Exhibits

Exhibit A: Marine Science Campus Location Maps
Exhibit B: Marine Science Campus Time Series Air Photos (1972-2004)
Exhibit C: Proposed CLRDP Figures
Exhibit D: Campus CLRDP Buildout Photosimulations
Exhibit E: Proposed CLRDP with Coastal Commission Suggested Modifications

Exhibit A: Marine Science Campus Location Maps

Exhibit A consists of maps identifying the location of the UCSC Marine Science Campus.

Exhibit B: Marine Science Campus Time Series Air Photos (1972-2004)

Exhibit B consists of annotated air photos of the Terrace Point area taken between 1972 and 2004 (photos from the California Coastal Records Project).

Exhibit C: Proposed CLRDP Figures

Exhibit C consists of almost all of the figures included in the proposed CLRDP, except for entirely textual figures and except for selected figures that are shown in Exhibit E. In other words, the figures shown in Exhibit C together with the figures shown in Exhibit E represent the CLRDP figures. Note that the figures do not reflect the changes to them that are articulated in the University's proposed CLRDP document. In other words, these figures need to be understood as seen in Exhibits C and E and as modified by the changes to them identified by the University in Exhibit E, where these changes are typically either articulated in the text (near where the figures would be located) and at the end of each chapter or appendix. It is the figures as modified by the University that constitute the proposed CLRDP figures.

Exhibit D: Campus CLRDP Buildout Photosimulations

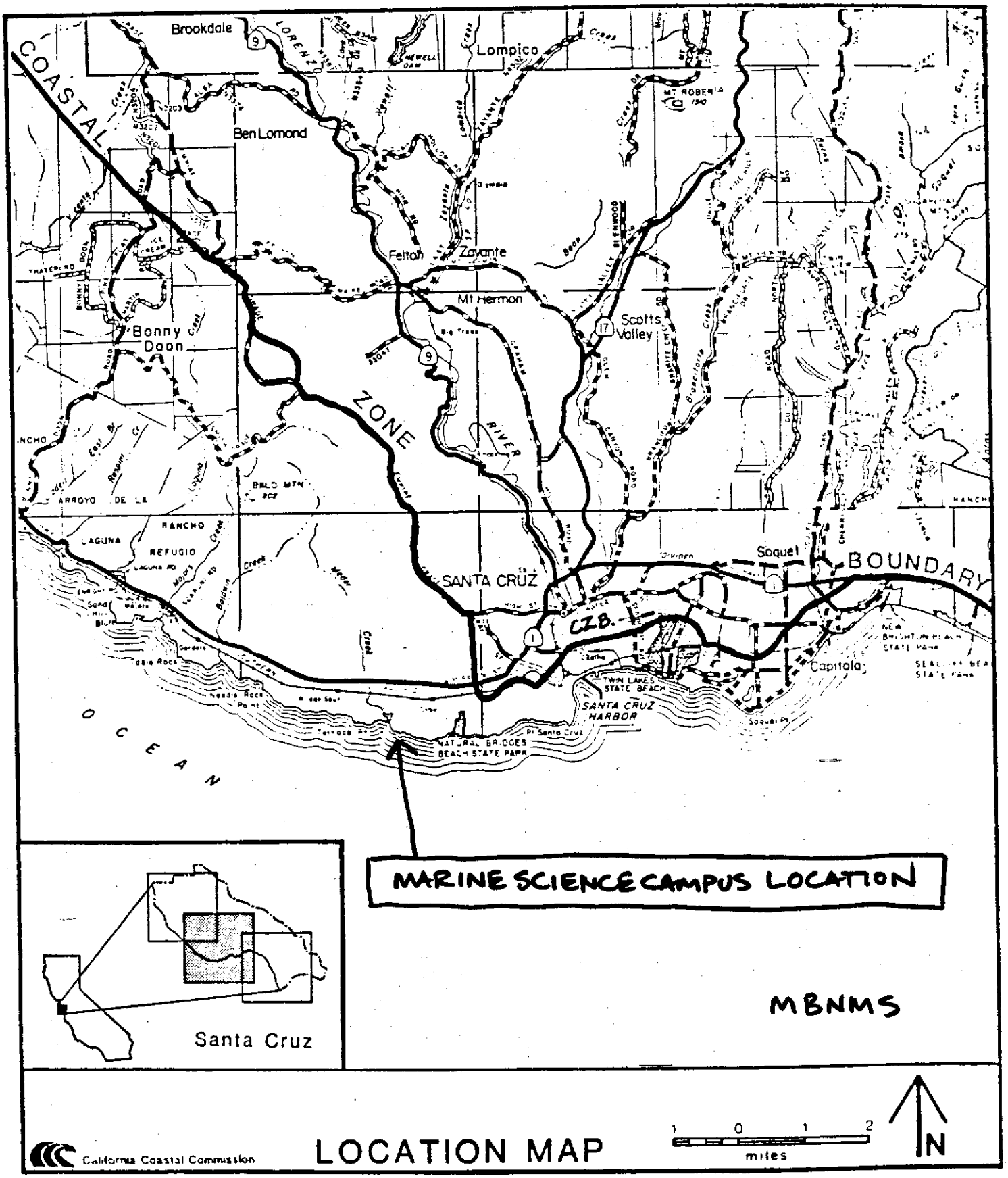
Exhibit D consists of photos over which are superimposed depictions of Campus facilities at buildout under the CLRDP if it were to develop pursuant to CLRDP Figure 7.2. Note that Figure 7.2 is an illustrative example and thus only represents one way that the Campus could develop pursuant to the proposed CLRDP. As a result, the photosimulations need to be understood as one example of Campus buildout according to the proposed CLRDP building program.

Exhibit E: Proposed CLRDP with Coastal Commission Suggested Modifications

Exhibit E consists of the text of the proposed CLRDP, along with a subset of figures (mostly text-based figures). Figures not shown in Exhibit E are shown in Exhibit C (see description above). The cross-through and underline text identifies the Commission's suggested modifications. Exhibit E (without the Commission's suggested modifications) and Exhibit C together constitute the submitted proposed CLRDP.

