that encourages safe, multi-modal campus transportation and reduces motorized vehicle miles traveled while avoiding disturbance of open-space, ESHA, and ESHA buffers. Where a critical component of a proposed bicycle corridor would unavoidably encroach into an ESHA Buffer or Open Space, the extent of such encroachment shall be minimized to the maximum extent feasible and unavoidable residual impacts shall be fully mitigated.

Policy ESH-05 – Nature trails, intended for the passive enjoyment of the open space/ESHA resource, shall be restricted to pedestrian use and sited to afford the user an experience of the resource, provided that such trails are designed to protect the resource.

Policy ESH-06 – Operational noise levels shall not exceed state standards. The following operational noise sources are not subject to the maximum sound levels:

(a) Noise of safety signals, warning devices and emergency pressure relief valves; and

(b) Noise from moving sources such as tractors, automobiles, trucks, airplanes, etc.

For all special events where the proposed event or activity is expected to generate significant noise in close proximity to sensitive receptor locations, the campus shall impose limitations on the hours of the event or activity.

Policy ESH-07 – Construction noise levels shall not exceed state standards of 65dB(A) at property lines except at Coal Oil Point Reserve where the maximum allowable construction sound levels shall be more restrictive and shall not exceed 60 decibels on the A-weighted scale.

Policy ESH-08 – Orchards, vegetable, and other gardens should be incorporated into housing projects wherever practical, and existing legally-established gardens encouraged to continue. Where orchards and gardening plots are proposed, these features shall be incorporated into the campus housing project landscape plans.

Policy ESH-09 – Fencing and other types of barrier installations on campus shall be wildlife-safe and wildlife-permeable, except where such barriers are necessary to restrict unauthorized human entry, the restricted area has no habitat value, and the placement of the barrier does not have an adverse impact on wildlife. Development in or adjacent to environmentally sensitive habitat areas or open space shall be designed and constructed to ensure the safe movement by wildlife (such as through the clustering structures and the installation of bridged crossings of wetlands to replace culverts, etc.).

Policy ESH-10 – The University shall use mosquito control methods with the least effect upon non-target organisms and shall use environmentally sensitive pesticides (such as VectoBac®). Wetlands shall not be drained for this purpose, nor shall native wetland vegetation be removed, nor shall non-native larval predators be introduced.

Policy ESH-11 – The use of any noxious and/or invasive plant species listed as problematic, a 'noxious weed' and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California or the U.S. Federal Government shall be prohibited in all campus landscaping.

Policy ESH-12 – Vegetation management activities may occur within Open Space and/or ESHA buffer areas, including mowing of native and non-native grasslands, when necessary to eradicate and control the spread of non-native species pursuant to a Commission-approved Habitat Restoration Plan. Surveys shall be conducted to identify ESHA as well as isolated patches of native grassland and any other individual sensitive plant species that may be present in the managed area. The vegetation management program shall ensure that measures are taken to avoid intrusion into ESHA, isolated patches of native grassland, and any other individual sensitive plant species that may be present. Vegetation management activities shall be the least intrusive and minimum necessary for restoration. The management of trees for any purpose, including restoration purposes, shall be subject to Policies ESH-28 and ESH-29 and Appendix 2, Tree Trimming and Removal Program.

Policy ESH-13 – New development shall be sited to ensure that vegetation management (including clearing, landscaping/irrigating, and thinning) associated with fire reduction/fuel modification activities (including mowing of grasslands) required by the Fire Department for long-term fire safety does not intrude within environmentally sensitive habitat areas (ESHA) or wetlands. Fire reduction/ fuel modification activities may occur within ESHA buffer or wetland buffer areas, provided that: (1) the fire reduction/fuel modification activities are the minimum necessary to meet fire department requirements, and (2) the fire reduction/fuel modification activities are implemented pursuant to a Commission-approved fire reduction/fuel modification plan that ensures the long-term protection of habitat values. Where fuel modification intrudes into the ESHA buffer, the impact shall be mitigated pursuant to Policy ESH -23.

Policy ESH-14 – Topsoil that is excavated, stored, or moved as part of an approved development shall be managed to preserve the viability of the mycorrhizae by being stockpiled no higher than 3 feet to protect the viability of the mycorrhizae. To the extent feasible, topsoil should be reused on site or for restoration.

Policy ESH-15 – The University shall replace and/or retrofit all outdoor lighting within ten (10) years following the date of effective certification of the 2010 LRDP to minimize the campus lighting footprint/envelope consistent with the following:

A. The University shall prepare a campus-wide Baseline Outdoor Lighting Assessment that:
- **1.** Provides an inventory, map, and detailed description of existing outdoor lighting;
- **2.** Identifies stand-alone (pole-mounted, bollards, etc.) light fixtures that do not comply with the design and efficiency standards set forth in Subparagraph C below; and
- **3.** Describes the lighting specifications used to measure compliance with the design and efficiency standards set forth in Subparagraph C below.

B. The University shall prepare and submit an Outdoor Lighting Replacement and Retrofit Program as an LRDP Amendment for Commission approval within 18 months after the updated LRDP is certified. The Program shall:
- **1.** Include the Baseline Assessment developed pursuant to Subparagraph A above;
- **2.** Provide a replacement/retrofit map that identifies the location of all non-compliant outdoor lights and describes whether each light shall be replaced or retrofitted;
- **3.** Identify a suite of target technologies and lighting specifications to meet the requirements of Subparagraph C. below.
- **4.** Prioritize the replacement and/or retrofit of the identified lights with the highest priority assigned to the non-compliant outdoor sports and recreation facility lighting and the second highest priority assigned to non-compliant outdoor lights of any kind in closest in proximity to ESHA, wetlands, or open space; when replacement/retrofit is implemented in conjunction with a NOID for a new development, the highest priority may, alternately, be assigned to the nearest non-compliant lighting proximate to the proposed development;
- **5.** Identify a proposed schedule to incrementally implement the replacement/retrofit in the order prioritized as part of each campus construction project to ensure full replacement/retrofit within ten years of the certification of the 2010 LRDP; this shall include measurable goals to be implemented with each NOID; and
- **6.** Be implemented as part of each campus development that includes an outdoor lighting component; additionally, the Program may be implemented through a series of separate projects as necessary to achieve full Program implementation in the given time-frame.

