

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

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PROJECT DESCRIPTION**

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3.1 INTRODUCTION

The University of California, Santa Barbara (University) proposes to implement an LRDP Amendment for the University North and West Campuses, develop 236 units of faculty and 151 units of family student housing on the North Campus, and also to implement portions within the University's jurisdiction of the *Joint Proposal for the Ellwood-Devereux Coast* and the subsequent *Ellwood-Devereux Coast Open Space and Habitat Management Plan* prepared jointly by University, City of Goleta, and County of Santa Barbara.

The proposed LRDP Amendment, faculty and family student housing projects, and Open Space Plan are the results of an unprecedented public-private cooperative effort (reflected in *Joint Proposal for the Ellwood-Devereux Coast*) to guide development of the last remaining open coastal lands in the western Goleta area. The Ellwood-Devereux Coast area encompasses 10 properties, which are currently owned by multiple public and private entities within the three jurisdictions. It provides the opportunity to comprehensively plan the preservation, management, and development of the Ellwood-Devereux area, rather than considering piecemeal project-by-project approvals. This comprehensive planning approach would allow improved public coastal access, and the preservation and enhancement of 652 consolidated acres of recreational, natural land, and marine environment resources. Potential residential development would be reduced from 760 to 570 units, and future University and private residential development would be clustered adjacent to existing development and infrastructure, and employment centers. The Project is intended to provide an open space, habitat, and development plan that is, on balance, most protective overall of sensitive natural and coastal resources.

The proposed project would be implemented through the amendment of University's 1990 Long Range Development Plan (LRDP) (which guides physical development of the campus) and the approval of the individual housing and open space components encompassed by the Project.

3.2 PROJECT LOCATION

The project area is located in southern Santa Barbara County, California, west of the unincorporated community of Isla Vista, and south and east of the City of Goleta. The project area includes the University North Campus and West Campus, and is generally located west of Storke Road and south of Phelps Road. (Refer to Figure 3-1, University Lands within the Joint Proposal Area.)

3.2.1 North Campus

The North Campus consists of five general areas:

- (1) North Parcel (proposed Faculty Housing site)

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Section 3.0 (2) South Parcel
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Description (3) Storke-Whittier Parcel (proposed Sierra Madre Family Student Housing site)

(4) Coal Oil Point Reserve Expansion Area

(5) Ellwood Marine Terminal

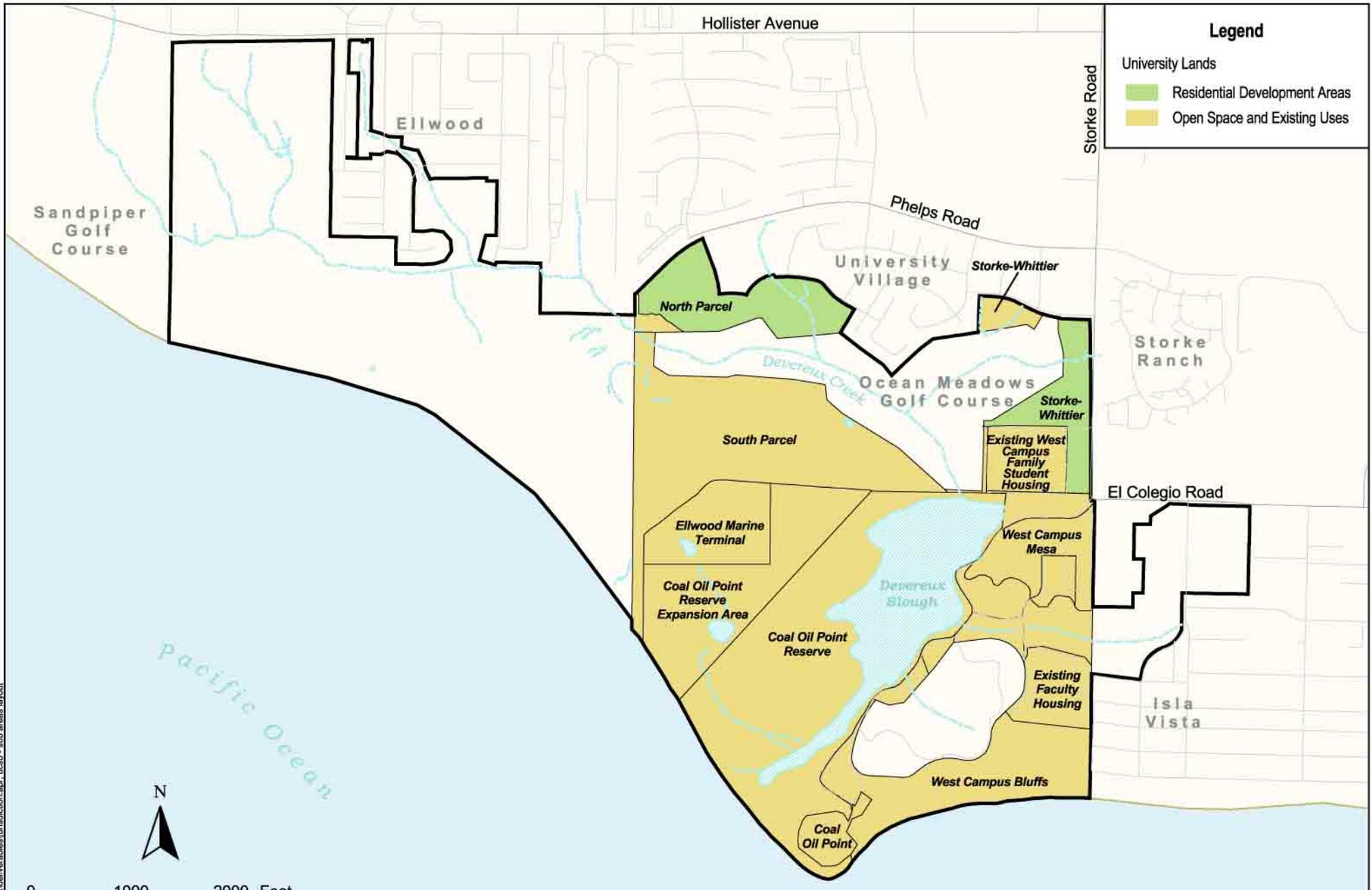
The University's North Campus almost completely surrounds the privately-owned Ocean Meadows Golf Course, which is within the jurisdiction of the County of Santa Barbara.

The North Parcel (proposed Faculty Housing site) is a 26.5-acre area located south of Phelps Road and north of the Ocean Meadows Golf Course. This vacant parcel is primarily comprised of disturbed annual grasslands, bare dirt in some locations and numerous informal trails that provide access to adjacent open space areas and are used for walking, jogging, off-road bicycling, and similar purposes. The eastern portion of the North Parcel is traversed by Phelps Ditch, a manmade drainage ditch that connects to Devereux Creek. Seasonal wetlands are present at several locations on the Parcel. Portions of the North Parcel are heavily eroded due to removal of topsoil (in the 1960s) to provide fill for the Ocean Meadows Golf Course (which historically was occupied by a portion of the Devereux Slough), and to raise residential development (north of the golf course) above tidal and floodwater inundation.

The South Parcel is a 68.7-acre area located south of the Ocean Meadows Golf Course and generally north of the access road to the Ellwood Marine Terminal, with a small area extending west of the Ellwood Marine Terminal to the coast. The South Parcel is heavily eroded due to past removal of topsoil to provide fill for the Ocean Meadows Golf Course and adjacent residential development). Similar to the North Parcel, numerous informal trails traverse the site, which are used for walking, jogging, bicycling, and similar purposes.

The Storke-Whittier Parcel (proposed Sierra Madre Family Student Housing site) is an 18.6-acre area consisting of two separate parcels, which are separated by the parking lot for the Ocean Meadows Golf Course. The main Storke-Whittier Parcel (14.8 acres) is located along Storke Road between the existing West Campus Apartments and Whittier Road. The smaller portion of the Parcel (3.8 acres) is located west of the parking lot and south of Whittier Road. The Storke-Whittier Parcel is vacant; however, the driving range for the golf course occupies a portion of the main parcel, which is also traversed by the eastern terminus of a tributary to Devereux Creek. Seasonal wetlands are present at several locations. As no development is proposed for the parcel west of the golf course parking lot, subsequent references to the Storke Whittier Parcel refers to the main parcel located along Storke Road.

The Coal Oil Point Reserve (COPR) Expansion Area is a 40-acre area located northwest of the Devereux Slough and southeast of the Ellwood Marine Terminal. Like most of the North Campus, the COPR Expansion Area is vacant, although several informal trails traverse the area.



0 1000 2000 Feet

1 inch = 1300 feet

Projection: State Plane CA Zone 5, NAD83, Feet



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Figure 3-1. University Lands within the Joint Proposal Area

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The Ellwood Marine Terminal is a 17.6-acre area located south of the South Parcel and northwest of the COPR Expansion Area. Venoco leases the marine terminal from the University, which includes two petroleum storage tanks. Underground pipelines traverse the area from the offshore oil platform Holly to the Ellwood Marine Terminal area. The Venoco lease will expire in 2016, at which time the oil storage and associated facilities will be removed and native vegetation restored.

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3.2.2 West Campus

The West Campus is located west of the unincorporated community of Isla Vista and southeast of the North Campus, and is comprised of seven main areas:

- (1) Coal Oil Point Reserve (which includes the Devereux Slough)
- (2) Coal Oil Point
- (3) West Campus Bluffs
- (4) West Campus Mesa
- (5) Devereux Slough North Finger
- (6) West Campus Apartments Family Student Housing (existing)
- (7) West Campus Point Faculty Housing (existing)

The University's West Campus completely surrounds the privately owned Devereux School property, which within the jurisdiction of the County of Santa Barbara.

COPR is a 125.3-acre¹ ecological reserve (not including the 40-acre Expansion Area described above), part of the University of California Natural Reserve System (UCNRS). The mission of the UCNRS is to contribute to the understanding and wise management of the Earth and its natural systems by supporting university-level teaching, research and public service at protected natural areas throughout California. Of the 34 reserves that comprise the UCNRS, COPR is one of the few reserves located directly on a campus. The Reserve's current uses include preservation of sensitive natural habitats, university-level instruction and research, and public outreach. Limited informal recreation is permitted on the Reserve on an approved interpretive trail (Dune Pond trail), that transverses the Reserve from its northern boundary to the beach, and along Sands Beach outside the fenced plover habitat. The remainder of the Reserve is closed to the

¹ In 1979, The Regents designated COPR as a 117-acre natural reserve. Using the currently observed boundaries of COPR, the computerized geographic information system used for analysis in this EIR provided acreage estimates of COPR approximately 8.3 acres greater than the acreage originally designated by The Regents. Throughout the remainder of this EIR, COPR is estimated at 125.3 acres (not including the 40-acre COPR Expansion Area).

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public, but public service activities are encouraged and are authorized through a formal application process. The Reserve is crossed by a number of unauthorized trails to the beach, which will be permanently closed and restored. The Reserve was established as a 49-acre area in 1970 and was subsequently expanded in 1979. The Regents designated the 40-acre Expansion Area in 1998 following the purchase of the North Campus by the University.

The Coal Oil Point area is an approximately 6.1-acre headland generally bounded on the west by the Coal Oil Point Reserve, the Devereux School to the north, the West Campus Bluffs to the east, and the Pacific Ocean on the south. Existing uses of the Coal Oil Point area include the Cliff House (seminar and conference facility), a 50-space unpaved parking lot, the Reserve manager's residence, the Reserve administrative office, a temporary restroom, a number of old sheds and building pads. Native vegetation and vernal pools in portions of this area have been restored.