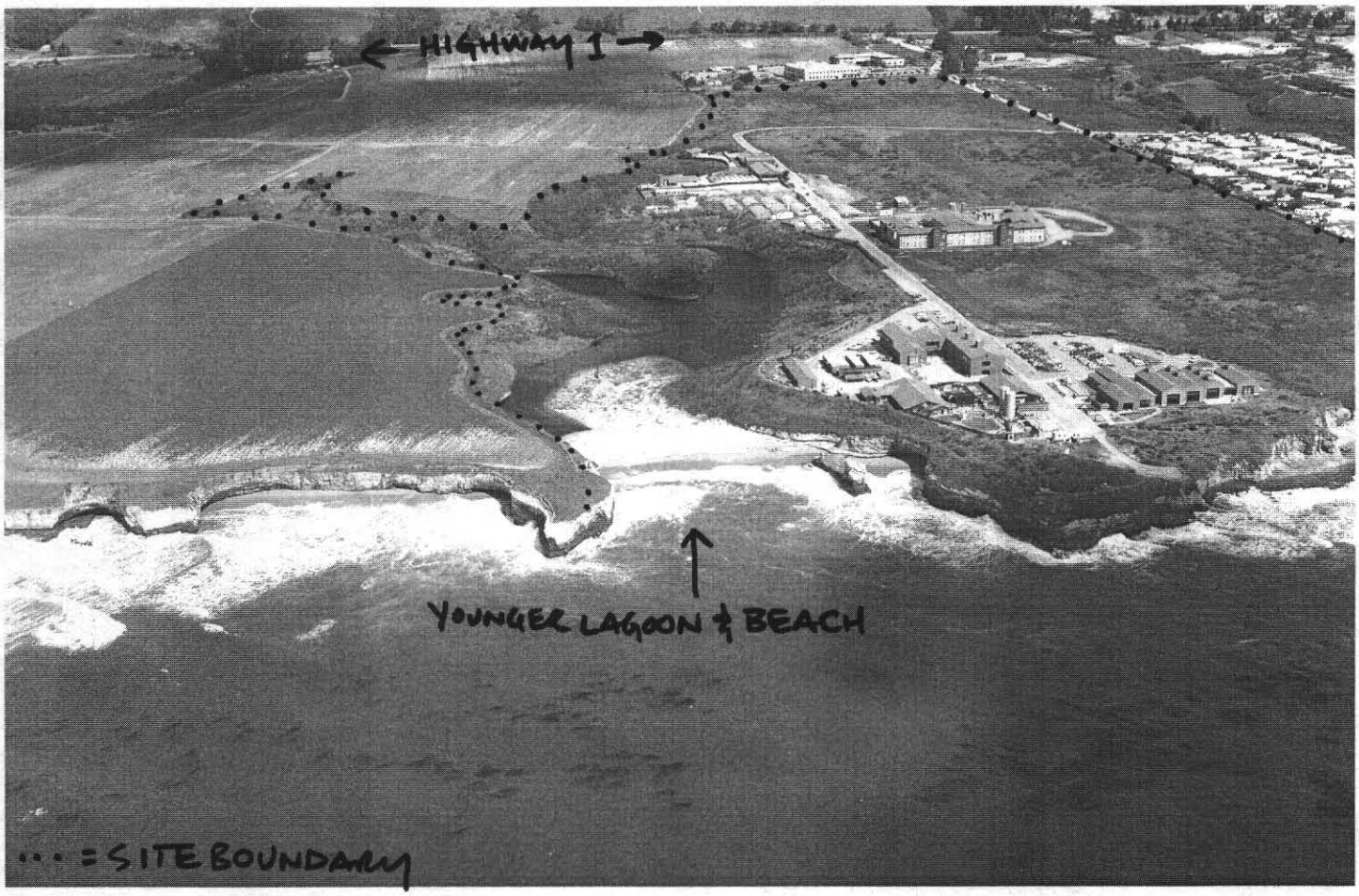
Exhibit A: Marine Science Campus Location Maps

Exhibit A consists of maps identifying the location of the UCSC Marine Science Campus.



County of Santa Cruz

CCC Exhibit A Sheet 2 of 3
(page 2 of 3 pages)



CCC Exhibit A
(page 2 of 2 pages)

CCC Exhibit A
(page 3 of 3 pages)

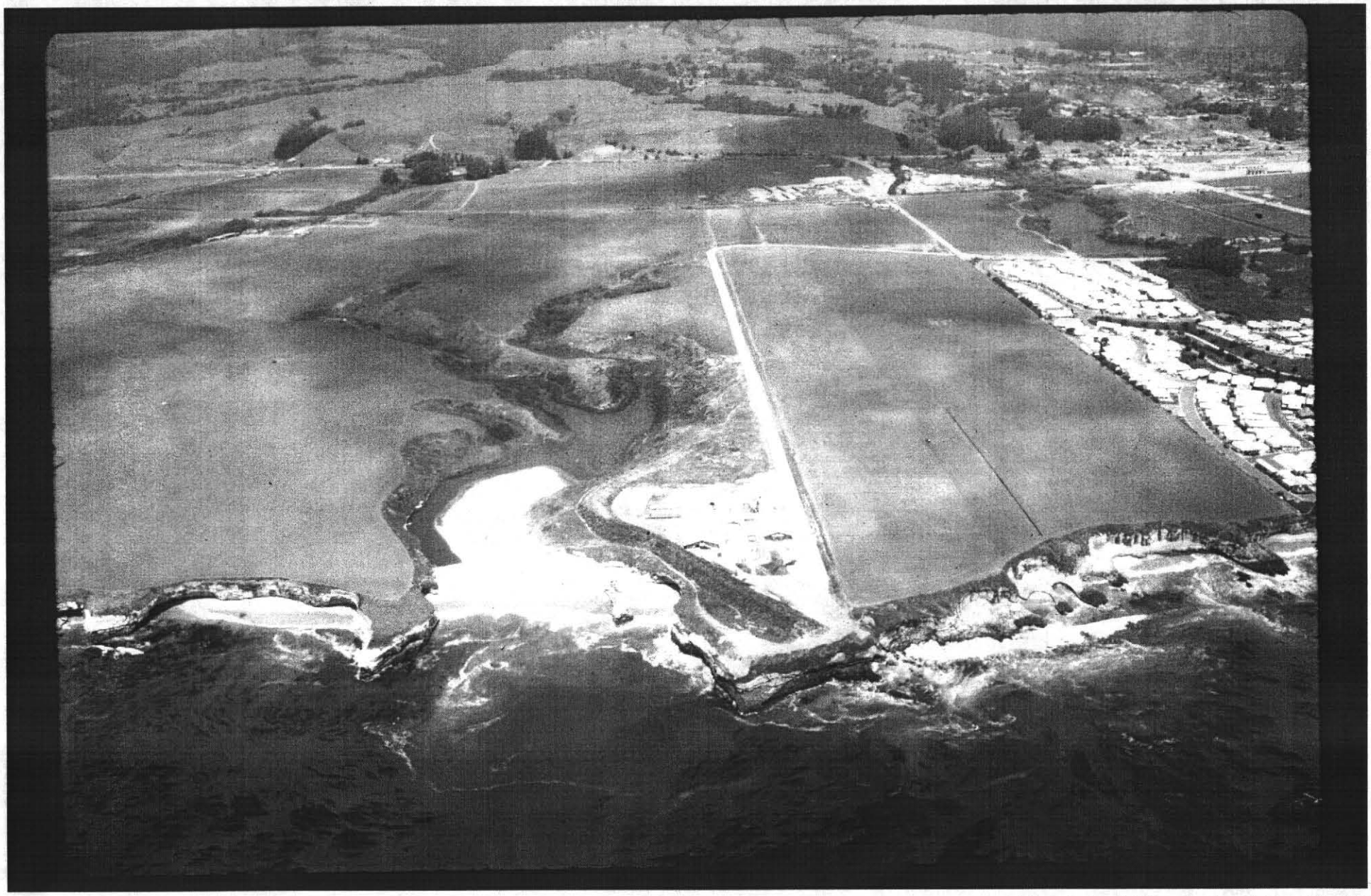
Exhibit B: Marine Science Campus Time Series Air Photos (1972-2004)

Exhibit B consists of annotated air photos of the Terrace Point area taken between 1972 and 2004 (photos from the California Coastal Records Project).