C. All outdoor lighting shall be designed to avoid, or minimize to the maximum extent feasible, all forms of light pollution, including light trespass, glare, and sky glow, and shall at a minimum incorporate the following:
- **1.** Best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only;
- **2.** The minimum standard (pole) height and height of the light mounting necessary to achieve the identified lighting design objective;
- **3.** The best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat; and
- **4.** Measures to minimize light trespass onto ESHA and open space areas.

D. As part of the routine maintenance and replacement of outdoor light fixtures and bulbs, including repair and maintenance of fixtures attached to buildings, the University shall use new materials that meet or exceed the standards set forth in Subparagraph C.

E. New or retrofitted lighting of outdoor sports facilities shall be limited to the Recreation-designated lands at Harder Stadium, the two approved tennis courts on Storke Campus, and within the Main Campus recreational complex as it exists as of the date of certification of the 2010 LRDP within the area delineated on the "Limits of Outdoor Sports Lighting Map" in Appendix 4. New outdoor lighting for sports purposes outside of the limits shown on the "Limits of Outdoor Sports Lighting Map" shall be prohibited. Existing night lighting of sports facilities elsewhere on campus shall be considered a non-conforming use/structure. New or retrofitted sports lighting shall require a Commission-approved Notice of Impending Development, which shall not be processed until the Commission certifies the Outdoor Lighting Replacement and Retrofit Program required pursuant to Subparagraph B above, and shall meet the standards set forth in Subparagraph C above and the following additional requirements:
- **1.** Shall not exceed the minimum level of power and brightness necessary for the proposed level of collegiate or intramural use; and
- **2.** Shall mitigate the impact of new lighting by retrofitting or removing existing sports lighting and other outdoor lighting sources consistent with the identified priorities in Subparagraph B above.

F. Development with an outdoor lighting component shall comply with the standards set forth in Subparagraph C of this policy. In addition, the NOID for each development with an outdoor lighting component shall implement a portion of the Outdoor Lighting Replacement and Retrofit Program consistent with the provisions of Subparagraph B above. Prior to the approval of the Outdoor Lighting Replacement and Retrofit Program, each NOID with an

outdoor lighting component shall include outdoor lighting retrofits/replacements in the nearest feasible location(s) to the proposed development. The NOID shall include a lighting plan and lighting specifications that identify the location of lights, the light fixture type, the light spectrum/bulb, the direction of light, and any special measures or treatments to control light spill for all on-site and off-site replaced/retrofitted outdoor lighting. The replacement schedule/map shall be updated and submitted in support of each NOID to track the progress of the Program implementation.

G. The University shall submit to the Executive Director of the Commission an annual report tracking the incremental progress of the Outdoor Lighting Replacement and Retrofit Program. The report shall indicate the location, type, and specifications for outdoor lighting replacements and retrofits that occurred in the previous year and priority areas for the subsequent year.

Policy ESH-16 – Night lighting shall be prohibited in environmentally sensitive habitat areas (ESHA) buffer and wetland buffer areas, except as required for public safety where an approved Notice of Impending Development specifically authorizes development within buffer areas pursuant to Policy ESH-22. In such cases the lighting shall be the minimum necessary to ensure public safety and shall be designed and implemented consistent with the lighting requirements of Policy ESH-15. Where lighting in a buffer area is proposed pursuant to this policy, the University shall submit a plan to screen nearby sensitive habitat from the effects of light pollution through landscaping with appropriate native plants or other measures.

Wetlands, ESHAs and Trees

Policy ESH-17 – Environmentally sensitive habitat areas (ESHA) on campus shall be protected and, where feasible, enhanced and restored. Only uses dependent on such resources shall be allowed within such areas. Where ESHA has been degraded through habitat fragmentation, colonization by invasive species, or other damage, such areas shall be restored.

Policy ESH-18 – Natural Open Space Areas and Environmentally Sensitive Habitat areas on campus shall be restored with native plant species of local genetic stock, appropriate to habitat type, such as riparian, wetland, and coastal sage scrub plant community.

Policy ESH-19 – Development adjacent to an ESHA shall be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. A native vegetation buffer shall be required between the development and the ESHA to serve as transitional habitat and provide distance and physical barriers to human intrusion. The buffer shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA. The minimum buffer (setback) from an Environmentally Sensitive Habitat Area or freshwater wetland shall be 100 feet from the outermost edge of the ESHA or wetland, except as specifically authorized by the Commission in Policy ESH-33 and Policy ESH-31. The minimum buffer from brackish marsh shall be 200 feet from the upland edge of the brackish marsh, except as specifically authorized in Policy ESH-31. The minimum buffer from coastal salt-marsh shall be 300 feet from the upland edge of the salt-marsh, except as specifically authorized in Policy ESH-31 . The minimum buffer from eucalyptus raptor tree ESHA shall be 300 feet from the outer edge of the canopy, except as specifically authorized in Policy ESH-31.

The required buffer areas shall be measured from the following points:

- The upland edge of a wetland.
- The outer edge of the canopy of riparian vegetation, including additional area necessary to protect the root zones of trees.
- The outer edge of the plants that comprise a rare plant community ESHA. For annual species and perennial species that periodically lie dormant, the rare plant community ESHA shall be determined as the maximum convex polygon that connects the known current and historical locations of that species in order to capture the maximum habitat area, including dormant seed banks, bulbs, or rhizomes of rare plant species. The boundaries of rare plant communities shall include historic locations, within the past 20 years, of the subject habitat/species that are pertinent to the habitat under consideration.
- The outer edge of any habitat used by mobile or difficult to survey sensitive species (such as ground nesting habitat or rare insects, seasonal upland refuges of certain amphibians, etc.) within or adjacent to the lands under consideration based on the best available data.

- The top of bank for streams where riparian habitat is not present.
- The outer drip line of trees designated ESHA.