The West Campus Bluffs is an approximately 37.2-acre area located east of Coal Oil Point, south of the Devereux School and the West Campus Point faculty housing, west of Isla Vista, and north of West Campus Beach. A trail along the bluffs links Isla Vista with the coastal access point at Sands Beach. The area is undeveloped and contains annual grasslands, some vernal pools, stands of mostly non-native trees, and some coastal bluff scrub and trees along the bluff.

The West Campus Mesa is a 23.3-acre area east of the Coal Oil Point Reserve, south of the West Campus (Family Student) Apartments, and north the Devereux School and the West Campus Point faculty housing. Existing land uses on the West Campus Mesa include the Orfalea Children's Center and associated parking and the West Campus horse stables, including an historic barn. The West Campus Mesa also includes vacant land that has been identified in the LRDP as a site for future faculty housing.

The Devereux Slough North Finger is an approximately 20.5-acre area located between the West Campus Mesa and the Devereux School and the West Campus Point faculty housing. The North Finger historically functioned as part of the slough, but tidal inflow has been restricted, and the area degraded by siltation, invasive exotic species, and historic land use practices. This area is undeveloped and is characterized by 1) riparian wetlands, adjacent uplands, and salt and brackish marshes that are linked to the flooding of the Devereux Slough, 2) groves of trees including major eucalyptus groves and olive trees lining the Devereux Road entrance to the West and Devereux Campuses, and 3) non-native annual grassland and coastal sage scrub.

(The majority of the Slough South Finger is on property owned by the Devereux School, although a portion of the South Finger is on University property. The South Finger is highly degraded due to the presence of non-native plants and restricted tidal influx.)

The existing West Campus Apartments Family Student Housing is a 250-unit complex located on an 11.9-acre area west of Storke Road and north of Devereux Road. This area includes an approximately 3-acre lawn area along Storke Road.

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The existing West Campus Point Faculty Housing is comprised of 65 condominium units on approximately 12 acres south of the North Finger of the Devereux Slough, east of Devereux School and north of the West Campus Bluffs. The University constructed this housing complex for faculty in 1986. Individual units are owned by UCSB faculty members and are price-restricted (to the consumer price index) at resale to another faculty member.

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3.3 PROJECT OBJECTIVES

The University's objectives for the proposed project include:

- Provide a variety of additional University-owned faculty housing to meet long-term demand for affordable faculty housing and thereby enable the University to recruit and retain a superior quality of and diverse faculty.
- Provide additional University-owned family-student housing to meet demand for affordable family student housing, and enable the retention of a broad selection of qualified students.
- Provide on-campus housing to support closer linkages between residential and academic functions and reduce the number and length of vehicle trips associated with commuting.
- Create attractive new residential neighborhoods for faculty and their families and student families that are compatible with existing adjacent residential uses.
- Integrate the proposed family-student housing with the existing West Campus Family Student Apartments Family Student Housing to enhance the existing facilities and create a shared sense of community.
- Provide a mix of townhome, duplex, studio, and detached single-family homes for faculty, to respond to demand for varied housing types.
- Maximize the ability of the North Campus to meet identified campus housing needs.
- Develop much-needed housing in such a manner as to preserve and protect the natural setting of the Coal Oil Point Reserve and other sensitive coastal resources.
- Implement proposed project components of the Joint Proposal and Open Space Plan within the University's jurisdiction and thereby provide an open space, habitat, and development plan that is, on balance, most protective overall of sensitive natural and coastal resources and assures improved public coastal access and the preservation and enhancement of 652 contiguous acres of open space, natural reserve, and marine environment resources.
- Implement restoration opportunities and physical improvements identified in the Coal Oil Point Natural Reserve Management Plan.
- Protect, enhance, and restore key natural, cultural, and scenic resources using an integrated ecosystems approach.
- Provide for improved public access and compatible passive recreation, consistent with the conservation of significant coastal resources.

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- Protect Devereux Creek, Devereux Slough and the adjacent upland and marine habitats.
 - Preserve and protect and restore identified sensitive habitat areas, including wetland, native grassland, dune, back dune, and freshwater pond habitat.
 - Provide residential and open space land uses that are consistent, to the extent feasible, with the California Coastal Act policies, and with the prior development plans and expectations for the West Devereux property (now the University's North Campus) that was set forth for this area through standards in the Santa Barbara County Local Coastal Plan.

3.4 PROJECT NEED

The Project will provide 236 units of faculty housing and 151 units of family-student housing to meet existing and future housing needs. As noted in Section 2.1.2 (Campus Plans), UCSB has identified a need for student housing since the 1950s and faculty housing since the 1980s. Although the campus has provided various housing options for single students and student families, to date, only 65 units of faculty housing have been developed (the West Campus Point complex completed in 1986) to meet the needs of the more than 1,100 UCSB faculty.

Since 1980, the median value of an owner-occupied home on the South Coast of Santa Barbara County increased from \$141,200 in 1980, to \$320,000 in 1990, and \$572,000 in 2000. In 2003, the median home sale price on the Santa Barbara South Coast reached \$823,708 (UCSB Economic Forecast Project, 2004). Although home prices are lower in other areas of the County (as discussed in more detail in Section 4.16, Population and Housing), data for the rest of the County reflect this same general trend. In addition to the high cost of housing, availability of owner-occupied housing is extremely low, based on a 0.8 percent vacancy rate in 2000.

The Santa Barbara South Coast Community Indicators report (prepared annually as a joint project of the UCSB Economic Forecast Project, the Santa Barbara Regional Economic Community Project, and the Partnership for Excellence Conference) provides information on social, environmental, and economic factors in the South Coast area of Santa Barbara County. The report includes a housing affordability index as a measure of the percentage of households that can afford to own a median priced home or condominium. The index is based on median family income, median selling prices, mortgage rates, property taxes, and homeowners insurance. The 2003 report estimated that only 5.3 percent of South Coast residents could afford to purchase the median-value single family home, and only 22.3 percent could afford to purchase the median-value condominium. (SCCIP, 2003).

The 1990 UCSB LRDP reiterated the need for faculty housing and stated that UCSB:

“...intends to provide as much faculty housing as financially feasible... [and that] [a]dditional housing will significantly strengthen the University's ability to recruit superior faculty to the Santa Barbara area, which has been hampered by high market rate housing costs which exceed the ability of many faculty to pay.”

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UCSB currently employs approximately 1,124 faculty members, of which 81 percent are homeowners. Approximately 15 percent of all faculty members reside outside of the Santa Barbara area and commute to the campus (e.g., from Santa Maria or Oxnard). About one third of existing faculty either resides in rental housing, or commutes to the campus at a considerable distance. According to a survey of faculty conducted in September 2002, 22 percent of faculty are dissatisfied with their housing situation, and housing cost is the aspect with which faculty are least satisfied. The inadequacy of housing opportunities for faculty members makes it difficult to retain and recruit faculty to serve existing University programs.

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Faculty housing is needed in order to respond to the extremely high costs of housing in the South Coast area. The University is currently recruiting for faculty positions—the University has faced difficulty filling these positions, in part due to the inability of faculty to afford housing in the area. The 1990 LRDP EIR estimated the percentage of faculty and staff that would fall within the low to moderate-income group. Using criteria specific to the University, 34 percent of faculty were anticipated to fall within the low to moderate-income group. Using County criteria, of 37 percent of faculty are anticipated to fall within the low to moderate-income group. Both of the criteria indicate that one-third or more of faculty would be within a low to moderate-income group, and, as such would have constraints finding affordable housing in the area.

The daunting task of finding suitable and affordable housing has become a major impediment to convincing potential candidates to accept positions at the University. This puts the University at a competitive disadvantage with the other UC campuses and other public and private universities both in California and nationwide, and affects the ability of the University to recruit and retain distinguished faculty. Thus, the Project would respond directly to the current and projected shortage of affordable faculty housing and help preserve the University's standing as an academic institution in the top tier of American universities.

As noted in Section 2.1.1 (History of the Ellwood-Devereux Coast), the 1990 LRDP proposed construction of faculty housing adjacent to the West Campus Bluffs. Following input from the community, the University reached an agreement with the County of Santa Barbara, the City of Santa Barbara and a number of concerned community groups to withdraw the proposal for 50 faculty housing units adjacent to the Bluffs, relocate the proposed units to the West Campus Mesa, and pursue alternative sites for the construction of additional faculty housing.

In 1994, the University purchased the North Campus from the University Exchange Corporation with the intent of constructing faculty and student residences. In 1998, The Regents amended the LRDP to allow development of 269 units of faculty housing and 144 units of student housing on the North Campus. The 1998 LRDP amendment was not forwarded to the Coastal Commission for review and certification.

In addition to the inadequacy of housing opportunities for existing faculty, the UCSB Office of Budget and Planning projects that approximately 533 new faculty will arrive on campus by the academic year 2010–11, with an average of 60 new faculty members each year in need of suitable and affordable housing. This projection assumes that only a small number of additional faculty

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positions will be added each year. There are approximately 100 faculty recruitments currently underway, which were initiated in 2001 through 2003. However, most of the new faculty members coming to the University will be replacing faculty members who have resigned or retired, approximately 33 per year. It is assumed that approximately 20 percent of University faculty over the age of 65 will retire each year and that most of the retiring faculty will continue to live in the local area. As of 2003, 69 faculty members were age 65 or older.

The characteristics of the local housing market also result in a need for the provision of affordable housing for University students. Housing for students with families would assist in meeting existing demand for University housing and alleviate some of the local constraints on the rental housing market. Presently, there are 343 students on the UCSB Family Student Housing waiting list. Approximately 140 of these students have applied for enrollment, but have not yet been admitted to UCSB. The generation of additional affordable housing for faculty and students with families would therefore contribute to the existing supply of, and alleviate some of the demand for, housing in the area.

3.5 PROJECT DESCRIPTION

The proposed project consists of the amendment of the UCSB Long Range Development Plan (LRDP) to permit development of 236 units of faculty and 151 units of family student housing on the North Campus and designate permanent open space consistent with concepts articulated in the *Joint Proposal for the Ellwood-Devereux Coast* and the subsequent *Ellwood-Devereux Coast Open Space and Habitat Management Plan*. The individual components of the proposed project would also be the subject of a Notice of Impending Development for consideration by the Coastal Commission. Each of these project components is described in more detail below.

3.5.1 Amendment of the Long Range Development Plan

A LRDP is defined by the Public Resources Code of the State of California (Section 21080.09) as a “physical development and land use plan to meet the academic and institutional objectives for a particular campus or medical center of public higher education.” The LRDP is a policy document that articulates academic goals, identifies the physical development needed to meet those goals, specifies objectives for future development, and provides a land used plan that identifies the potential location of physical development on the campus. The University last completed a major update of the LRDP in 1990, which was followed by approval of the LRDP by the California Coastal Commission in 1993 (in the form of a Local Coastal Program). Following acquisition of the North Campus, in 1998 The Regents of the University approved an amendment to the LRDP that proposed development of faculty and family student housing on the North Campus and reduced the number of housing units proposed for the West Campus.

The LRDP amendment proposes to implement the Open Space Plan through the transfer of development rights from the Ellwood Mesa and the South Parcel of UCSB’s North Campus, to the areas on the north side of Santa Barbara Shores Park and Ocean Meadows Golf Course. Through this transfer (and concurrent actions by the City of Goleta and the County of Santa

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Barbara) a 652-acre area could be permanently preserved as open space and natural reserve by the three participating jurisdictions and private property owners. Without the relocation coordinated by the three participating jurisdictions and the cooperation of private property owners, the benefits of preserving contiguous open areas could not be achieved.

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A summary of the proposed changes in LRDP land use designations is shown in Table 3-1. A description of each of specific project components follows.

3.5.2 Specific Project Components

Consistent with the concepts articulated in the *Joint Proposal for the Ellwood-Devereux Coast*, the University proposes three specific project components: (1) the North Campus Faculty Housing; (2) the Sierra Madre Family Student Housing; and (3) implementation the portion of the *Joint Proposal* and Open Space Plan within the University's jurisdiction.