California Coastal Records Project Image 7220045

1972

CCC Exhibit B
(page 2 of 7 pages)



California Coastal Records Project Image 7930067

1979

CCC Exhibit B
(page 3 of 7 pages)

California Coastal Records Project Image 8712210

1987

CCC Exhibit B
(page 4 of 7 pages)

California Coastal Records Project Image 584

2002

CCC Exhibit B
(page 5 of 7 pages)

California Coastal Records Project Image 200401381

2004

CCC Exhibit B
(page 6 of 7 pages)

California Coastal Records Project Image 200401383

2004

CCC Exhibit B
(page 7 of 7 pages)

Exhibit C: Proposed CLRDP Figures

Exhibit C consists of almost all of the figures included in the proposed CLRDP, except for entirely textual figures and except for selected figures that are shown in Exhibit E. In other words, the figures shown in Exhibit C together with the figures shown in Exhibit E represent the CLRDP figures. Note that the figures do not reflect the changes to them that are articulated in the University's proposed CLRDP document. In other words, these figures need to be understood as seen in Exhibits C and E and as modified by the changes to them identified by the University in Exhibit E, where these changes are typically either articulated in the text (near where the figures would be located) and at the end of each chapter or appendix. It is the figures as modified by the University that constitute the proposed CLRDP figures.

Fig. 2.1 Regional Context

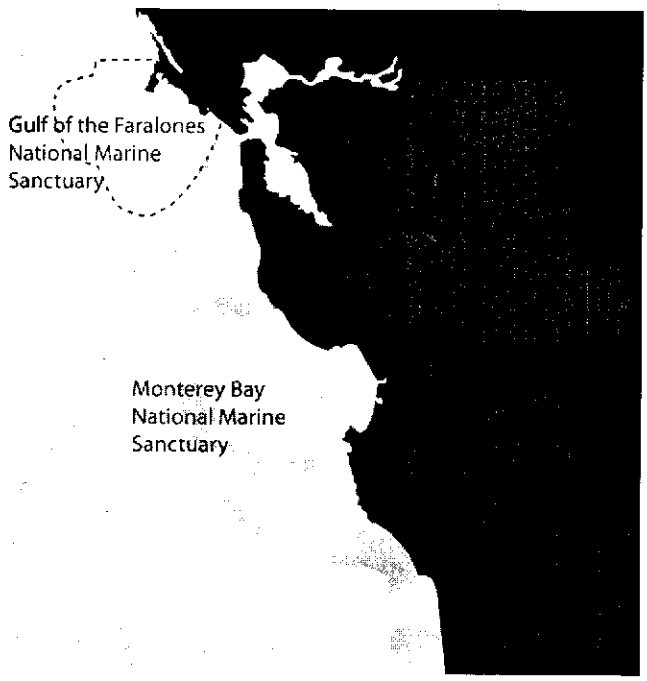
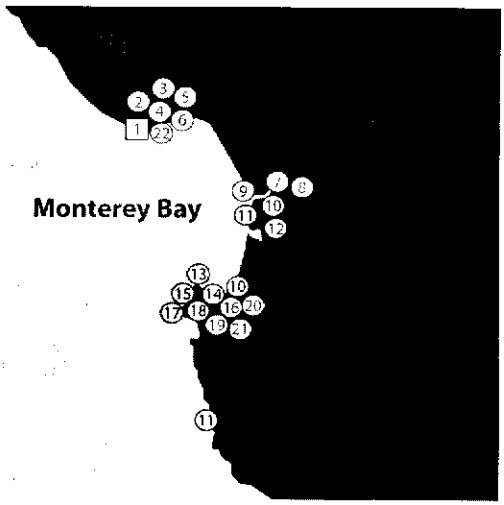


Fig. 2.2 Regional Marine Sanctuaries



1. **UCSC Institute of Marine Sciences & Long Marine Lab**
2. National MarineFisheries Service Lab
3. Marine Wildlife Veterinary Care & Research Center
4. Seymour Marine Discovery Center
5. U.S. Geological Survey, Coastal and Marine Group
6. Seabird/Raptor Facility (UCSC-CDFG)
7. Moss Landing Marine Labs (CSU)
8. Elkhorn Slough National Estuarine Reserve
9. Monterey Bay Aquarium Research Institute
10. University of California- Sea Grant Extension Program
11. Marine Pollution Studies Labs
12. National Undersea Research Program
13. Hopkins Marine Station (Stanford)
14. Monterey Bay Aquarium
15. Naval Postgraduate School
16. Pacific Fisheries Environmental Group
17. Naval Research Lab, Marine Meteorology Division
18. Fleet Numerical Meteorology and Oceanography Center
19. National Weather Service
20. Monterey Bay National Marine Sanctuary Office
21. Monterey Marine Resources Lab
22. NOAA Center for Marine Protected Area Science

Fig. 2.3 Monterey Bay Marine Science Facilities

CCC Exhibit C
(page 2 of 66 pages)