Policy ESH-20 – New development sited adjacent to ESHA buffers shall include provisions for the enhancement of the buffer with appropriate native vegetation pursuant to Policy ESH-32. Except for development that is otherwise consistent with the LRDP and approved pursuant to a NOID, existing development that is located within an ESHA buffer shall be removed and restored to an enhanced natural area at the time of redevelopment. A buffer enhancement plan shall be submitted as part of the NOID that authorizes the adjacent development. Where restoration of a non-ESHA area within a required buffer area is restored pursuant to an approved NOID, additional development setbacks shall not be required from the area of restoration.

Policy ESH-21 – Biological resources surveys shall be performed for all new development that is proposed where there is a potential for sensitive species, ESHA, or wetlands to be present; within or adjacent to ESHA (where the proposed development is within 200 feet of ESHA); within or adjacent (within 200 feet) to wetlands; within or adjacent (within 200 feet) to designated Open Space or other natural open space areas; or within 500 feet of trees suitable for nesting or roosting or significant foraging habitat is present. The results shall be presented in a biological report that shall include an analysis of the potential impacts of the proposed development on any identified habitat or species and recommendations for siting and design of the development to ensure protection of sensitive biological resources and habitat values.

Where established public agency "protocols" exist for the survey of a particular species or habitat, the preparing biologist shall undertake the survey and subsequent analysis in accordance with the requirements of the protocol and shall be trained and credentialed by the pertinent agency to undertake the subject protocol survey when such training and credentialing is available.

Policy ESH-22 – Buffer areas from environmentally sensitive habitat areas (ESHA) and wetlands shall be maintained in a natural condition, except for the following potential uses:

A. Habitat restoration;
B. Bio-swales or other bioengineered water quality features;
C. Discharge of clean water;
D. Erosion control measures (e.g., energy dissipaters before water is dispersed);
E. Public access trails;
F. Repair and maintenance of existing roads, trails, and utilities;
G. Minimal fire hazard reduction necessary to meet the Fire Code Defensible Space requirements for existing development; or
H. Flood control or sediment management activities.

The potential uses listed above shall only be undertaken within buffer areas where the University has demonstrated, as part of the Notice of Impending Development submittal, that:

1. No other less environmentally damaging alternative exists that would avoid the need to undertake the proposed development within a buffer area;
2. The intrusion of the development into the buffer is the minimum necessary; and
3. A qualified biologist has determined that:
- The development will not adversely impact habitat values and that the remaining buffer will be sufficient to protect the adjacent coastal resources; and
- The specific measures to be undertaken by the University to mitigate the impacts of the development are sufficient to enhance the protective features of the remaining buffer area (such as, but not limited to, removal of non-native species, plantings of locally native species, removal or replacement of nearby outdoor lighting contributing to light pollution).

Policy ESH-23 – Where there are unavoidable impacts to ESHA, a restoration plan shall be required to mitigate ESHA at 4:1 ratio (area restored to area impacted) for wetland, riparian, and open water or stream habitats and 3:1 for all other ESHA. Mitigation shall occur on site to the maximum extent feasible. Should restoration of impacted wetlands be feasible on the project site, restoration and enhancement of these habitats in place may be used to account for a

proportional amount of the required habitat mitigation. Where on site mitigation is not feasible, mitigation shall be provided at nearby off-site locations.

Policy ESH-24 – All wetland, riparian, ESHA, and buffer areas shall be maintained by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining the campus areas, a successor entity responsible for such functions.

The University shall maintain records of all biological surveys and studies for use by other biologists and the public. The records shall include survey data to determine potential dormant seed and bulb banks in order to plan for conservation of dormant seed and bulb banks when sites with potential seed/bulb banks are developed.

Policy ESH-25 – The biological productivity and the quality of campus wetlands, including Storke Wetlands and Devereux Slough, shall be maintained and, where feasible, restored.

Policy ESH-26 – Motor vehicles and unleashed dogs shall be prohibited in wetlands. Motor vehicles (except for service and emergency vehicles) and unleashed dogs shall be prohibited on campus beaches. Dogs shall be leashed and kept on designated trails where such trails are routed through open space or environmentally sensitive habitat areas. Swimming shall be prohibited in the Campus Lagoon and Devereux Slough. Signs restricting such access and activities shall be posted.

Policy ESH-27 – Raptor habitat, including nesting trees, roosting trees, perching locations, and foraging habitat, shall be protected and preserved.

Policy ESH-28 –

A. The routine trimming and/or removal of trees on campus necessary to maintain campus landscaping or to address potential public safety concerns shall be exempt from the requirement to obtain a Notice of Impending Development (NOID), unless otherwise required pursuant to subparagraph B, below, and provided that the trimming and/or removal activities are carried out consistent with all provisions and protocols of the certified Campus Tree Trimming and Removal Program in Appendix 2, except that the following shall require a NOID:
   1. Trimming and/or removal of trees located within ESHA or on lands designated Open Space as covered in Policy ESH-29,
   2. The removal of any tree associated with new development, re-development, or renovation shall be evaluated separately through the NOID process as detailed in Subparagraph C, below;
   3. The removal of tree windrows, and
   4. Trimming and/or removal of egret, heron, or cormorant roosting trees proximate to the Lagoon.

B. All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that:
   1. Immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit,
   2. Trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, or
   3. Is part of a development or redevelopment approved pursuant to a Notice of Impending Development.

C. To preserve roosting habitat for bird species and monarch butterflies, tree(s) associated with new development, re-development, or renovation that are either native or have the potential to provide habitat for raptors or other sensitive species shall be preserved and protected to the greatest extent feasible. Where native, or otherwise biologically significant, trees are retained, new development shall be sited a minimum of five feet from the outer edge of that tree's canopy drip-line. The removal of such trees shall be evaluated pursuant to the Notice of Impending Development for the new development. Prior to the removal of any native and/or sensitive tree for development purposes, the University shall conduct biological studies to show whether the tree(s) provide nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. The Commission may condition

the subject Notice of Impending Development to secure the seasonal timing restrictions and mitigation requirements otherwise set forth in the Campus Tree Trimming and Removal Program in Appendix 2.