3.5.2.1 North Campus Faculty Housing

The North Campus Faculty Housing Complex would provide 236 units of housing on the North Parcel of the North Campus (north of the Ocean Meadows Golf Course), separated into four neighborhoods (Village Center, West Village, East Village, and Marymount neighborhood) with approximately 90 townhome units, 120 units of duplex housing (in the northern portion of the site), 14 studio units, and 12 detached single-family units.

The Village Center neighborhood would consist of 131 units, with 75 townhomes, 44 duplex units, and 12 studio units. The West Village neighborhood would consist of 46 units, with 15 townhomes, 29 duplex units, and 2 studio units. The East Village neighborhood would consist of 28 duplex units and the Marymount neighborhood would consist of 31 units, with 19 duplex units and 12 detached single-family units. Units would be two, three, or four bedrooms and there would be a mix of two- and three-story units in the Village Center neighborhood. Although the homes would vary in size, the total amount of development would be approximately 1,530 gross square feet of living space per unit. The complex would also include a community recreation facility in a common building with a swimming pool. None of the structures would exceed 35 feet in height. The amount of built space would total approximately 430,500 gross square feet, including garages and the community center and pool. Sustainable design practices would be implemented using green resource and energy conservation methods.

A proposed site plan is provided in Figure 3-2.

Development and grading would occur on approximately 23 of the 26.5 acres on the North Parcel, with an area of native grassland at the southwestern corner of the parcel preserved, along with another area that contains wetlands along the southern perimeter west of Phelps Ditch.

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Table 3-1. Summary of Proposed LRDP Amendment

Campus Area	Current LRDP Designation ¹	Proposed LRDP Designation
North Campus		
North Parcel	Up to 147 units of faculty housing	Up to 236 units of faculty housing
South Parcel	Up to 122 units of faculty housing	68.7 acres of permanent Open Space, managed as a Nature Park
Storke-Whittier Parcel	Up to 144 units of family student housing	Up to 151 units of family student housing
Ellwood Marine Terminal	17.6 acres of oil storage facility to be converted to Open Space in 2016 following lease expiration	No change from current LRDP designation
West Campus		
West Campus Mesa Future Development Area	100 units of faculty housing	50 units of faculty housing
West Campus Mesa—Garden Area and Northern Slough Finger	25.3 acres of recreation and other use	25.3 acres of recreation and Open Space
Orafalea Children’s Center	10,000 gsf expansion	No change from current LRDP designation
Coal Oil Point	Replace Cliff House	No change from current LRDP designation
Coal Oil Point Reserve	125.3 acres of existing Reserve, plus 40.0 acre expansion site, designated as Environmentally Sensitive Habitat Areas and Natural Reserve	Designate 165.3 acres as Natural Reserve
West Campus Bluffs	37.3 acres of Open Space, pending approval of faculty housing elsewhere	37.3 acres of permanent Open Space, managed as a Nature Park
Total Change in Housing	513 units of Faculty and Family Student Housing	437 units of Faculty and Family Student Housing
Total Change in Open Space and Natural Area	245.5 acres of Open Space and Natural Reserve	314.3 acres of Open Space and Natural Reserve

Notes:

¹ The 1990 LRDP, as subsequently amended by The Regents

Approximately 68,000 cubic yards of cut and fill would occur on the parcel, with all grading balanced on site. New trails would be provided around the southern boundary of the parcel, linking to the Window Trail along the northwestern boundary of the North Parcel. To minimize runoff from impervious surfaces, pervious areas, vegetated filter strips, and porous pavements would be utilized where appropriate. Surface runoff would be conveyed via surface channels and cobbled swales into bioswales landscaped with native wetland plant species. A series of (new and existing) wetlands at the southeast corner of the site would provide final treatment of runoff from the site prior to discharge into Phelps Ditch (also known locally as El Encanto Creek). The portion of Phelps Ditch that traverses the eastern portion of the site would be modified to



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stabilize the banks and increase capacity so that 100-year flood flows would be contained within the expanded banks. Parallel berms would be established on both sides of the ditch to provide additional flood protection to the proposed housing and existing adjacent neighborhoods. As required by law, a storm water pollution prevention plan will be implemented on the site, reducing run-off impacts.

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Vehicular access to the site would be provided via Phelps Road (at the intersection with Cannon Green Drive) and along Marymount Way. A pedestrian and bicycle bridge over Phelps Ditch would provide access between the two portions of the site separated by the ditch. (A vehicular bridge is also be analyzed in this EIR as an option.) Internal roads and alleyways would be narrow in width to serve as traffic calming measures. A total of 557 spaces of parking would be provided (2.36 spaces per unit), with 180 spaces for the townhome housing, 240 spaces for the duplex housing, 28 spaces for the studio housing, 24 spaces for the single-family housing, and 85 on-street spaces.

**Table 3-2. Summary of Project and Site Characteristics:
North Campus Faculty Housing**

Proposed Land Use	Residential: townhome, duplex, triplex, studio and detached single-family housing	
Proposed Dwelling Units	Townhome:	90
	Duplex/Triplex:	120
	Studio:	14
	Single-family:	<u>12</u>
	Total:	236
Maximum Building Height	35 feet	
Total Development	430,500 gross square feet	
Proposed Parking Spaces	Townhome:	180
	Duplex/Triplex:	240
	Studio:	28
	Single-family:	24
	On-Street:	<u>85¹</u>
Total:	557	
Undeveloped Open Space	3 acres	
Project Access	Vehicular: Phelps Road, Marymount Way	
	Pedestrian: Trails from areas to the west and east from Marymount Way	

¹Includes 12 spaces for public coastal access

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Section 3.0 **3.5.2.2** **Sierra Madre Family Student Housing**

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The Sierra Madre Family Student Housing Complex would provide 151 units on the 14.8-acre Storke-Whittier main Parcel. No development would occur on the parcel located west of the parking lot for the Ocean Meadows Golf Course. Housing would be located along Storke Road, from north of the El Colegio and Storke Road intersection to Whittier Drive. The housing would be provided in seven clustered complexes along Storke Road (refer to Figure 3-3), and all buildings would set back a minimum of 75 feet from Storke Road and 50 feet from the golf course.

The buildings would generally consist of two- and three-story buildings with single level flats with a maximum building height of 35 feet, arranged around courtyard green spaces. Units would be three bedrooms with two baths and average 1,380 gross square feet. Project amenities would include an approximately 7,375-square-foot community building with meeting, laundry, and recreation facilities, an approximately 725-square-foot storage building, and play structures for toddlers and school-age children. With the support space, the amount of developed space would total approximately 182,000 gross square feet. A site plan for the proposed Sierra Madre Family Student Housing is presented on Figure 3-3.

Approximately 10.7 of the 14.8 acres on the main Storke-Whittier Parcel would be graded and occupied by structures, roads and parking lots, with an additional 2.8 acres of existing lawn area (adjacent the West Campus Family Student Housing complex) converted to surface parking. Thus, physical improvements would occupy a total area of approximately 13.5 acres.

Grading activities would include approximately 9,400 cubic yard of fill and approximately 5,900 cubic yards of cut, with a net import of approximately 3,500 cubic yards. All building pads would be elevated at least 1 foot above the 100-year flood hazard zone, to reduce potential flood hazards to building occupants. To minimize runoff from impervious surfaces, pervious areas, vegetated filter strips, porous pavements would be utilized where appropriate. Surface runoff would be conveyed via surface channels and cobbled swales into bioswales landscaped with native wetland plant species prior to discharge into the eastern tributary of Devereux Creek. As required by law, a storm water pollution prevention plan will be implemented during construction on the site, reducing run-off impacts.

The twin 24-inch drainage pipes and concrete barrier over Devereux Creek that separates the creek from the Devereux Slough (at the southern edge of the Ocean Meadows Golf Course) would be replaced with a ~~60 x 42-inch~~ foot-wide by 5-foot-high ~~box-culvert/bridge~~ to reduce upstream flood potential and improve the natural hydrologic functions of the creek-slough system.

Development would include a total of 552 parking spaces, 219 of which would replace existing parking for the adjacent West Campus Apartments that would be removed during construction, for a net increase of 333 spaces (2.2 spaces per unit) to serve the new housing. Much of the



Source: R.L. Binder F.A.I.A. Architecture & Planning, in Association with Lenvik and Minor Architects



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Figure 3-3. Sierra Madre Family Student Housing Site Plan

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frontage along Storke Road would be occupied by a landscaped parking lot. A landscape buffer and Class I bike path or multi-use trail would separate this parking area from Storke Road.

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Bus stop improvements would also be incorporated into project design. A new bus stop would be constructed on the west side of Storke Road, south of Whittier Drive. An existing bus stop located on the west side of Storke Road at El Colegio Road would be relocated further north, adjacent to the proposed parking lot. A cement passenger loading platform would be installed at the relocated bus stop. Both bus stops would include a bench, trash receptacle, passenger information and shelter. The University would coordinate with MTD in the siting and development of the bus stops, and both bus stops would conform to MTD bus stop standards.

Access to the northern cluster of residential units would be provided via a driveway off of Whittier Drive and a driveway on Storke Road (with exiting vehicles limited to right-turns). Vehicular Access to the southern residential clusters would be provided via a driveway off Storke Road (limited to right-turns for exiting vehicles), and a new access road (permitting left and right turns onto Storke Road), located generally at the same location at the existing Venoco Access Road (to the Ellwood Marine Terminal), and a driveway to the Francisco Torres Residence Hall (east of Storke Road). This access road would also provide access to the existing West Campus Family Student Housing complex and an adjacent private residential development on the southeastern side of the Ocean Meadows Golf Course (discussed more fully in the separate EIR prepared by the County of Santa Barbara for the Ocean Meadows Residences).

**Table 3-3. Summary of Project and Site Characteristics:
Sierra Madre Family Student Housing**

Proposed Land Use	Residential: single level flats	
Proposed Dwelling Units	151 units	
Maximum Building Height	35 feet	
Total Development	229,740 gross square feet	
Proposed Parking Spaces	Replacement Parking:	219
	Sierra Madre Parking (Net New) Spaces:	333
	Total:	552 spaces
Undeveloped Open Space	3.1 acres	
Project Access	Vehicular: Whittier Drive (1 access point) and Storke Road (3 access points)	
	Pedestrian: Whittier Drive, Storke Road	

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Section 3.0 **3.5.2.3** **Ellwood-Devereux Coast Open Space Plan and Habitat Management**

Project

Description

As discussed earlier, one of the primary objectives of the proposed project is to implement that portion of the Open Space Plan under the University’s jurisdiction. The Open Space Plan is the result of an unprecedented public-private cooperative effort pursuant to the *Joint Proposal for the Ellwood-Devereux Coast* to guide development of the last remaining open coastal lands in the western Goleta area. The Plan encompasses 10 properties that are currently owned by multiple public and private entities with the City of Goleta, County of Santa Barbara and University jurisdictions. It provides the opportunity to plan the preservation, management and development of the Ellwood-Devereux area in a comprehensive rather than piecemeal fashion. Comprehensive planning would allow improved public coastal access, and the preservation and enhancement of 652 consolidated acres of recreational, natural reserve, and marine environment resources. Potential residential development would be reduced from 760 to 570 units, and future University and private residential development would be clustered adjacent to existing development and infrastructure, and employment centers. The purpose of the Open Space Plan is to provide an open space, habitat, and development plan that is, on balance, most protective overall of sensitive natural and coastal resources.