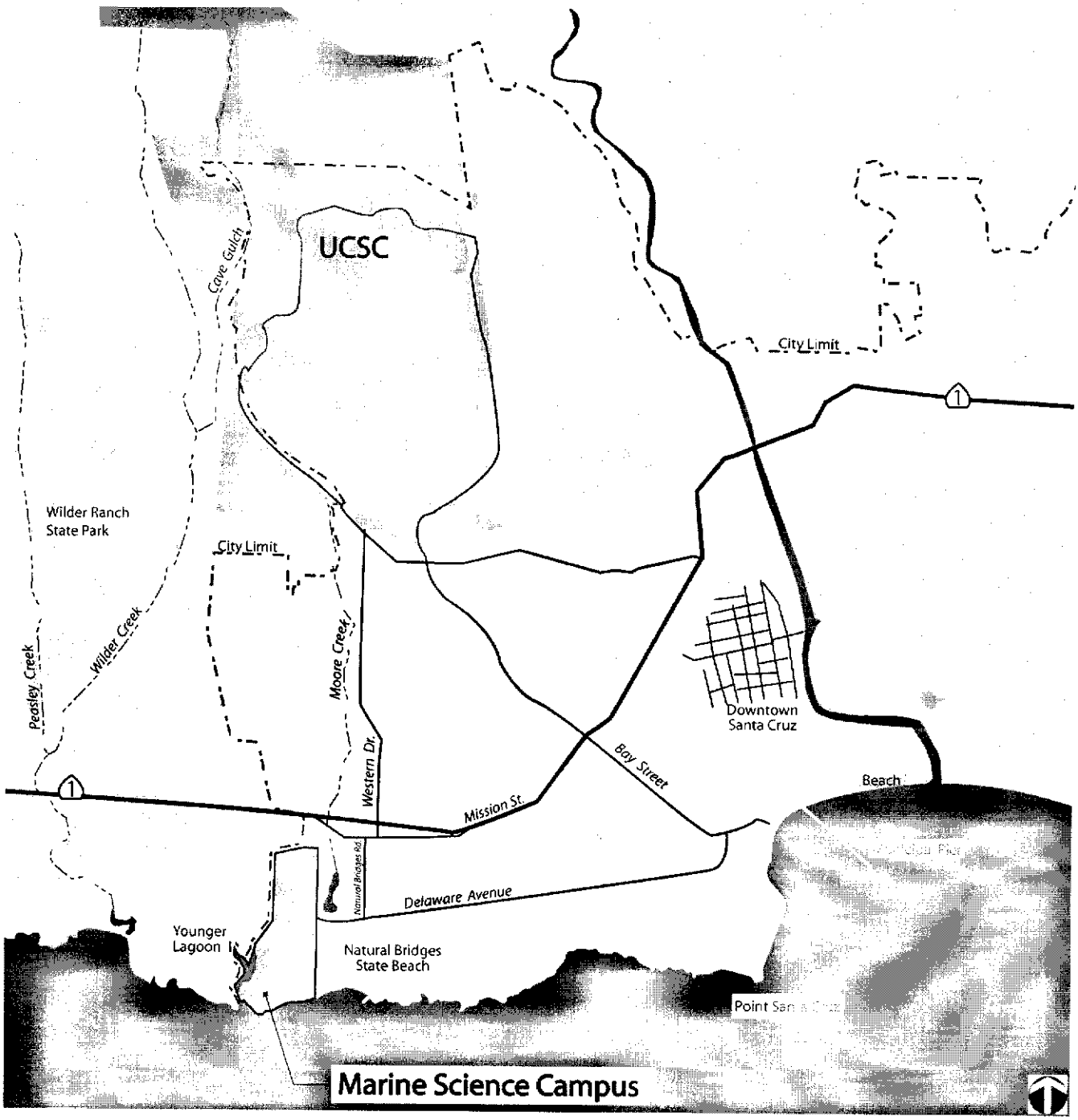


Fig. 2.4 Long Marine Lab Local Context

CCC Exhibit C
(page 3 of 66 pages)

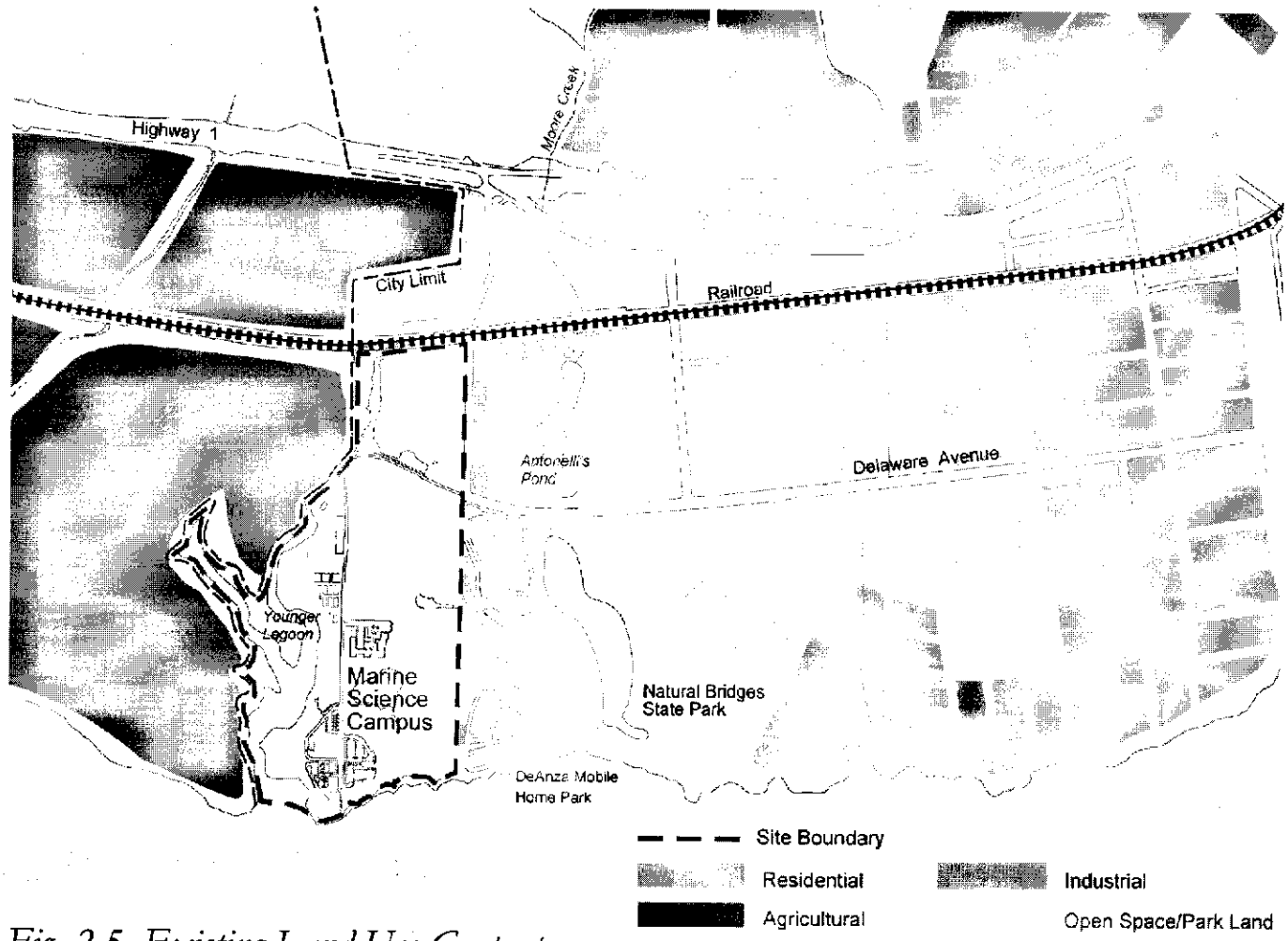


Fig. 2.5 Existing Land Use Context

Fig. 2.6 Adjacent Agricultural Uses

Fig. 2.7 View of Campus from North Side of Railroad Tracks.