Policy ESH-29 – Trees located within ESHA or designated Open Space shall not be trimmed or removed unless determined by a certified arborist to pose a substantial hazard to life or property and authorized pursuant to an emergency permit, or where the proposed removal is part of a Commission-approved habitat restoration plan, and shall require a Commission-approved Notice of Impending Development. All tree trimming and removal activities shall be consistent with the seasonal timing restrictions and mitigation requirements set forth in the Campus Tree Trimming and Removal Program in Appendix 2. The following Open Space areas shall be subject to the requirements for routine campus tree trimming and removal practices and shall not be considered as "Open Space" for the purposes of this policy: Commencement Green, UCEN lawn, and Pearl Chase Garden.

Policy ESH-30 – New development shall avoid all special-status plant species, including Southern tarplant, to the greatest extent feasible. This policy applies to isolated individual plants that do not meet the definition of ESHA. Special-status species that are ESHA shall be afforded full protection under the ESHA provisions of the LRDP. Where the individual(s) do not meet the definition of ESHA and cannot be feasibly avoided, then it may be relocated provided that the impact to individual species shall be fully mitigated.

Policy ESH-31 –

A. In light of the significant benefits of clustering LRDP development in specific locations on Main Campus, Storke Campus, and West Campus; of enhancing and restoring ESHA, ESHA buffers, and compensatory off-site ESHA/Wetland habitat restoration to provide valuable habitat connections in accordance with Policy OS-04; of minimizing vehicle miles traveled by locating housing, services, and campus facilities in areas easily accessible via walking, biking, or bus service; of providing a permanent open space connection from Goleta Slough, Storke Wetlands, and Devereux Slough to ensure long-term protection of habitat values; of restoring the habitats on the approximately 64-acre North Campus Open Space – Ocean Meadows site while providing coastal access pursuant to Policies OS-04 and LU-19; and of providing adequate housing stock to accommodate all future student, faculty, and staff, the University may construct development with an ESHA buffer or Wetland buffer width less than required in Policy ESH-19 consistent with the following:

1. In lieu of the 100-foot buffer from freshwater marsh and oak woodland ESHA, the Facilities Management project (see Policy LU-10) on Main Campus may be constructed with a minimum 50-foot buffer from the adjacent freshwater wetland and ESHA oak woodland habitat, and a 40-foot to 70-foot buffer on a portion of the southern boundary to accommodate an existing road where there is no potential for its relocation, as approximately delineated on Figure F.5.

2. In lieu of the 200-foot buffer from brackish marsh, the Central Stores project (see Policy LU-26) on Storke Campus may be constructed with a minimum 100-foot buffer from the adjacent brackish marsh, as approximately delineated on Figure F.5.

3. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, the existing recreation footprint for Harder Stadium, Parking Lot 38 and Storke Field may be maintained on Storke Campus, as approximately delineated on Figure F.5. The minimum 200-foot buffer from Storke Wetlands brackish marsh shall not be reduced in these locations.

4. In lieu of the 300-foot buffer from coastal salt-marsh (Devereux Slough) and the 300 ft. buffer from eucalyptus raptor ESHA, the coastal salt-marsh buffer and raptor ESHA buffer may be integrated to coincide with a 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux North Knoll project (see Policy LU-31) on West Campus, as approximately delineated on Figure F.5.

5. In lieu of the 300-foot buffer from the Devereux Slough South Finger coastal salt-marsh, the coastal salt-marsh and the 300 ft. buffer from eucalyptus raptor ESHA, the coastal salt-marsh buffer and raptor ESHA buffer may be integrated to coincide with a 100-foot buffer from the eucalyptus raptor tree ESHA in the location of the Devereux South Knoll (see Policy LU-30) on West Campus, as approximately delineated on Figure F-5. The 300-foot buffer from the edge of Devereux Slough, to the west of the South Knoll site, shall not be reduced, as reflected in Figure F.5.

6. In lieu of the 300-foot buffer from eucalyptus raptor tree ESHA, new development on West Campus Mesa may be constructed with a minimum 100-foot buffer from the from eucalyptus raptor tree ESHA, as approximately delineated on LRDP Figure F.5, provided that vehicular use of Slough Road is restricted as required in Policy TRANS-12 and the minimum 300-ft buffer from Devereux Slough is maintained.

7. Where no other feasible siting and design alternatives exist, West Campus roadway improvements and a new road alignment may intrude within ESHA buffers provided that the road is designed to be the minimum necessary to accommodate a two-lane road that meets Fire Department standards.

B. Buffers that are less than the required widths place sensitive resources at risk of significant degradation caused by the adjacent development. The University shall mitigate the adverse impacts of reduced buffers by providing mitigation for all ESHA and wetlands consistent with Policy ESH-22.

Policy ESH-32 – ESHA buffers and wetland buffers shall be planted with locally native species that are appropriate to protect and enhance the adjacent ESHA or wetland.

Policy ESH-33 – Buffers to existing wetland, riparian, and environmentally sensitive habitat areas on the North Parcel, including those identified in the 2006 North Parcel wetland delineation for the North Parcel/Ocean Walk Faculty Housing Development shall be provided in substantial accordance with the site plan for North Parcel/Ocean Walk development as follows: Buildings shall be required to be set as far back from wetland, riparian, and environmentally sensitive habitat areas as far as possible. Buffers from the wetland area located near the southwest corner of the North Parcel/Ocean Walk Site (within and near Devereux Creek), as delineated on the 2006 North Parcel Wetland Delineation, shall be a minimum of 100 feet. Buffers from the riparian area bordering Phelps Creek, as shown in the 2006 North Parcel Wetland Delineation, shall be a minimum of 50 feet from the edge of the riparian canopy. Buffers from all other existing wetlands and riparian areas (edge of canopy) shall be a minimum of 25 feet. Buffers to eucalyptus areas on site that support monarch butterflies shall be a minimum of 25 feet. Buffers to existing native grasslands on site shall be 10 feet, except for the limited amount of removal of grasslands allowed pursuant to this policy. The scattered, small patches of purple needlegrass on the north side of the North Parcel may be removed and reestablished on the South parcel at a mitigation ratio 3:1. No other portions of native grassland on the North Parcel/Ocean Walk shall be removed. The approximately 600 square feet of riparian scrub on the northeast side of the North parcel may be removed and reestablished at alternate locations on the North Parcel/Ocean Walk at a mitigation ratio of 3:1. No other portions of riparian habitat on the North Parcel/Ocean Walk site shall be removed.