The Ellwood-Devereux area is part of the lower Devereux Creek watershed, also known as the greater Devereux Slough regional ecosystem. Development is presently allowed in various locations throughout the area. Under existing plans and regulations, development may occur close to sensitive habitat areas and the most valued recreational lands, while less valuable lands are designated as open space. If development proceeds under existing plans, islands of development would fragment open space, disrupt coastal access, recreational use, and the overall ecosystem in the area, even taking careful planning and mitigation into account.

The Open Space Plan proposes to protect the resources in the area by relocating development potential away from coastal areas to the northern perimeter of the area where it would be clustered contiguous to existing development, roads and services. Through the transfer of development rights from the Ellwood Mesa and the South Parcel of UCSB’s North Campus, to the areas on the north side of Santa Barbara Shores Park and Ocean Meadows Golf Course, a 652-acre area could be permanently preserved as open space and natural reserve. Without the relocation coordinated by the three participating jurisdictions and the cooperation of private property owners, the benefits of preserving contiguous open areas could not be achieved.

Open space areas under the University’s jurisdiction are summarized in Table 3-4.

Implementation of the portion of the Open Space Plan under the University’s jurisdiction would also result in coastal access improvements and the improved management and restoration of coastal resources, including environmentally sensitive habitats, scenic resources, historical and cultural resources, public access, and passive recreation opportunities. Coastal access improvements would include: (1) improvement of existing trails, (2) improvement of existing beach access points, (3) installation of a new coastal access stairway, (4) provision of additional public parking, and (5) replacement of an existing portable restroom.

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The Coal Oil Point Reserve (including the Expansion Area) would be managed in accordance with the COPR Draft Management Plan. All other open spaces under the University's jurisdiction (identified above and subsequently referred to as "Open Space Areas") would be managed per the Open Space Plan. Refer to Figure 3-4 (Overview of the Open Space Plan Area).

*Section 3.0
Project
Description*

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**Table 3-4.
Open Space and Natural Reserve
Within University Jurisdiction¹**

University Sub-Area	Acres
South Parcel Nature Park	68.7
Ellwood Marine Terminal (future open space) ²	17.6
Coal Oil Point Reserve (including expansion area)	165.3
West Campus Mesa and Northern Slough Finger Open Space	25.3
West Campus Bluffs Nature Park	37.3
Total Acres	314.3

¹ Acreage calculations exclude proposed faculty and student development sites. Acreage calculations also exclude developed land uses. Undeveloped acres include all native and non-native habitats.

² The Ellwood Marine Terminal will be restored and converted to open space when the existing lease expires in 2016.

The following types of open space improvements would occur per the Open Space Plan.

- Trail Improvement.** The Open Space Areas are currently crisscrossed with informal networks of trails and footpaths that provide access around and across the sites. In various locations, these informal trails are duplicative (providing access to the same general area) or cross over or near sensitive resources (e.g., native grassland habitat). To minimize impacts to these sensitive resources and reduce habitat fragmentation, various existing trails would be closed, while approximately 8.175 miles of existing trails on University land would be improved. The extent of trail improvement would depend on the proposed use designation (e.g., pedestrian-only, or a mix of pedestrians, bicycles and limited locations, equestrians), the relative potential for use (e.g., whether the route provide direct access to the coast) and proximity to sensitive resources (e.g., sensitive habitats). Specific trail improvements are described below for each Open Space Area. Trails intended for pedestrian only use would be improved with native materials and limited to 3 to 4 feet in width. Trails intended for mixed pedestrian and bicycle use would have compacted fines (e.g., decomposed granite) with a stabilized surface (e.g., chemical binder), defined shoulders and a width of 10 to 12 feet. Trails for equestrian use would include either a designated 3-foot-wide equestrian-only tread (e.g., parallel to the Venoco paved access road) or would be equivalent to the mixed pedestrian and bicycle trails (with a surface of compacted fines with a binder, a defined shoulder, and total width of 10 to 12 feet). Trail construction and maintenance would emphasize the use of natural or natural-appearing materials consistent with the rural/natural character of the area. Whenever feasible, indigenous materials would be incorporated into improvements, and the limits of disturbance should equal the limits of required grading. Refer to Figure 3-5 (Proposed Trail System)

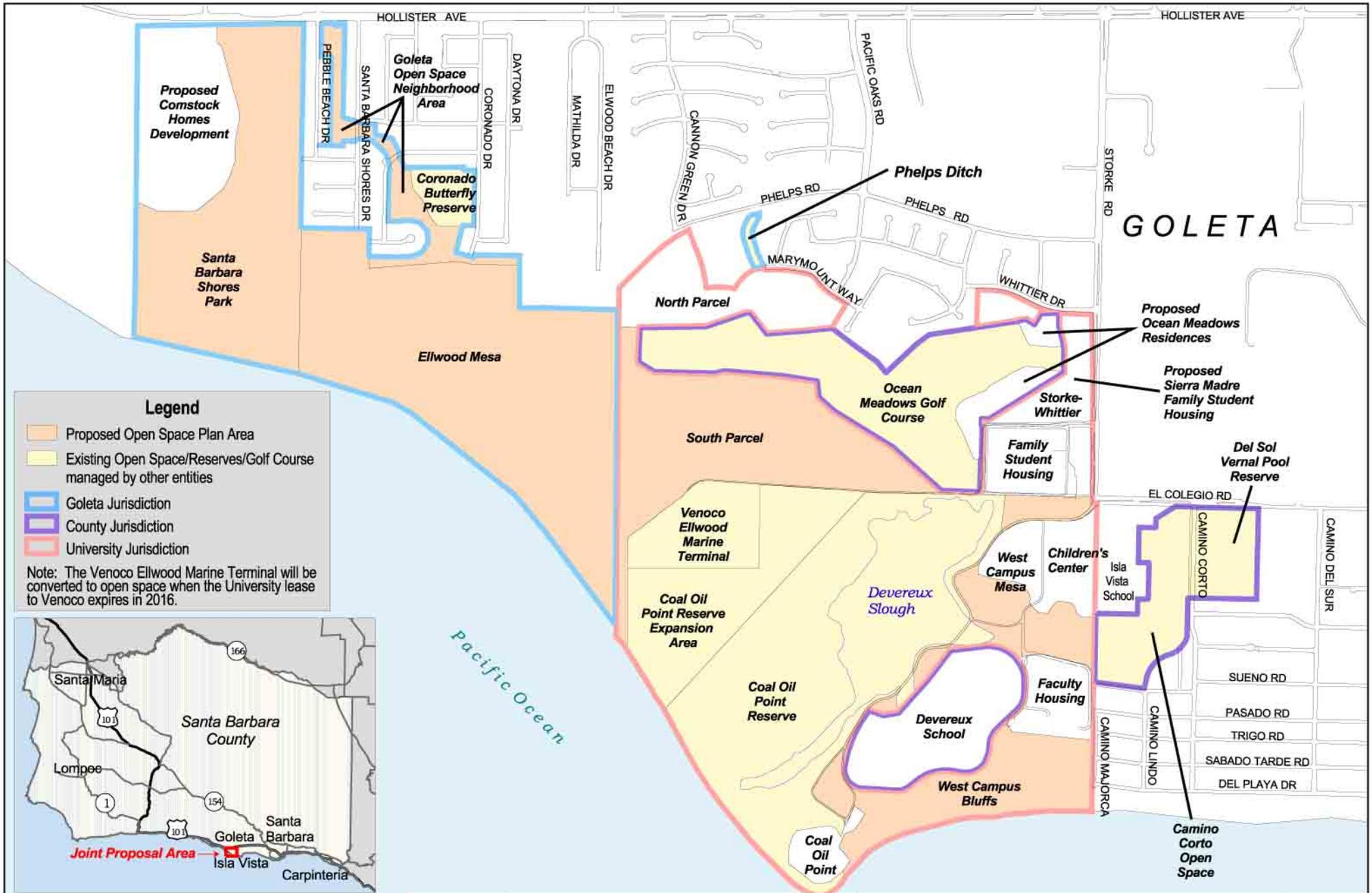
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- **Beach Access Improvements.** The informal trail network across the Open Space Areas provides access to the coast at several locations. To minimize impacts to sensitive resources, access to the coast would be improved at three locations by the provision of a boardwalk and/or coastal access stairway, which would formalize access points, improve public safety and improve protection of sensitive resources. The specific location of these improvements is identified below.
- **New Beach Access.** A bluff top trail currently exists along the West Campus Bluffs, providing access between Isla Vista and the beach at Coal Oil Point. At some locations along the bluff, recreation users have created informal paths to gain access to the beach, creating a public safety hazard and accelerating erosion of the coastal bluffs. A new beach access stairway is proposed to improve beach access, improve public safety, reduce damage to coastal bluff scrub habitat, and reduce coastal bluff erosion.
- **New Public Parking.** Up to 74 additional coastal access parking spaces would be provided: 1) at the western terminus of Phelps Road; 2) on the West Campus Mesa south of Cameron Hall; 3) on the West Campus Bluffs west of Camino Majorca; 4) on the West Campus Bluffs near Coal Oil Point.
- **Restroom Improvement.** The existing portable restroom at Coal Oil Point would be replaced with a self-contained permanent facility (e.g., a pit toilet without running water, which would periodically be serviced) in the same general location.

The Open Space Areas would be subject to management actions intended to preserve and restore land resources, marine resources and compatible coastal recreation opportunities. Management actions identified in the Open Space Plan that are relevant to Land Resources include:

- **Habitat Restoration.** Site restoration, including restoration of wetlands, is proposed for select areas degraded by erosion and poorly controlled public use. Public access and visitor use within sensitive habitats would be directed onto a system of well-defined trails and beach access points. Interpretive signs would be installed to educate the public about the sensitivity of these habitats, the need to protect the Western snowy plover and other sensitive wildlife species that these habitats support, and the need to remain on designated trails. As noted above, the COPR Draft Management Plan would guide restoration within the Coal Oil Point Reserve.
 - Passive restoration methods, such as eliminating recreation activities through trail closures where they currently intersect sensitive habitats, are proposed in certain locations. Closed trails would be restored to blend with adjacent native vegetation. Degraded areas would be restored using existing or adjacent native species with the minimal level of effort needed to restore the habitat to a natural state.



Legend

- Proposed Open Space Plan Area
- Existing Open Space/Reserves/Golf Course managed by other entities
- Goleta Jurisdiction
- County Jurisdiction
- University Jurisdiction

Note: The Venoco Ellwood Marine Terminal will be converted to open space when the University lease to Venoco expires in 2016.