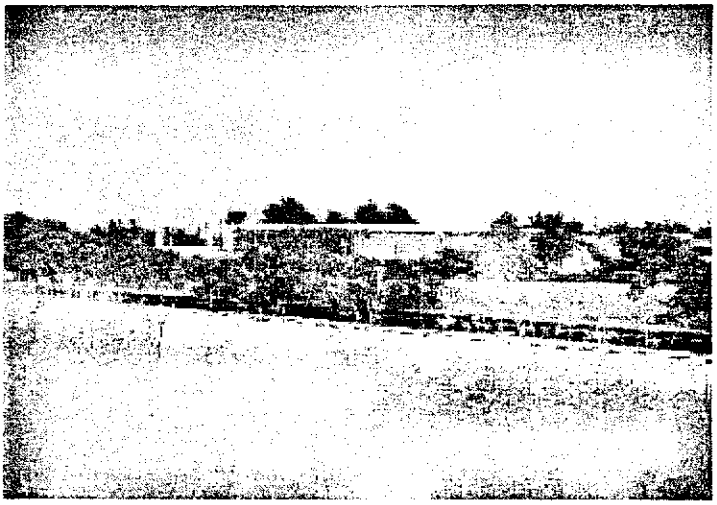


Fig. 2.8 Adjacent Industrial Uses

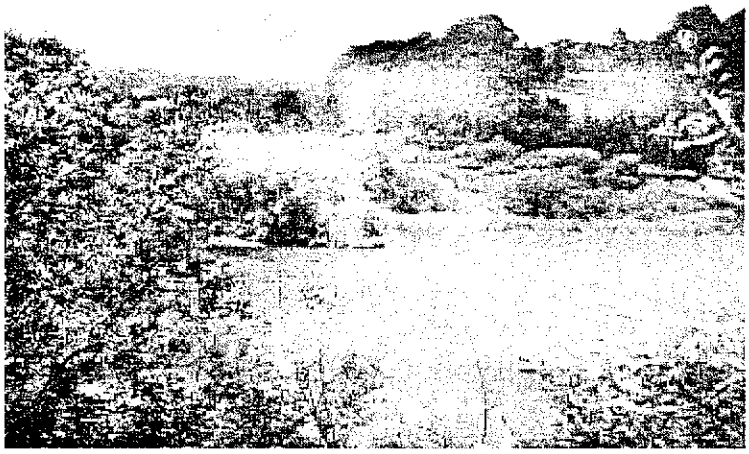


Fig. 2.10 Antonelli Pond East of Shaffer Road

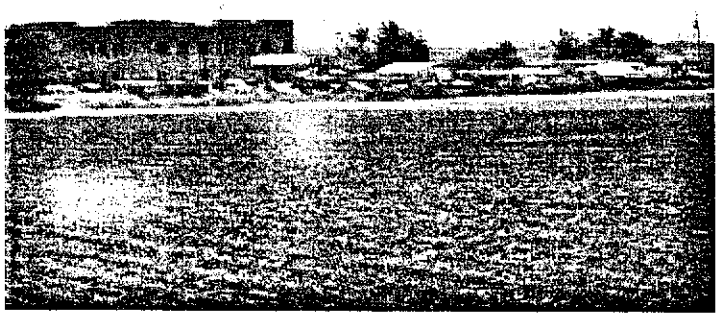
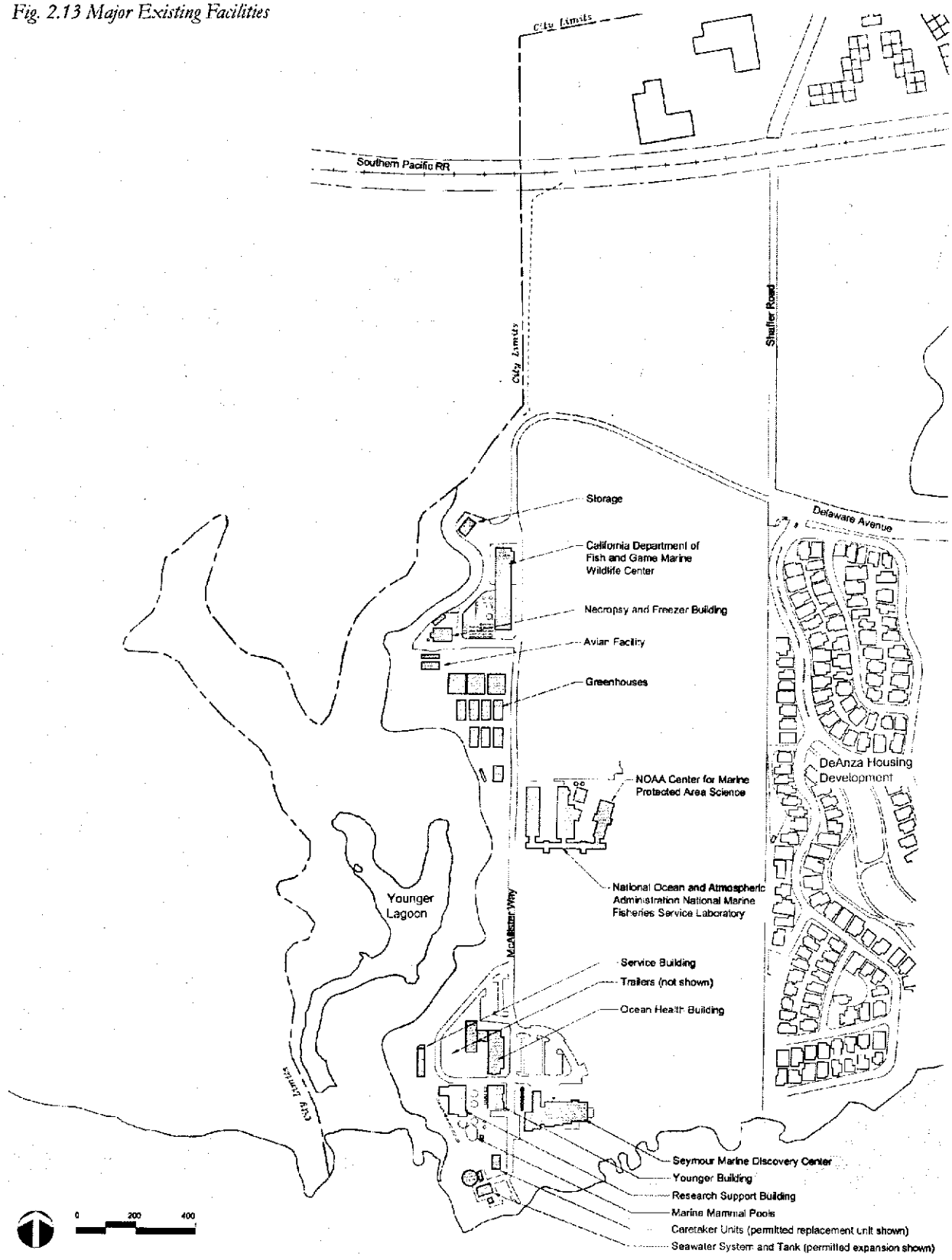


Fig. 2.9 View of Industrial Area North of Campus from Agricultural Fields to Northwest.