Policy ESH-34 – The wetland and riparian areas within the faculty and student housing developments on North and West Campuses shall be interconnected with Natural Open Space Areas to the maximum extent feasible. Grading to connect the wetland areas within or near buffer areas shall be permitted; however, any such grading shall be limited to the dry season and approved by the University through the CCBER or, in the event CCBER no longer is responsible for maintaining campus wetland areas, a successor entity.

Main Campus

Policy ESH-35 – In order to protect the Campus Lagoon and Island, any new development adjacent to the lagoon shall:
(a) Landscape the perimeter of the development predominately with native shrubs and trees;
(b) Orient lighting to minimize light and glare to the Lagoon and tree-covered bluffs as outlined in Policy ESH-15; and
(c) Provide a minimum setback of 150 feet from the ocean bluff top.

Policy ESH-36 – Bicycle access to the Lagoon Island shall be prohibited. Signs prohibiting bicycles and signs directing pedestrian access to designated trails shall be posted pursuant to Policy ESH-02.

Policy ESH-37 – Except for public access improvements along the bluff top and habitat restoration, the Goleta Slough bluffs on campus lands and bluff tops that are designated as ESHA north of Mesa Road shall remain in, or be restored to, natural conditions. Should bluff failure occur adjacent to Mesa Road, the construction of retaining walls or other forms of remediation on the bluff face shall not be allowed. The native and non-native trees along the Goleta Slough Bluffs on campus shall be preserved and protected to the maximum extent feasible to retain habitat value for nesting birds.

Policy ESH-38 – In order to mitigate the loss of grassland habitat and open space associated with the construction of the Multipurpose Activity Center (MAC [Rec Cen Expansion]), 4.68 acres of land on the eastern side of East Storke Wetland north of Harder Stadium (Figure F.2) is permanently dedicated as ESHA. The 4.68 acre ESHA shall be permanently maintained and managed to ensure that it functions continuously as a restored

ESHA. The mitigation site shall preserve the existing mature trees, provide for additional plantings of locally native trees to enhance the long term viability of raptor habitat, and provide for native grassland restoration, wetland protection and restoration and enhancement where feasible.

Mitigation for construction of the MAC shall permanently ensure that dwarf lupine propagules are successfully established and shall be maintained north of the Recreation Center (Figure F.3).

Policy ESH-39 – Landscaping associated with the Multipurpose Activity Center (MAC) shall continue to be limited to locally native plants, with the exception of interior courtyards. The six mature oak trees located south and north of the MAC shall be replaced in kind if the trees die off or are otherwise removed as a result of disease.

Policy ESH-40 – Where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Main Campus, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. Where previous Notices of Impending Development have required native landscaping, native landscaping shall continue to be required. Campus landscaping shall allow for turf areas to provide passive recreation and outdoor spaces, including but not limited to Commencement Commons, the UCEN lawn, and Pearl Chase Gardens. Campus landscaping shall also allow a diverse assemblage of plant species as part of the outdoor botanical classroom. Where Main Campus adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.

Storke Campus

Policy ESH-41 – Landscaping on Storke and West Campuses shall consist primarily of drought resistant plant species. In addition, where landscaping aligns with ESHA buffer, wetland buffer, or Open Space on Storke and West Campuses, there shall be a 50-foot native landscaping transition zone. The native landscaping transition zone shall extend from the edge of the buffer / open space toward the developed campus area. The transition area is in addition to the buffer and is not intended to exclude structures or other development. All new or replacement landscaping located in the 50 foot native landscaping transition zone planted around the approved development shall be limited to native plants. Where landscaping adjoins open space or ESHA buffer, trees and other plantings shall be selected to maximize benefits to wildlife species.

Policy ESH-42 – The University shall encourage and work with the Goleta West Sanitary District or other appropriate agencies to relocate the sewer line out of the Storke Wetland and restore the disturbed areas.

MARINE RESOURCES POLICIES

General

Policy MAR-01 - The University shall coordinate with and encourage action by the County of Santa Barbara, City of Santa Barbara, City of Goleta, and the Regional Water Quality Control Board to see that adjacent land uses are developed and operated in a manner that will sustain the biological productivity of campus marine resources.

Policy MAR-02 - The University shall work with the City of Santa Barbara and other interested parties to evaluate the benefits and feasibility of reestablishing tidal influx from Goleta Slough into the Storke Wetlands through the City of Santa Barbara's tidal gates. Where feasible and beneficial, restore the tidal connection.

Policy MAR-03 – Lagoon Berm Road may be maintained in the approved road prism consistent with typical repair and maintenance practices such as replenshing the fill and recompacting the fill slopes. Lagoon Berm Road shall not utilize rock revetments or seawalls to maintain the road prism. The road may be removed to adapt to rising sea level. Placement of sandbags or other temporary stability measures shall require a NOID or Emergency Permit.

Policy MAR-04 - Channelizations or other substantial alterations of streams shall be prohibited except for:
A. Necessary water supply projects where no feasible alternative exists;
B. Flood protection for existing development where there is no other feasible alternative; or
C. The improvement of fish and wildlife habitat.

Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels.

WATER QUALITY (EROSION AND SEDIMENTATION) POLICIES

Policy WQ-01 - New development shall be sited, designed, and managed to prevent adverse impacts from stormwater or dry weather runoff to coastal waters and environmentally sensitive habitat areas. Sources of inflow to coastal wetlands shall be maintained so that the quality, volume and duration of flows do not diminish wetland hydrology.

Policy WQ-02 –
Proposed campus development shall be sited, designed, constructed, operated and managed in accordance with the water quality protection requirements set forth in this LRDP, including Appendix 3 , Water Quality Protection, which is hereby incorporated in full, by reference as part of this policy. Appendix 3 requires new development, which entails construction or other activities or land uses that have the potential to release pollutants into coastal waters, to submit a water quality protection plan (see Appendix 3 for Construction Pollution Prevention Plan, Post Develoment Runoff Plan, Water Quality and Hydrology Plan, as applicable) with the NOID. Appendix 3 provides implementation-level requirements to develop each type of water quality protection plan that may be necessary depending on the size and nature of the proposed development. Unless the Executive Director determines that future proposed changes to the contents of Appendix 3 are de minimis, such changes shall require an LRDP amendment. All revisions of Appendix 3 shall be timely published, including the date of the specific revision.