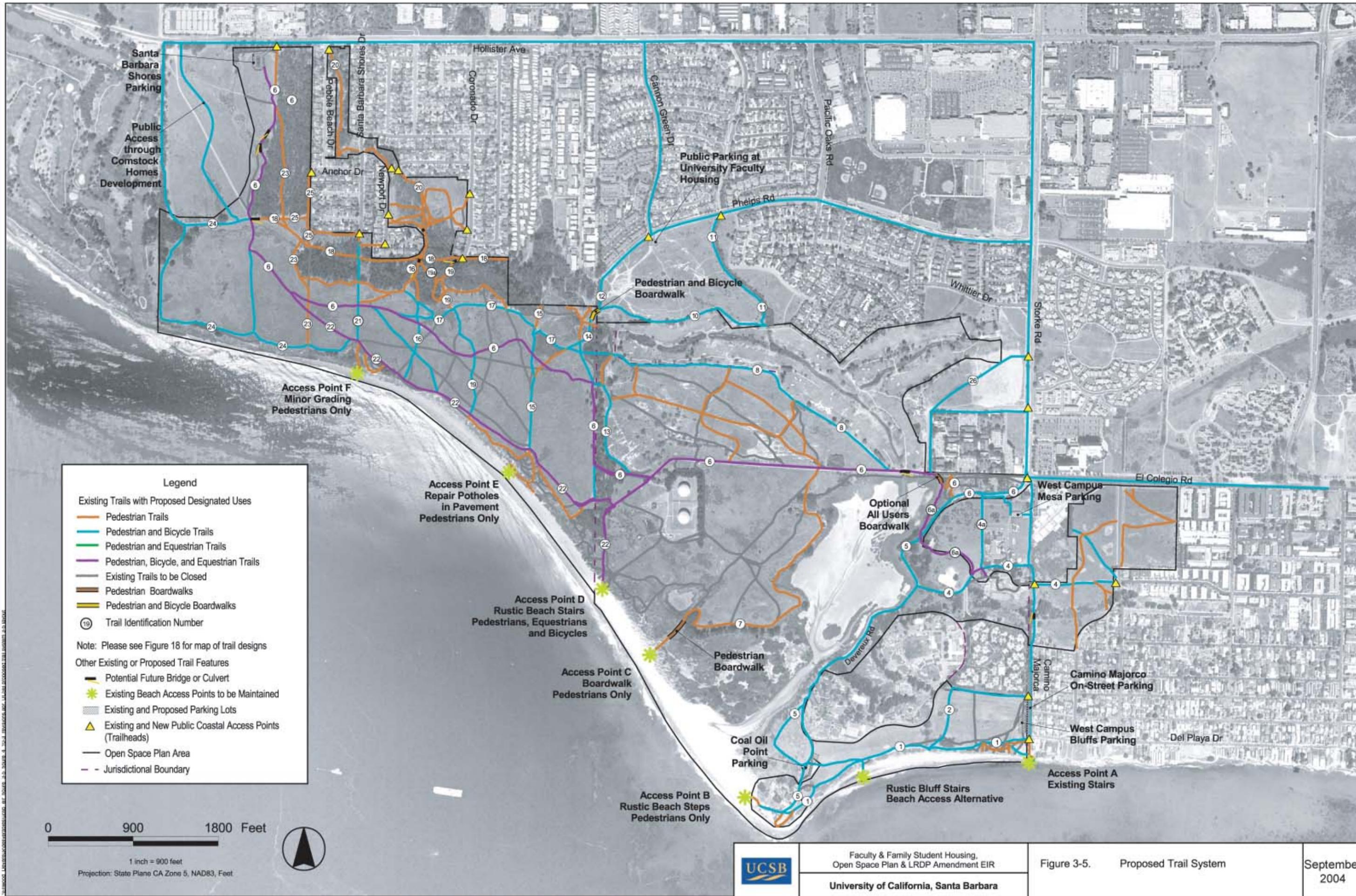
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Figure 3-4. Overview of the Open Space Plan Area

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1 inch = 900 feet
 Projection: State Plane CA Zone 5, NAD83, Feet



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Figure 3-5. Proposed Trail System

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- Active restoration methods, such as planting to convert non-native annual grasslands to native grasslands and coastal scrub, are proposed where passive methods are not likely to be successful. In addition, short-term irrigation of revegetated areas may occur at some locations. *Section 3.0
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Opportunities for habitat restoration are identified on Figure 3-6 (Overview of Riparian System and Future Restoration Opportunities), Figure 3-7 (Vernal Pool Restoration Opportunities) and Figure 3-8 (Upland Habitat Restoration Opportunities).

- **Trail Closures.** Trail closures would be designed to divert users away from sensitive locations without the use of expensive fencing and barriers to the degree possible. This would include some or all of the following measures:
 - Install notice of trail closures at public access points
 - Install notice of trail closures at public access points
 - Provide physical barrier/obstacle (fence, logs, rocks embedded into ground) in combination with signage indicating trail closure and reason why (resource protection, restoration)
 - Install logs with dense plantings of locally native species to direct users to designated trails
 - Install low fences or cordon (3 to 4 feet high) to discourage trail users from venturing off designated trails, particularly in areas with sensitive resources
- **Trail Markers, Barriers, and Fences.** Trail markers and barriers may be used to keep users on trails and avoid adjacent ESHAs and off-trail portions of the COPR. Trail markers would be less than 36 inches in height and would consist of single post parkers made of recycled material, wood, or faux wood concrete. Trail barriers to prevent access to sensitive habitat would include large stones, plantings, logs, and low-profile post-and-cable fencing. Post-and-rail or post-and-cable fencing may be used around the perimeter of new parking facilities.
- **Limitation of Uses.** Certain uses would be prohibited within the Open Space Areas including vehicular use. Certain trails would be designated as pedestrian-only, and bicyclists and equestrians limited to specific trails. Dogs are not allowed in COPR. There is a current exception on Sands Beach where dogs are permitted outside the fenced plover area if they are on leash and do not disturb the plovers. This is consistent with the snowy plover management guidelines outlined in the COPR Management Plan.
- **Erosion and Sedimentation Controls.** Land disturbance related to coastal access improvements and restoration or management of habitats and coastal resources could result in erosion of exposed soil surfaces and sedimentation of downstream areas, including the Devereux Slough. Management actions to reduce potential erosion would protect water quality in Devereux Creek and its tributaries, the Devereux Slough and the adjacent marine

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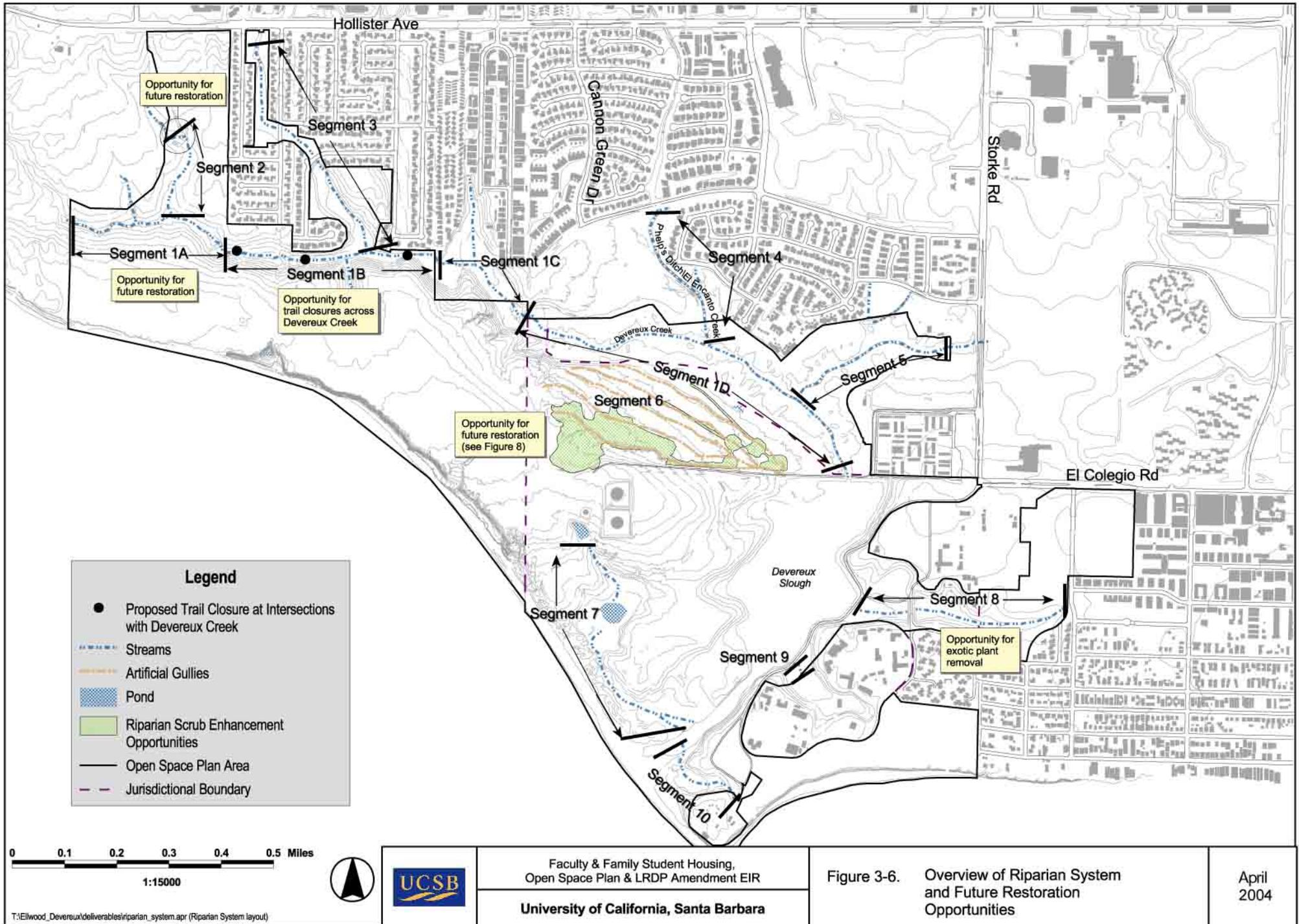
environment, consistent with the Clean Water Act and the University's Storm Water Management Plan.

- **Urban Runoff Control Measures.** Stormwater runoff from parking lots and structures within the Open Space area and from adjacent developed areas could contain contaminants typical of urban land uses. Management actions, such as Best Management Practices, would protect water quality in Devereux Creek and its tributaries, the Devereux Slough and the adjacent marine environment, consistent with the University's Storm Water Management Plan.
- **Site Remediation.** Previous use of the Open Space Area has included petroleum recovery activities, which may have resulted in surface, or subsurface contamination from hydrocarbons and related substances. Management actions are identified to remediate such contamination as appropriate.
- **Scenic Resources.** Improvement or closure of existing trails would be undertaken with native materials whenever possible, with logs, boulders, or low-fencing to preserve the undeveloped character of the Open Space area. Benches, fences or other structures would be similarly designed to be unobtrusive and blend into the surroundings.
- **Cultural and Historic Resources.** Proposed coastal access improvements and the management and restoration of habitats and other sensitive coastal resources are intended to avoid known cultural resources. Management actions are identified to reduce damage to unknown cultural resources, to the extent such resources are encountered during physical improvements, or restoration and management activities.

Management actions identified to reduce erosion and sedimentation, protect water quality, and remediate site contamination would also serve to protect adjacent marine resources from degradation associated with sedimentation or the introduction of urban stormwater contaminants or hydrocarbon substances from contaminated areas.

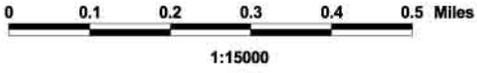
The Open Space area currently provides a range of recreational opportunities, including walking, jogging, bird and wildlife viewing, dog-walking, bicycle riding, and equestrian uses. These activities would be preserved, although some of these would be restricted in certain locations where necessary to protect sensitive resources from further degradation.