Fig. 2.11 Industrial Use Directly North of Marine Science Campus Site.

CCC Exhibit C
(page 5 of 66 page)

Fig. 2.13 Major Existing Facilities



DS Exhibit C
Page 6 of 66 pages

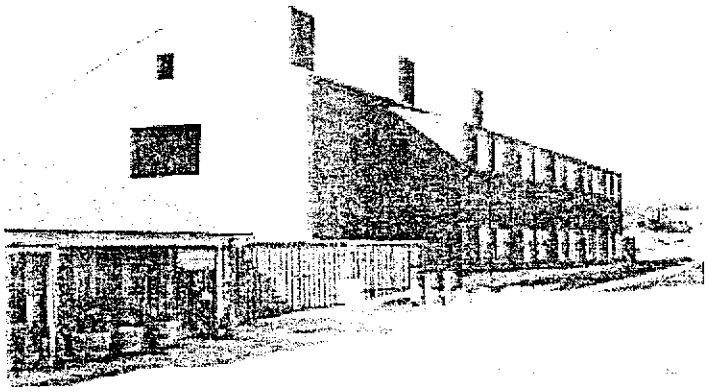


Fig. 2.14 Ocean Health Building

Fig. 2.15 Long Marine Laboratory

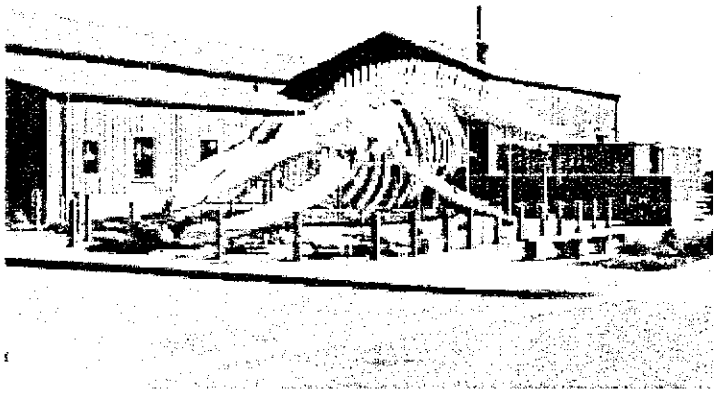


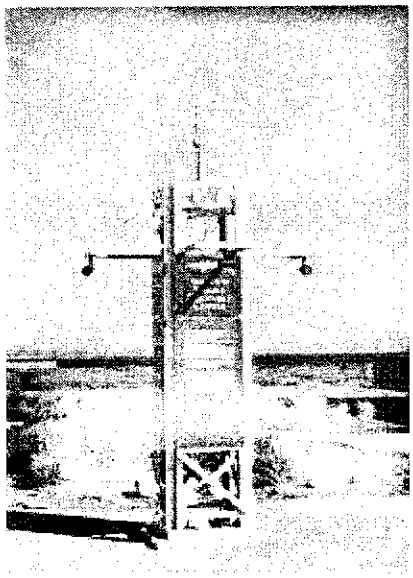
Fig. 2.16 Seymour Marine Discovery Center Whale Skeleton

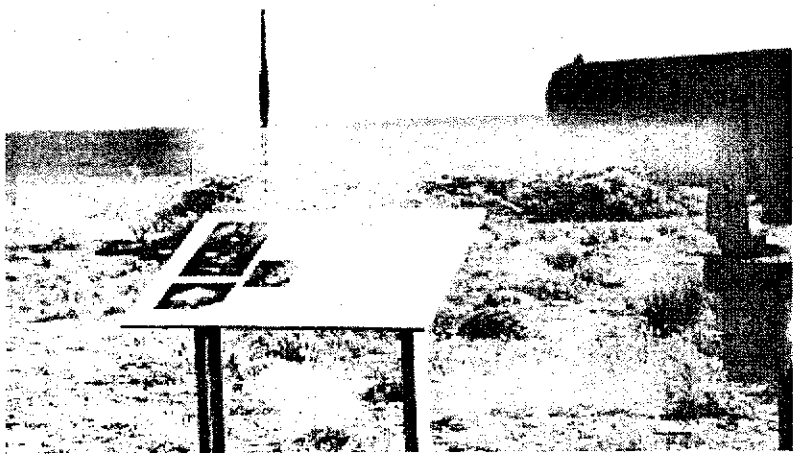
Fig. 2.15 Seymour Marine Discovery Center Entry

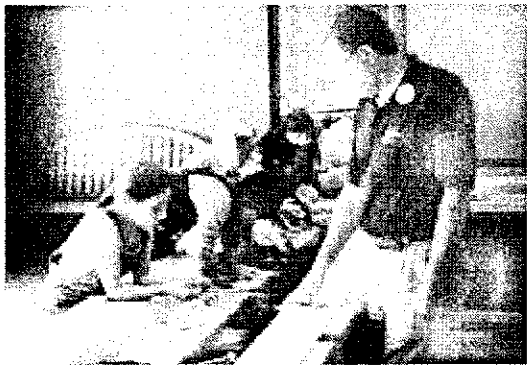
Fig. 2.17 Ocean Health (l) and Seymour Discovery Center (r)

CCC Exhibit C
(page 7 of 66 pages)

Fig. 2.19 Seymour Marine Discovery Center







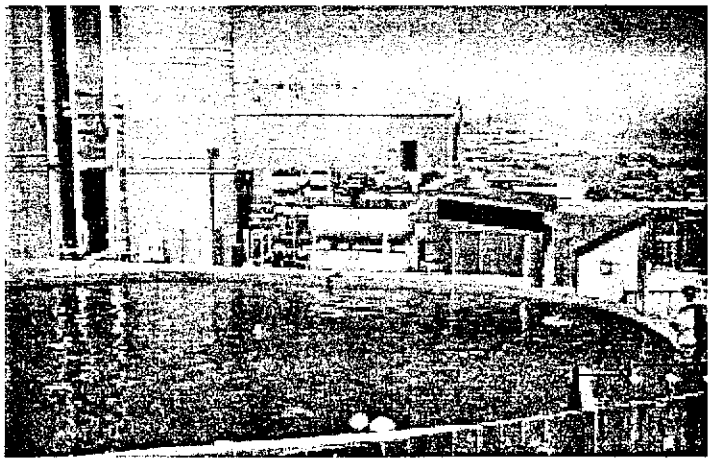


Fig. 2.20 Marine Mammal Pools

Fig. 2.21 Storage/Maintenance Areas

Fig. 2.22 Delaware Avenue, Primary Access to the Site.