Development shall be sited and designed consistent with the following runoff control priorities, and implemented through the water quality protection plans in compliance with Appendix 3 (Water Quality Protection Program):

1. First, where drainage from campus lands may directly or indirectly flow into coastal waters, the first priority for the plans and designs of proposed campus development shall be the prevention of an increase in post-construction stormwater runoff volume or velocity compared with existing site conditions.
2. Second, where despite the inclusion of all feasible measures to achieve the first priority an increase in site runoff cannot be fully avoided, the project plans and designs shall include all feasible additional drainage management measures necessary to slow, capture, treat, infiltrate, and detain stormwater runoff on site to the maximum extent feasible, and in the manner that best protects coastal resources, including wetlands, environmentally sensitive habitat areas, and coastal waters.
3. Third, where despite the inclusion of all feasible measures to avoid offsite discharge of stormwater and dry weather runoff, the interconnected nature of existing and future campus development locations or site-specific physical conditions (such as the presence of relatively impervious clay soils) limit the effectiveness of on-site retention options, the University may allow runoff to be discharged, including as necessary piping of runoff under roadways or sidewalks, to a permitted offsite drainage management facility where the runoff is treated to remove pollutants and is retained and/or discharged in a non-erosive manner.

C. To maximize the protection of water quality, the University shall prioritize the use of earthen-based, bioengineered runoff treatment facilities such as bioswales or vegetated filter strips. Bioengineered runoff treatment facilities may incorporate energy dissipaters, sand filters, retention basins and engineered soils and substrates if warranted by site conditions. Drainage features may include vegetation as an intentional component of the design (such as swales planted with grass species) or in some cases a non-vegetated structure may support volunteer vegetation. In either case, regular management of the vegetation associated with the subject drainage feature, and/or of the feature itself (such as sediment removal), is necessary (1) to ensure the optimal performance of the structure, and (2) to limit the establishment or overgrowth of vegetation. Therefore, the University shall submit a detailed monitoring and low impact, non-chemical maintenance plan (relying on mowing, hand weeding, or confined short-term grazing) designed to prevent the overgrowth of vegetation in drainage management structures, and for periodic maintenance activities in addition to vegetation management, such as sediment removal and disposal. This maintenance plan shall include a schedule for proposed maintenance and a monitoring program to ensure that the required maintenance achieves the prescribed standard of vegetation control.

D. Where the University demonstrates that a permitted drainage facility that was created from dry land has been diligently managed and monitored in accordance with the requirements of the pertinent permit, the facility will not

be considered a "wetland" for the purpose of interpreting the LRDP when future maintenance, modification, or removal of the structure is proposed. As such, the Commission will not require compensatory mitigation for acreage affected by the proposed activity. However, measures will be required to limit or avoid impacts to coastal resources when such activities are proposed (such as setbacks from nearby habitat, seasonal restrictions on timing of work, relocation of sensitive species, etc.).

E. Site plans and designs for new development shall include source control measures which can be structural features or operational actions, to control pollutant sources, minimize runoff, and keep pollutants segregated from stormwater. Site plans and designs for new development shall concurrently emphasize runoff management, integrating existing site characteristics that affect runoff (such as topography, drainage, vegetation, soil conditions, and infiltration properties) with strategies that minimize post-project runoff, control pollutant sources, and where necessary remove pollutants. Site plans and designs shall be in compliance with the water quality protection plans required in Appendix 3, Water Quality Protection Program. The plans and designs for all drainage facilities proposed by the University on lands that may directly or indirectly drain to coastal waters shall be designed by a California-licensed professional in consultation with a qualified biologist, and shall include detailed information that supports the finding that the proposed development is sited, designed, constructed, operated, and maintained in the manner most protective of coastal resources including wetlands, environmentally sensitive habitat, and coastal waters. Sufficient evidence to demonstrate compliance of the proposed project with the requirements of Policy WQ-02 shall be submitted in support of the Notice of Impending Development and the NOID may be conditioned by the Commission to ensure that these requirements are met.

Policy WQ-03 - Stormwater and dry weather runoff management shall be addressed early in site design planning and alternatives analyses, taking into account existing site characteristics that affect runoff, (such as topography, drainage, vegetation, soil conditions, natural hydrologic features, and infiltration conditions) in designing strategies that minimize post-development changes in the runoff flow regime, control pollutant sources, and, where necessary, remove pollutants. The University shall, within a reasonable amount of time, develop a comprehensive surface water quality monitoring program for all discharges from campus. Properties and/or discharges with the highest levels of water pollution will be evaluated and water quality problems addressed, beginning with discharges deemed unhealthful or unsafe for human contact.

Policy WQ-04 - Campus site development is to be accomplished, whenever feasible, in a manner that will maximize percolation and infiltration of precipitation into the ground. The University shall site, design, construct and manage development to maintain or enhance where appropriate, on-site infiltration. Where inadequate infiltration would increase site runoff, development shall be scaled to ensure that on-site detention capacity (such as storage ponds or vaults) is increased sufficiently to avoid increased offsite discharge volume or velocity to the maximum extent feasible. Increased surface runoff shall not be conveyed over bluffs, including through sheet flow, open channels, or outfalls.

Policy WQ-05 - The University shall site, design, construct and manage development to preserve or enhance vegetation that provides water quality benefits such as transpiration, vegetative interception, pollutant uptake, shading of waterways, and erosion control. Native vegetation shall be prioritized for use in water-quality treatment facilities such as bioswales and vegetated filter strips. Removal of existing vegetation on campus shall be minimized and limited to a pre-approved area required for construction operations. The construction area shall be fenced to define project boundaries. When vegetation must be removed, the method shall be one that will minimize the erosive effects from the removal. Temporary mulching or other suitable interim stabilization measures shall be used to protect exposed areas during construction or other land disturbance activities.

Policy WQ-06 - The University shall design, construct and manage campus development to minimize the introduction of pollutants, including trash and sediment, into coastal waters. Pollutants shall not be allowed to enter coastal waters through drainage systems. Low Impact Development (LID) strategies shall be used to emphasize an integrated system of decentralized, small-scale control measures that minimize alteration of the site's natural hydrologic conditions through infiltration, evapotranspiration, filtration, detention, and retention of runoff close to its source. Traps and filters for roadway contaminants shall be provided as part of all drainage structures.