In addition to the more active management techniques described above, long-term monitoring and evaluation of coastal resources would be performed. Recreational use would be monitored and evaluated using a qualitative approach similar to that used by the National Park Service, referred to as the Visitor Experience and Resource Protection (VERP) process. The VERP process is an iterative process of monitoring, evaluation, and adjustment. If the results of monitoring and data collection from this process demonstrate a possible degradation of on-site



Legend

- Proposed Trail Closure at Intersections with Devereux Creek
- Streams
- Artificial Gullies
- Pond
- Riparian Scrub Enhancement Opportunities
- Open Space Plan Area
- - - Jurisdictional Boundary

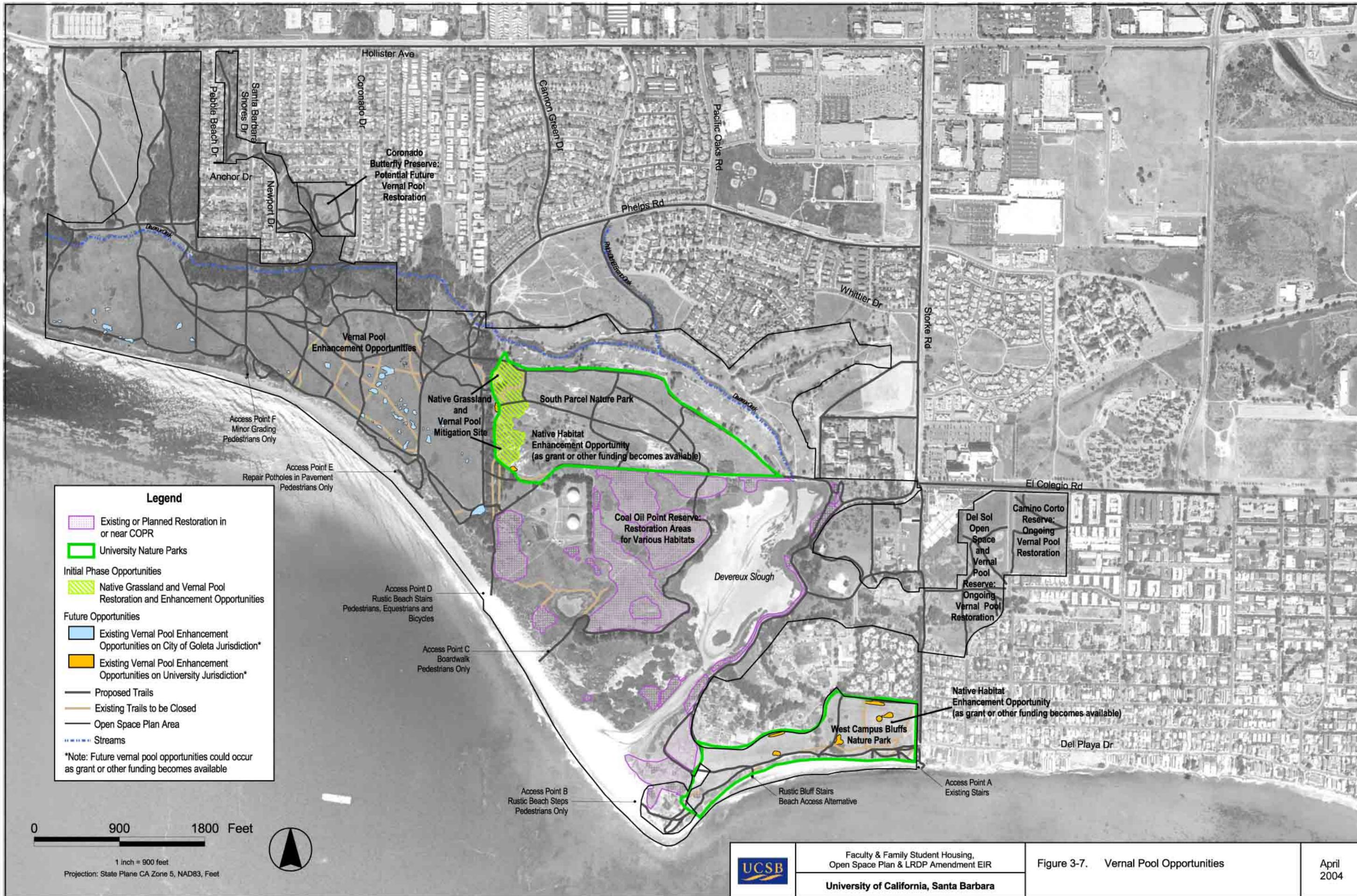


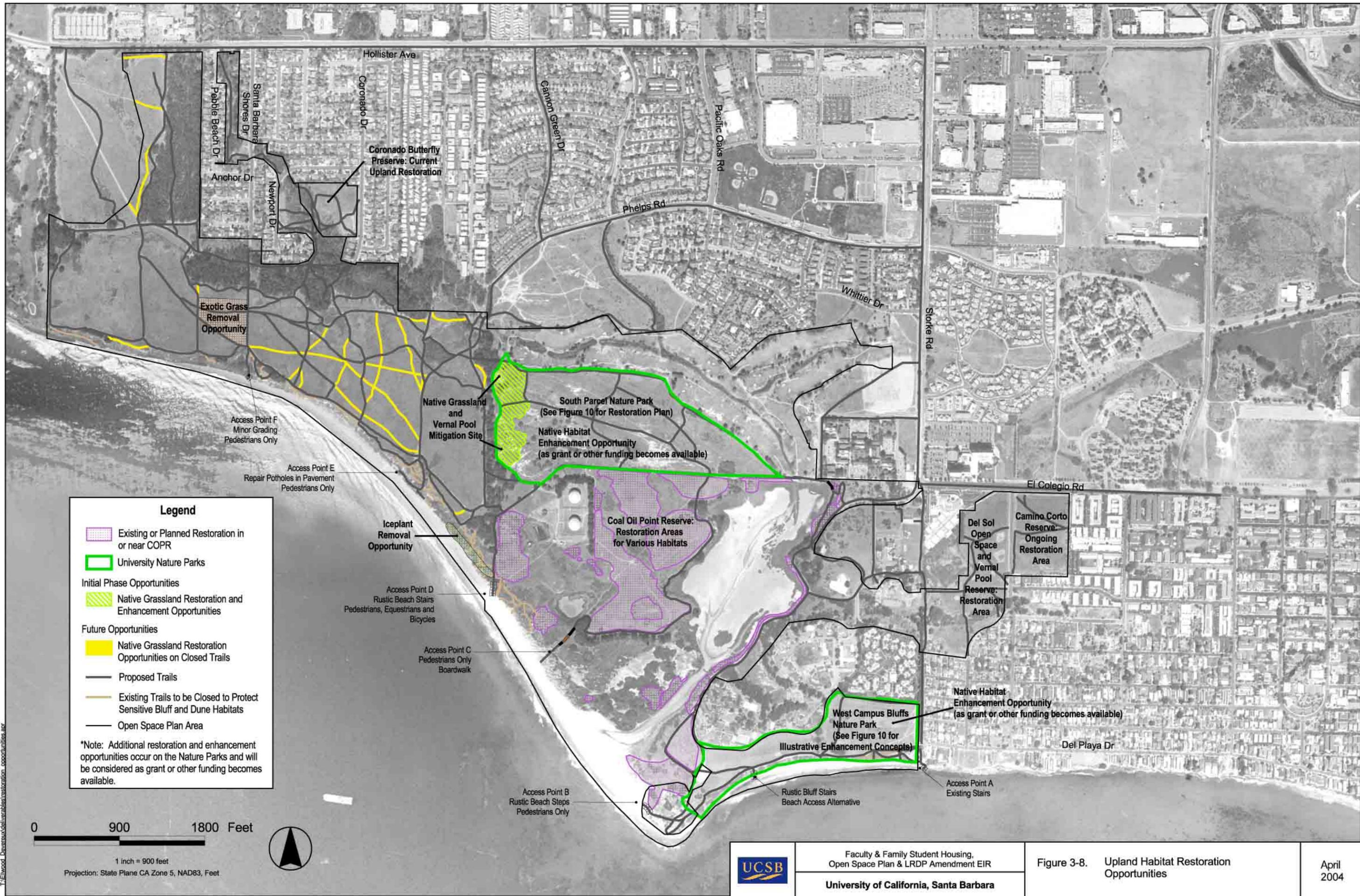
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Figure 3-6. Overview of Riparian System and Future Restoration Opportunities

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Legend

- Existing or Planned Restoration in or near COPR
- University Nature Parks
- Initial Phase Opportunities**
- Native Grassland Restoration and Enhancement Opportunities
- Future Opportunities**
- Native Grassland Restoration Opportunities on Closed Trails
- Proposed Trails
- Existing Trails to be Closed to Protect Sensitive Bluff and Dune Habitats
- Open Space Plan Area

**Note: Additional restoration and enhancement opportunities occur on the Nature Parks and will be considered as grant or other funding becomes available.*

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1 inch = 900 feet

Projection: State Plane CA Zone 5, NAD83, Feet



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resources over time, then management actions would be recommended to mitigate such impacts. Adjustments to the plan could include changes to proposed trail alignments and/or coastal access points, seasonal trail closures, physical improvements to trail and access facilities, and/or other reasonable use limitations. Thus the Open Space Plan may be subject to periodic revisions as needed.

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In addition to the more active management techniques described above, long-term monitoring and evaluation of coastal resources would be performed. Recreational use would be monitored and evaluated using a qualitative approach similar to that used by the National Park Service, referred to as the Visitor Experience and Resource Protection (VERP) process. The VERP process is an iterative process of monitoring, evaluation, and adjustment. If the results of monitoring and data collection from this process demonstrate a possible degradation of on-site resources over time, then management actions would be recommended to mitigate such impacts. Adjustments to the plan could include changes to proposed trail alignments and/or coastal access points, seasonal trail closures, physical improvements to trail and access facilities, and/or other reasonable use limitations. Thus the Open Space Plan may be subject to periodic revisions as needed.

The specific open space management actions and activities proposed for each sub-area are described below.

3.5.2.3.1 North Campus—North Parcel. As described above, most of the North Parcel is proposed for faculty housing and thus is not covered by the Open Space Plan. The following open space amenities would be incorporated into the housing development:

- A pedestrian and bicycle trail along the southern perimeter of the housing site (Trail 10)
- A pedestrian and bicycle trail along the western edge of Phelps Ditch (Trail 11)
- A 12-space public parking facility and trailhead near the western terminus of Phelps Road (Trail 12 at Phelps Road)
- Trail 12 provides one of several key public access links between residential areas near Phelps Road and the Open Space Areas. This trail extends west from the proposed public parking area, then south along the eucalyptus windrow on University property, and west where it crosses into the City of Goleta's Ellwood Mesa area (at the "Doty Parcel") and connects with Trail 10. This trail would be constructed with an all-weather binding agent designed to minimize trail erosion during the wet season.

The saltwater marsh habitat, located at the western edge of the Ocean Meadows Golf Course would be maintained, and no development would occur within the 100-foot buffer area around this wetland. In addition, a small area of native annual grassland in the southwestern portion of the Parcel would be preserved and restored. Two wetlands located along the southern perimeter of the Parcel (west of Phelps Ditch) would be incorporated into a larger area of wetlands, into which the on-site bioswales would drain (and then drainage would continue into Phelps Ditch).

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3.5.2.3.2 North Campus—South Parcel. The North Campus South Parcel would be substantially restored from its current degraded condition, preserved as permanent open space, and operated as a nature park. An overview of the proposed South Parcel Nature Park is provided in Figure 3-9 (South Parcel Nature Park Restoration Concepts).

Based on the existing and historic distribution of endemic vegetation communities, the Open Space Plan proposes to protect and restore areas of riparian scrub, coastal scrub, native grasslands, vernal pools, and perennial grassland and remove invasive species, such as pampas grass. Vegetation of drainage swales and other measures would be employed to reduce erosion. The project would include repair of eroded gullies using check dams and stabilizing banks and planting of native riparian species within an identified mitigation site for North Parcel development impacts. Invasive exotics would be removed from the drainages at the South parcel prior to grading and planting. Approximately 1,500 linear feet of riparian habitat (approximately 8 to 15 acres depending on funding) would be enhanced and restored on the South Parcel. Enhancement and restoration opportunities could also include revegetation of bare, eroded areas with a dense cover of native plants to greatly reduce runoff volume and erosion by promoting increased soil absorption.

Barriers and/or fences would be installed, as needed, at the edge of perimeter trails and adjacent to restoration areas to keep users on the trails. Trail closures would also restore buffer areas around two existing vernal pools and create opportunities for creation of new vernal pools or wetlands. Restoration activities in the newly created South Parcel Nature Park would be managed by the University Department of Ecology, Evolution, and Marine Biology.