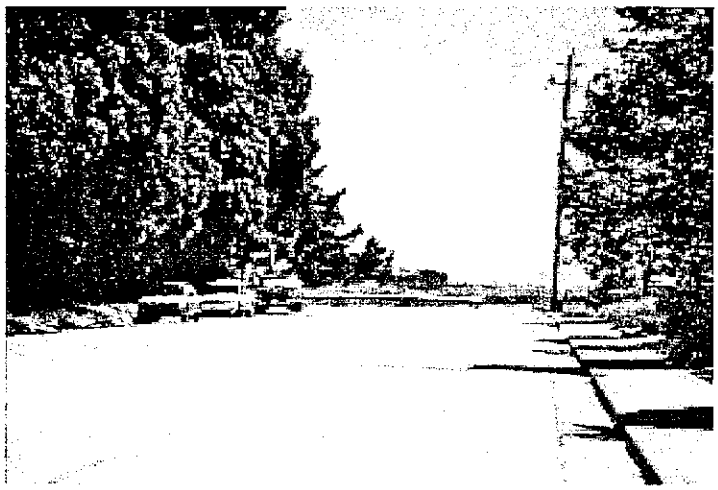
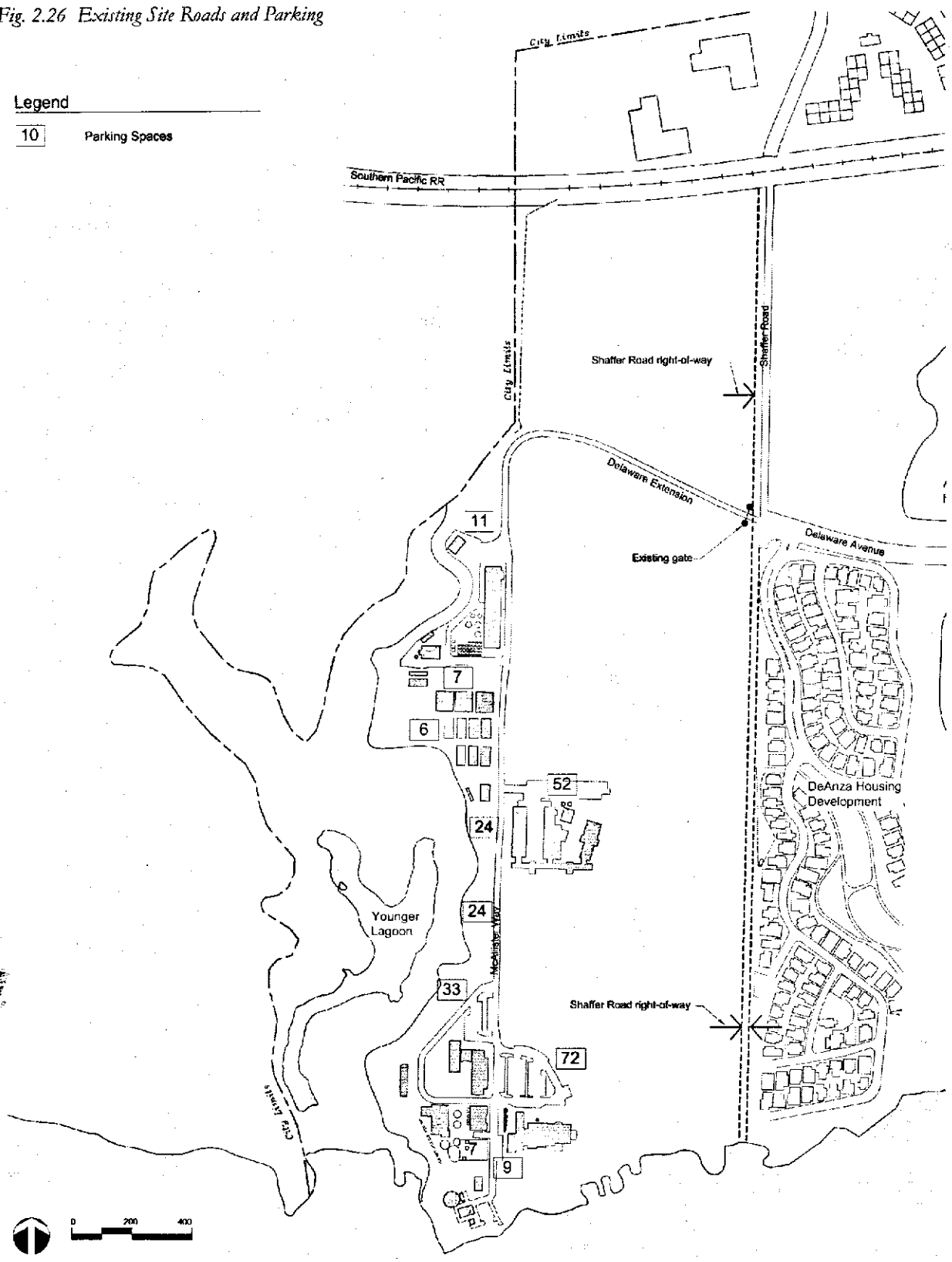


Fig. 2.23 The Southern End of Shaffer Road North of the Railroad Tracks.