Policy WQ-07 -New development shall be designed to minimize the extent of new impervious surface area, especially directly-connected impervious surfaces, and where feasible to increase the area of pervious surfaces, to reduce runoff.

Policy WQ-08 - If implementing site design, source control, and LID strategies are not sufficient to minimize:

A. Pollutants in runoff from development and in turn protect coastal waters, use treatment control BMPs sized for the appropriate design storm to remove pollutants; and
B. Adverse post-development changes in runoff volume, flow rate, timing, and duration, use runoff controls sized for the appropriate design storm, to protect coastal waters, habitat, and property.

Policy WQ-09 - Minimize water quality impacts from construction by implementing best management practices, in compliance with Appendix 3, Water Quality Protection Program, including:
A. Construction shall be planned and managed to minimize impacts by such measures as limiting the project footprint, phasing grading activities to avoid rainy-season soil disturbance, implementing soil stabilization and pollution prevention measures, and preventing soil compaction unless required for structural support;
B. Whenever practical, land on the North and West Campus where there is a risk of erosion that may affect ESHAs, plan the project in increments of workable size which can be completed during a single construction season;
C. Erosion and sediment control measures are to be coordinated with the sequence of grading. Sediment basins, sediment traps, or similar sediment control measures shall be installed before extensive clearing and grading operations begin for campus development; and
D. Fill areas shall have suitable protection against erosion and shall not encroach on Devereux Slough, Storke Campus Wetlands, Campus Lagoon or any other natural watercourses or constructed channels on campus.

Policy WQ-10 - Grading operations that have the potential to deliver sediment to wetlands, environmentally sensitive habitat areas, or coastal waters shall be scheduled during the dry months of the year (May through October). The construction timeline may be extended into the rainy season for a specific, limited length of time, based on an inspection of the site, and a determination that conditions at the project site are suitable for. Continuation of work may be allowed if appropriate erosion and sedimentation control measures are in place and will be maintained during the activity. If grading occurs during the rainy season (November through April), sediment traps, barriers, covers or other methods shall be used to reduce erosion and sedimentation in compliance with Appendix 3, Water Quality Protection Program.

Policy WQ-11 - Excavated materials shall not be deposited or stored where the material can be washed away by storm water runoff. Topsoil removed from the surface in preparation for grading and construction is to be stored on or near the site, where the stockpile area(s) will not impact natural vegetation, and protected from erosion while grading operations are underway, provided that the topsoil is also managed consistent with Policy ESH-14. Appropriate measures shall be taken to protect the preserved topsoil from erosion and runoff through such measures as tarping, jute netting, silt fencing, and sandbagging soil. After completion of such grading, topsoil is to be restored to exposed cut and fill embankments of building pads so as to provide a suitable base for seeding and planting. These requirements shall be incorporated into applicable water quality protection plans (Construction Pollution Prevention Plan, Post-Development Runoff Plan, and/or Water Quality and Hydrology Plan as applicable) for processing during the NOID process as described in Appendix 3, Water Quality Protection Program.

Policy WQ-12 - Drainage facilities, BMPs, or other water quality design features required for new development shall be inspected, maintained, operated and managed in a manner that ensures that the intended water quality protection performance requirements are met for the life of the development. This shall be reflected in the applicable water quality protection plan in compliance with Appendix 3, Water Quality Protection Program.

Policy WQ-13 - Stormwater outfalls shall be sited, designed and managed to minimize the adverse impacts of discharging concentrated flows of stormwater or dry weather runoff into coastal waters, intertidal areas, beaches, bluffs, or stream banks.

Policy WQ-14 - Runoff from parking areas and from Mesa Road on the Main Campus shall be directed to drainage structures such as traps, filters and earth drainage swales with high pollutant-uptake native vegetation. The drainage structures shall be designed to reduce the introduction of roadway and parking lot contaminants into ESHAs and wetlands.

Policy WQ-15 - At Coal Oil Point, if percolation is determined through tests to be inadequate to prevent bluff top erosion, alternative methods to direct stormwater to eliminate the erosion hazard, shall be evaluated based on the water quality protection priorities outlined in the LRDP policies and Appendix 3, Water Quality Protection Program. The revisions to drainage shall require a Commission-approved water quality protection plan.

Policy WQ-16 - Siltation of the Campus Lagoon shall be minimized. Chemical wastes, sewage effluent or wastewaters shall be prohibited from entering the Lagoon. The quality of water entering the Lagoon shall be monitored and measures taken to remediate the source(s) contributing to the water quality threshold that was exceeded.

Policy WQ-17 - All sewage from campus development shall be disposed of in sanitary sewer lines or approved septic tank system subject to design and performance requirements of the Regional Water Quality Control Board.

FILL POLICIES

Policy FIL-1 - The diking, filling, or dredging of open coastal waters, wetlands, or estuaries may be allowed only where there is no feasible less environmentally damaging alternative and limited to only the following types of development: incidental public services; mineral extraction except in ESHA; restoration purposes; nature study, aquaculture, and similar resource dependent activities. Impacts associated with such development shall be fully mitigated.

Policy FIL-2 – Where restoration of Devereux Slough includes dredging, then sediment removal and spoils disposal activities shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation.

Policy FIL-3 – If no other alternative exists, fill may be used to address potential 100-year flooding impacts consistent with federal law, with the exception of areas that are within or adjacent to tidally influenced areas and/or potentially subject to inundation due to sea level rise unless approved through an LRDP Amendment that allows this measure as adaptation strategy based on the Comprehensive Sea Level Rise Hazards Assessment in Policy SH-01.

CLIMATE CHANGE AND SHORELINE PROTECTION POLICIES

Policy SH-01 - Within five years of certification of the 2010 LRDP, the University shall prepare a Comprehensive Sea Level Rise Hazards Assessment for submittal to the Coastal Commission as an Amendment to the LRDP that addresses the anticipated impacts of sea level rise on the campus along the Goleta Slough and Pacific Ocean shoreline. The Plan shall be available prior to submitting a NOID for development or redevelopment that is located along the north boundary of the Storke Campus or at the Facilites Managment site. The Plan shall:

A. Identify the most vulnerable areas, structures, facilities, and resources; specifically areas with priority uses such as beaches, public access and recreation resources, ESHA and wetlands, wetland restoration areas, open space areas where future wetland or habitat migration would be possible, and existing and planned sites for critical infrastructure.