An informal amphitheater for educational and interpretive uses by small groups is proposed at the east end of the site. An interpretive sign program is proposed throughout the South Parcel Nature Park to identify native species and inform the public about key characteristics of the setting. Benches would be located along the internal trails for people to bird watch and enjoy the views. Together, these interpretive elements would serve as a focal point of public education and complement the resource management efforts in the adjacent COPR to the south and the Ellwood Mesa to the west.

Access to the South Parcel would be provided by a series of trails that connect to public parking areas, adjacent residential neighborhoods, and surrounding open space areas. The Anza Trail (Trail #6) would link the Nature Park to the proposed public parking area at Cameron Hall on the West Campus Mesa, and Trail 26 would provide connections from the existing West Campus Apartments and the proposed Sierra Madre student family housing. Trail 14 (via connections to Trails 10, 11, and 12) would connect the proposed faculty housing and existing neighborhoods to the north to the Nature Park. Trails 6, 17, and 22 would provide connections from the Ellwood Mesa and adjoining neighborhoods, and Trails 5, 7, and 22 would provide access from the Open Space areas to the south, including the beach (at Access Point D). No vehicular access would be allowed to the general public, although limited maintenance and

Examples of the University's habitat enhancement and site improvements at the Carpinteria Salt Marsh Reserve and Manzanita Village on-campus residence hall



Amphitheater at Carpinteria Salt Marsh



Restoration at University's Manzanita Village



Coastal Sage Scrub



Trail at Carpinteria Salt Marsh

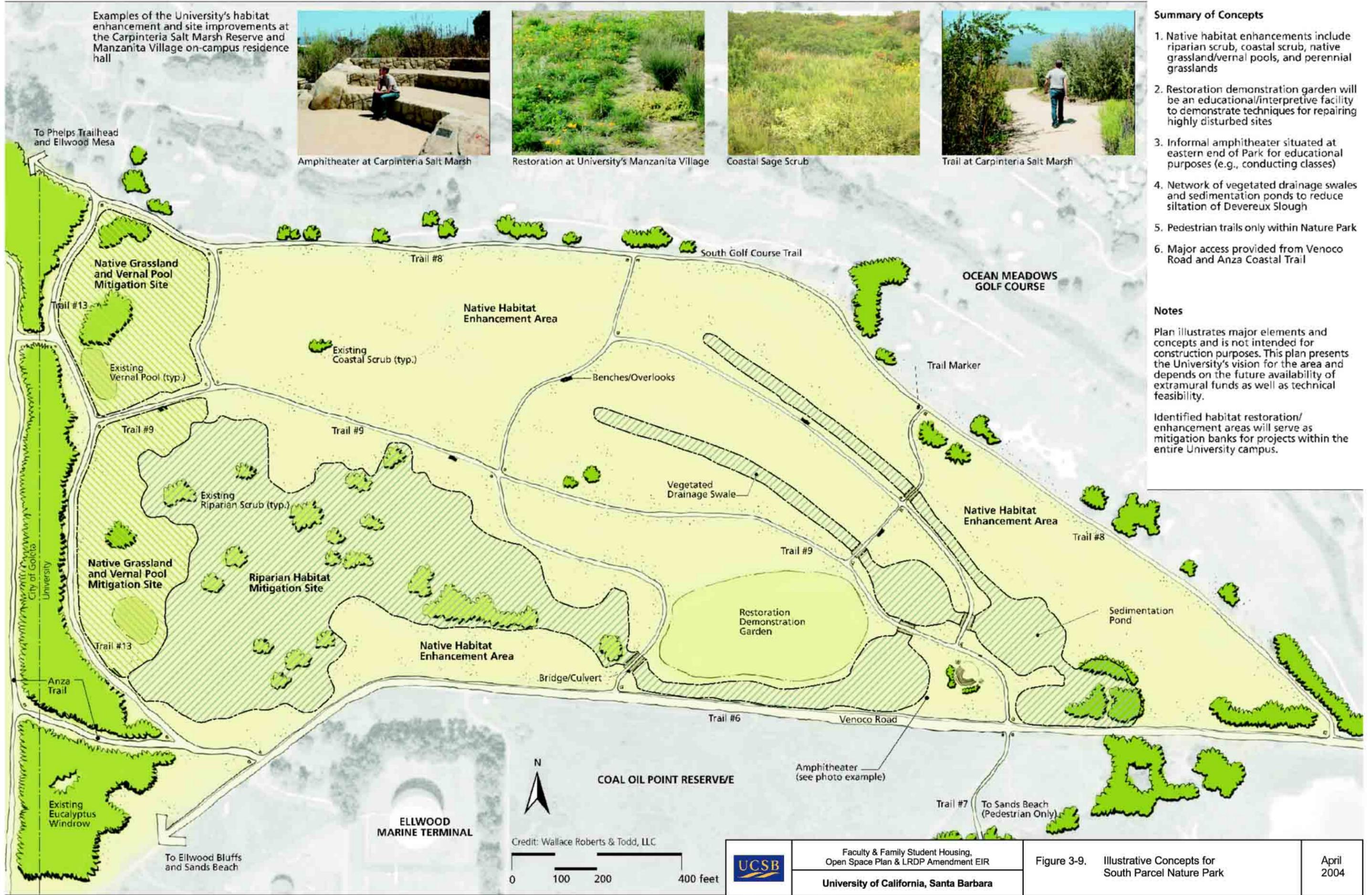
Summary of Concepts

1. Native habitat enhancements include riparian scrub, coastal scrub, native grassland/vernal pools, and perennial grasslands
2. Restoration demonstration garden will be an educational/interpretive facility to demonstrate techniques for repairing highly disturbed sites
3. Informal amphitheater situated at eastern end of Park for educational purposes (e.g., conducting classes)
4. Network of vegetated drainage swales and sedimentation ponds to reduce siltation of Devereux Slough
5. Pedestrian trails only within Nature Park
6. Major access provided from Venoco Road and Anza Coastal Trail

Notes

Plan illustrates major elements and concepts and is not intended for construction purposes. This plan presents the University's vision for the area and depends on the future availability of extramural funds as well as technical feasibility.

Identified habitat restoration/enhancement areas will serve as mitigation banks for projects within the entire University campus.



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Credit: Wallace Roberts & Todd, LLC
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	Faculty & Family Student Housing, Open Space Plan & LRDP Amendment EIR	Figure 3-9. Illustrative Concepts for South Parcel Nature Park	April 2004
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emergency vehicles would be permitted to use the Ellwood Marine Terminal access road. While the trails around the perimeter of the Nature Park would accommodate various trail users, trails on the interior of the Park would be restricted to pedestrian use.

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Description*

An equestrian tread would be constructed along the north shoulder of the existing paved Venoco Access Road (to the Ellwood Marine Terminal). West of the marine terminal, the trail would leave the road and connect to the City-owned Ellwood Mesa area. The roadway and the extension of Trail 6 to City of Goleta property would be a segment of the proposed Anza Trail.

3.5.2.3.3 North Campus—Storke-Whittier Parcel. As described above, the Storke-Whittier site is to be developed for family student housing and thus is not covered by the Open Space Plan. Open space amenities would be incorporated into the housing development, including:

- A Class-II bicycle land along the southern perimeter of the proposed Sierra Madre Family Student Housing (unnamed trail) would provide a connection to Storke Road.
- A pedestrian and bicycle trail along the northwestern perimeter of the proposed Storke Road housing site (Trail 26), connecting Storke Road to the Ellwood Marine Terminal access road. This trail would originate at Storke Road, pass through University property, then onto the County's Ocean Meadows Residences site, and then connect with the unnamed trail described above.
- The northwestern portion of the Storke-Whittier site, located west of the Ocean Meadows Golf Course entrance, would be designated as permanent open space.

The freshwater marsh habitat, located at the eastern terminus to the unnamed tributary to Devereux Creek (near Storke Road) would be maintained, and no development would occur within the 100-foot buffer area around this wetland. The small area of vernal pool habitat located along the southern edge of the main Storke-Whittier Parcel, near the existing Venoco Access Road would be removed and restored following grading of the site. No development would occur within the 100-foot buffer area around the restored vernal pool.

Trails within the site would provide connections to the Open Space Areas for both the general public and the residents. Trails would incorporate the same rustic design features as in the undeveloped Open Space Areas. These features would be managed and maintained by the University Department of Housing & Residential Services.

3.5.2.3.4 West Campus—West Campus Mesa. The northern slough finger on the West Campus Mesa would be designated as open space and environmentally sensitive habitat. Divide Road would be abandoned as a road, but maintained as a trail. A pedestrian and bicycle trail (Trail 4) would be developed linking the University's Storke Wetlands, through Del Sol Vernal Pool Reserve, and Camino Corto Open Space, westward through the slough finger, along the eastern boundary of Coal Oil Point Reserve, and beyond. Select non-native trees would be

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Section 3.0 removed and wetlands, wetland buffers, sage scrub, and the oak woodland would be restored.
Project The horse stables would remain in place.
Description

A 20-space public parking area (including one handicap space) would be developed at the rear of Cameron Hall, located south of Devereux Road near the Storke/El Colegio Road entrance to the West Campus. This parking area would provide trailhead access to the eastern portion of the Anza Trail (Trail 6) within the Open Space Plan area. The Anza Trail (Trail 6) would extend along the north side of Devereux Road from the Storke/El Colegio intersection to the eastern boundary of COPR where it would veer north and then switchback across the slope to facilitate safe access between Devereux Road and the edge of the Slough. The trail along the northeastern perimeter of the Devereux Slough would be raised and realigned northward to set it back from the salt marsh and above low flood stages. It would connect into the Ellwood Marine Terminal access road at its easternmost corner. Access from the Cameron Hall trailhead and the Anza Trail would occur at the existing pedestrian crossing where West Campus Point Road intersects Devereux Road.

The existing horse stables in the eastern part of the Mesa would remain. Horse trailer parking would continue to be provided for Horse Boarders Association members at the University stables. Equestrians would access the Anza Trail via a new trail adjacent to the access road to the University Children's Center. Devereux Road would continue to be available for on-street (e.g., no bike lane) bicycle access and existing vehicular turnouts and viewing benches would be maintained.

3.5.2.3.5 West Campus—West Campus Bluffs. The West Campus Bluffs area would be permanent open space comprised of enhanced native plant communities. The area would include improved pedestrian and bicycle trails (Trail 1 along the bluff edge and Trail 2 connecting the faculty housing to the bluffs), viewing and resting areas along the bluff, a new stair access from the bluffs to the beach, and habitat restoration. An overview of the proposed West Campus Bluffs Nature Park is provided in Figure 3-10 – OSP Figure 11).