B. Include a detailed sea level rise vulnerability and risk assessment, either as an independent effort, or in conjunction with other assessments, such as the Goleta Slough multi-jurisdictional planning effort, that includes a specific analysis of the vulnerable areas and coastal resources in subsection “a” above. The vulnerability and risk assessment shall use best available science and multiple scenarios including best available scientific projections of expected sea level rise, such as by the Ocean Protection Council [e.g. 2013 OPC Guidance on Sea Level Rise], National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance.

C. Based on the vulnerability analysis, identify campus areas that are potentially subject to the effects of sea level rise for the purpose of determining whether a detailed site-specific coastal hazards analysis will be required consistent with Policy SH-02 and Policy SH-04.

D. Recommend adaptation management strategies that would minimize risks to coastal resources and development due to hazards associated with sea level rise. Adaptation management strategies may include:

- Relocating existing development to safer locations
- Siting new development to avoid areas vulnerable to flooding, inundation, and erosion;
- Modifying land use designations and individual campus uses, and developing siting and design standards for new development, to avoid and minimize risks;
- Establishing conservation areas to allow wetland and habitat migration;
- Creating an adaptive public access plan that maximizes access to and along the shore as the effects of sea level rise are realized.

E. Analyze sea-level rise impacts at both the site-specific and regional scales. The Plan must evaluate how sea-level rise impacts from the littoral cell or watershed (such as expected changes in sediment supply, increases or reductions in stream flows, post-fire sediment pulses, etc.) could affect the campus. Additionally, the Plan must evaluate how options to adapt to sea-level rise could result in cumulative impacts to other areas in the littoral cell or watershed, and should recommend actions to minimize any impacts.

F. The Assessment shall identify the recommendations that will require processing through an LRDP Amendment to be effectuated.

Policy SH-02 - New development shall be sited to avoid potential flooding, inundation, and erosion hazards created or exacerbated by long-range SLR. New development that is potentially subject to the effects of sea level rise shall require a current (prepared within the past 2 years) coastal hazards assessment as described in Policy SH-04. Based on the coastal hazards assessment, new development and redevelopment shall be sited to avoid any hazards anticipated during the life of the structure and to avoid the need for bluff retaining or shoreline protection devices. Hazard avoidance efforts shall not result in impacts to coastal resources or encroachment into coastal habitats and shall not undermine broader ecosystem sustainability; for example, siting and design of new development must not only avoid sea-level rise hazards, but also ensure that the development does not have unintended adverse consequences that impact sensitive habitats or species in the area. The assessment must also consider the potential need for larger setbacks near ESHA and natural open spaces to allow for habitat sustainability and migration.

Policy SH-03 - After completing the Comprehensive Sea Level Rise Hazards Assessment required pursuant to Policy SH-01, the University shall continue to research and respond to the impacts of sea level rise on the campus along the Goleta Slough and Pacific Ocean shoreline. On-going efforts to respond to SLR-related hazards may include:

A. Continue to gather information on the effects of sea level rise on the shoreline, particularly the most vulnerable areas identified in the Comprehensive Sea Level Rise Hazards Analysis. Participate, as possible, in regional assessments of sea level rise vulnerability, risk and adaption planning efforts to ensure compatible treatment for sea level rise across jurisdictional boundaries;

B. Updating the Best Available Science, consistent with regional policy efforts, as new, peer-reviewed studies on sea level rise become available and as agencies such as the OPC or the CCC issue updates to their guidance reports; and

C. Amending the LRDP to add policies and provisions that address the impacts of sea level rise based on information gathered over time. Modifications to address SLR may include: relocating proposed development envelopes, changes to land use designations, relocating utilities, updates to the public access plan to ensure long-term protection of the function and connectivity of existing public access and recreation resources.

Policy SH-04 - A site-specific coastal hazards study shall be prepared by technical experts (e.g., geologic, geo-technical, hydrologic, and engineering professionals, as appropriate) in combination with planning professionals to address the potential hazards from erosion, flooding, wave attack, scour and other conditions created or exacerbated by SLR. The study shall use the best available science and consider multiple SLR scenarios including best available scientific projections of SLR such as by the Ocean Protection Council, National Research Council, Intergovernmental Panel on Climate Change, and the West Coast Governors Alliance. All input parameters for hazard analysis shall be clearly described in the analysis and, if judgment was used to choose between a range of values, the basis for the selection should be provided. The study shall identify the anticipated economic life of the structure(s), assess the ease of removal or adaptation, and recommend applicable adaptation management strategies, including siting and design measures, that eliminate or reduce hazards and that are consistent with all policies and provisions of the certified LRDP.

Policy SH-05 - The University will coordinate vulnerability assessments and adaptation planning with other regional jurisdictions that face common threats from sea-level rise, including the Goleta Slough management planning efforts, and will participate in regional studies of sea level rise vulnerability and adaptation, and in shoreline monitoring to identify sea level rise concerns.

Policy SH-06 - Shoreline structures, including revetments, seawalls, cliff retaining walls, or other such construction that alters natural shoreline processes shall be prohibited except where there is no less environmentally-damaging alternative for the protection of existing development or to serve coastal-dependent uses, or to protect public beaches in danger from erosion. Any such structures shall be sited to avoid sensitive resources and designed to minimize, to the maximum extent feasible, the alteration of natural land forms, and eliminate or mitigate adverse impacts on public

access and on local shoreline sand supply. Visual impacts shall be minimized through siting the structures as far inland as possible, using a narrow profile or small footprint structure if possible, inclusion of living shoreline or bioengineering techniques, and the use of appropriate colors and materials. Structures shall be removed at such time as the structure is no longer needed for its permitted purpose.

Policy SH-07 - No new permanent above-ground development shall be permitted on the dry sandy beach except for temporary recreational structures such as volleyball poles and nets.