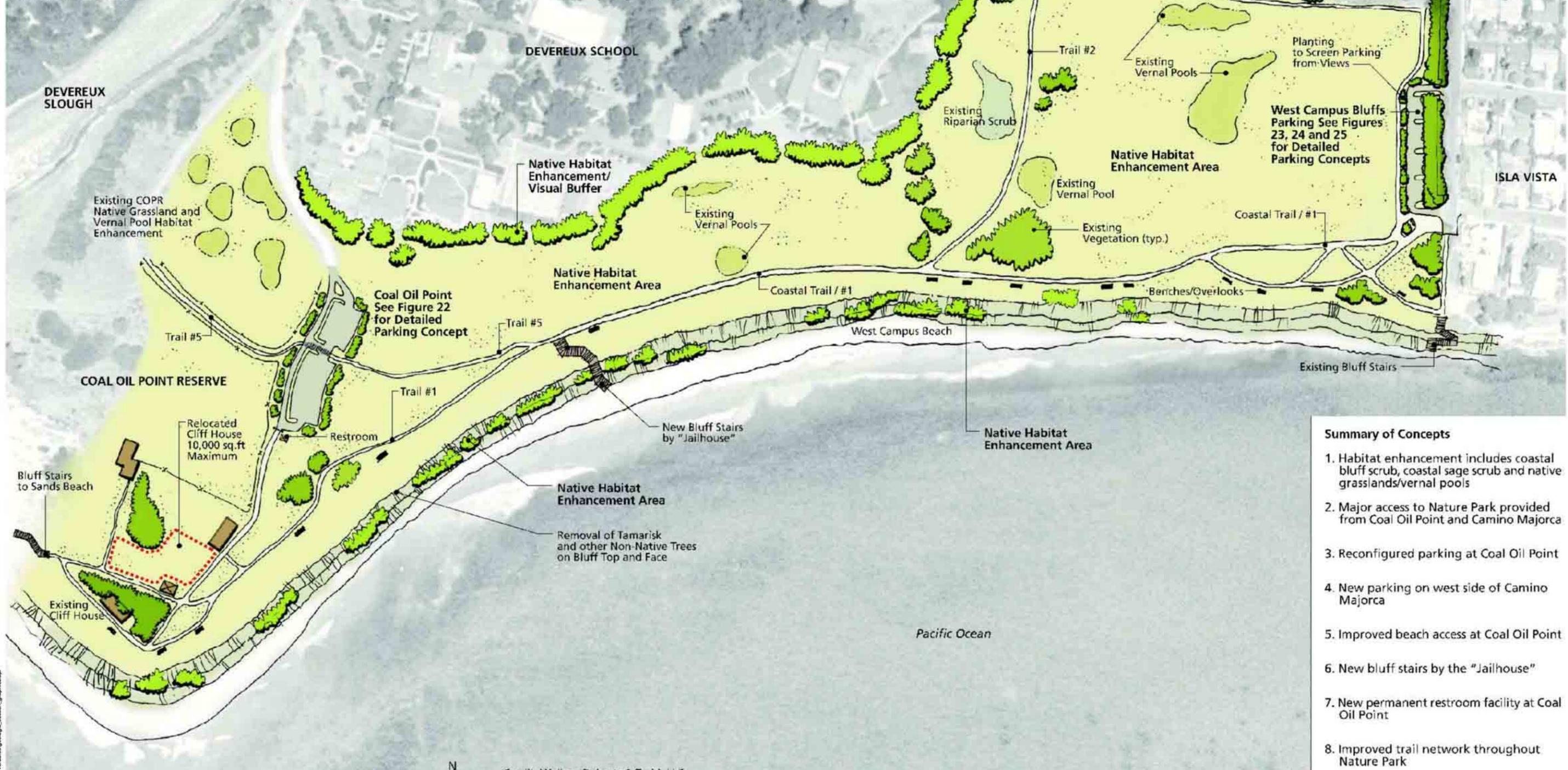
Restoration activities in the newly created West Campus Bluffs Nature Park would be managed by the University Department of Ecology, Evolution and Marine Biology, and would focus on vernal pools, native grassland, coastal scrub, coastal bluff enhancement, and exotic plant control. Simple, low profile barriers would be constructed at selected locations along the top of the bluff to protect the public and to prevent access down the bluff face, which contributes to erosion and loss of vegetation. Trail closures would create opportunities for creation of new vernal pools that would mimic historic vernal pool distribution on the bluffs. Trail closures would also reduce impacts to bluff scrub and dune habitat associated with informal access.

Trail 1 would be sufficiently improved to allow handicap access along the bluff top between Coal Oil Point and Camino Majorca, consistent with ADA standards for ground surface stability, slope limitations, and other design considerations.

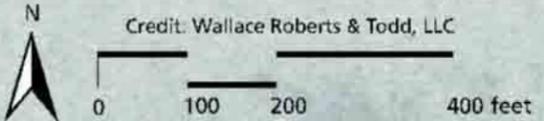


Examples of the University's habitat enhancement and site improvements at Manzanita Village on-campus residence hall

Note
Plan illustrates major elements and concepts and is not intended for construction purposes. This plan presents the University's vision for the area and depends on the future availability of extramural funds as well as technical feasibility.



- Summary of Concepts**
1. Habitat enhancement includes coastal bluff scrub, coastal sage scrub and native grasslands/vernal pools
 2. Major access to Nature Park provided from Coal Oil Point and Camino Majorca
 3. Reconfigured parking at Coal Oil Point
 4. New parking on west side of Camino Majorca
 5. Improved beach access at Coal Oil Point
 6. New bluff stairs by the "Jailhouse"
 7. New permanent restroom facility at Coal Oil Point
 8. Improved trail network throughout Nature Park



Credit: Wallace Roberts & Todd, LLC



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Figure 3-10. Illustrative Concepts for the West Campus Nature Park

April 2004

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A new set of bluff stairs would be constructed to the east of Coal Oil Point (between Beach Access Points A and B). The intent is to allow users from the Coal Oil Point parking lot, the West Campus Mesa area, and Isla Vista direct access to West Campus Beach, thus redirecting some foot traffic away from snowy plover habitat west of Coal Oil Point.

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A 20-space public access parking area is proposed at the eastern edge of the West Campus Bluffs, on the west side of the eucalyptus windrow, adjacent to Camino Majorca. One-way access aligns with Camino Majorca at Del Playa (for ingress) and Sabado Tarde (for egress). One handicap space would be provided. This parking area would be parallel to proposed formalized parking to be implemented by Santa Barbara County along Camino Majorca. A gate would be installed to physically close the University parking lot at night.

An alternative scenario would provide 40 spaces in this same location. This alternative would be implemented if no public parking were provided at Coal Oil Point (as described below).

3.5.2.3.6 West Campus—Coal Oil Point. Twenty spaces of new public parking are proposed at Coal Oil Point. An alternative scenario would provide no new public spaces at Coal Oil Point (i.e., maintain the existing University permit parking only). If this alternative is implemented, then parking at West Campus Bluffs would increase from 20 to 40 spaces, as described above. In either case, the existing permit parking spaces at Coal Oil Point would remain.

A Parking Access Plan would be developed for the use of the Coal Oil Point parking lot to protect the area from overuse. A gate would be installed to physically close the parking lot at night. COPR provides two turnouts for bird watchers along Slough Road Visitor parking would continue to be permitted at the north entrance to West Campus at Lot #41.

A permanent restroom (without running water) would be constructed near the parking lot at Coal Oil Point to replace the existing portable toilet, requiring no hook-ups to external services. Specific design of the restroom would conform to the natural character of Coal Oil Point and generally be of the same character as is found at State and local parks. The restroom would be closed at night.

3.5.2.3.7 West Campus/North Campus—COPR and Expansion Area. Per the Coal Oil Point Reserve Management Plan, trail and beach access enhancements, signs, and fencing would be provided within the COPR, as described below.

Three coastal access points would be maintained and/or improved. Improvements to the Sands Beach entrance (Access Point B) would include new rustic bluff stairs down from Cliff House to the beach. The relocated access would reduce impacts to adjacent dune habitat from pedestrians use.

The existing chain link fence at the entrance to Sands Beach would be replaced with more attractive barriers and/or wood rail fencing. The replacement fence would be designed to limit access to foot traffic and thus prevent access by bicycles, horses, and motorized vehicles.

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The Dune Pond Trail, which runs through the COPR and provides access from the north boundary of the reserve to the beach (Access Point C), would be marked with a low barrier fence and signs to keep foot traffic on the trail. Equestrians, bicycles, motorized vehicles, and dogs would continue to be prohibited from this trail. A boardwalk would be constructed at the Dune Pond across sensitive dune and wetland areas to the beach and an existing, low, artificial, sand berm would be removed to allow more natural flow of water through the dune swale. This would prevent degradation of these habitat areas.

Portions of the beach area of the Reserve, perimeter trails and the internal pedestrian nature trail (Dune Pond Trail) would remain open to the public for nature study. These routes would be improved with respect to their safety, beauty, preservation, clear boundary designation, and educational value. The Dune Pond trail would provide public access through the reserve to the shore and be an educational trail for the public with interpretive signs.

Consistent with the COPR Management Plan, several existing trails within the Reserve would be closed to prevent unauthorized public access to the Reserve and facilitate habitat restoration. Non-native invasive species would be removed except when visual screening of buildings is desired or where these plants have an irreplaceable function to sensitive animal species. In this case native species may be planted in the future to replace these exotic plants. To the extent feasible, COPR would continue to avoid using herbicides.

Three public trails would be maintained around the COPR: (1) along the shoulder of Devereux Road; (2) the Dune Pond trail that extends from Venoco Road to the beach; and (3) a small pedestrian and equestrian trail west of Devereux Road that provides access to Venoco Road. Currently, small, eroded trails traverse the steep bank of the northeastern portion of the COPR, providing a connection between Venoco Road and Devereux road. Modifications of the existing system are required in order to accommodate the multi-use function of the Anza trail and to repair erosion. Three options being considered for this trail is to improve the existing dirt path by raising its grade where the trail intersects the upper margin of Devereux Slough to set it back from the salt marsh and above low-flow stages. A culvert would likely be required in order to redirect runoff from the dirt path and into the slough. A second option is to construct a boardwalk across the upper margin of Devereux Slough for pedestrians and cyclists only, with an adjacent dirt path for equestrians. A third option is to construct a boardwalk across the upper margin of Devereux Slough that could accommodate all three user groups.

The proposed project would include a fence around portions of the Reserve perimeter to protect sensitive areas from disturbance and discourage access to the Reserve by pets and humans. Fencing would be designed to blend in with the surrounding environment. The post and rope fence that protects the snowy plover habitat changes seasonally and would be smaller in the non-breeding season, and larger during breeding season when it extends westward to the boundary of the Reserve to protect plover nests and chicks. Regulatory and educational signs will be posted along all Reserve fences and at the entrance points to the beach and the authorized trails.

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3.5.3 Notice(s) of Impending Development

Section 3.0

*Project
Description*

If The Regents approve the proposed amendment to the UCSB LRDP (as described above in Section 3.4.1 above), in order to pursue development of the specific projects identified above, UCSB would submit the LRDP amendment to the California Coastal Commission for approval and prepare and submit a Notice of Impending Development for their consideration.

3.6 OTHER RELATED WEST CAMPUS DEVELOPMENT

The 1990 LRDP, and the 1998 amendment of the LRDP identified several proposals for development on the West Campus which are not part of the proposed project, but may be pursued in the future, and thus have the potential to contribute to cumulative impacts. These include: (1) development of 50 units of faculty housing on the West Campus Mesa, on either side of West Campus Point Road; (2) expansion of the Orfalea Children’s Center by 10,000 gsf; and (3) replacement of the Cliff House at Coal Oil Point, with a structure equivalent in size to all of the existing and formerly existing buildings at Coal Oil Point.

At such time as the Venoco lease at the Ellwood Marine Terminal expires (in 2016), the campus proposes to redesignate the site as open space. It is anticipated that all existing structures at the site would be removed and the site would be restored. However, for the purposes of this EIR, it is assumed that current operations at the Ellwood Marine Terminal would continue.

3.7 CONSTRUCTION SCHEDULES

Construction of the North Campus Faculty Housing Complex is planned to occur between January 2005 and May 2008, with all site work and approximately 120 units completed initially, following by three subsequent phases of approximately 40 units each. Thus, construction activity is anticipated to occur over a period of approximately 42 months.

Construction of the Sierra Madre Family Student Housing Complex is planned to occur over an 18-month period beginning in February 2005, with completion in August 2006. Family student housing would be constructed in one phase, and units would be occupied beginning in the fall of 2006.

The proposed schedule for construction of the Open Space Plan elements within the University’s jurisdiction is assumed to be consistent with the schedule for residential development. Some habitat restoration would be provided as mitigation for potential impacts of proposed development, and would be conducted in conjunction with such development. Other habitat restoration would be conducted as the overall Open Space Plan is implemented and as funding becomes available

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Section 3.0 3.8 REFERENCES

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