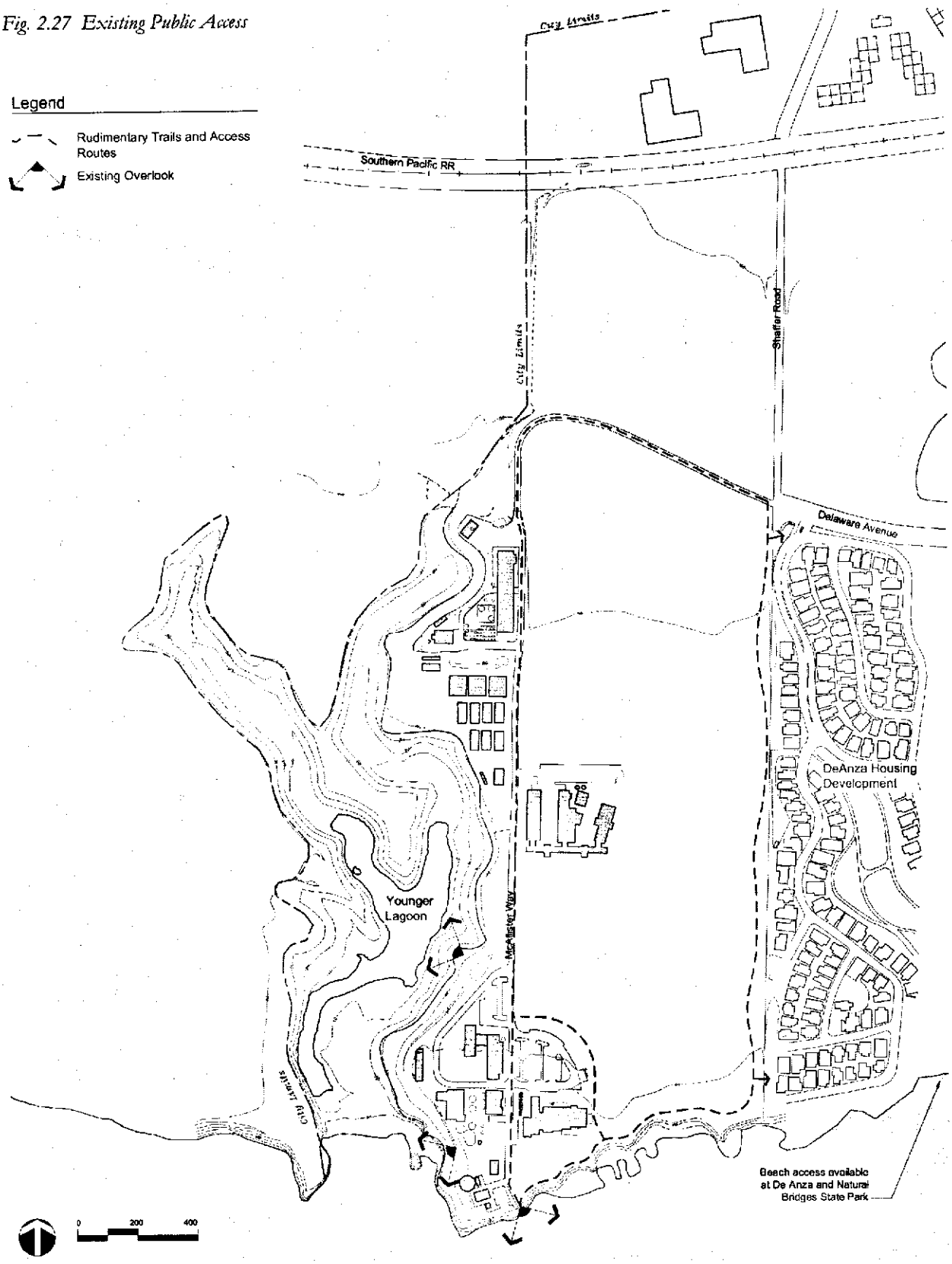
Fig. 2.24 McAllister Way, on the Site.

Fig. 2.26 Existing Site Roads and Parking



CCC Exhibit C
(page 10 of 66 pages)

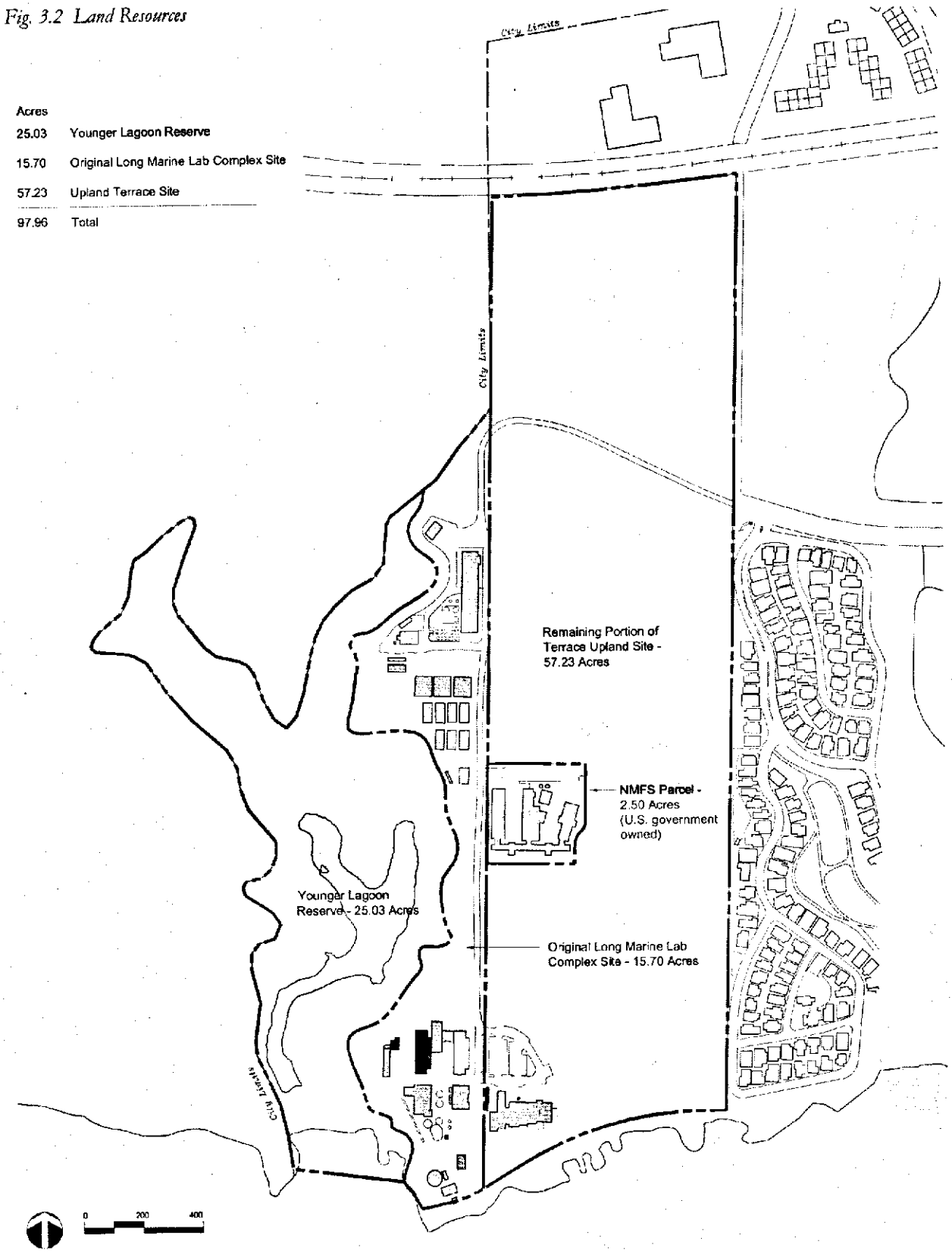
Fig. 2.27 Existing Public Access



CCC Exhibit C
page 11 of 66 pages

Fig. 3.2 Land Resources

Acres	
25.03	Younger Lagoon Reserve
15.70	Original Long Marine Lab Complex Site
57.23	Upland Terrace Site
97.96	Total



CCC Exhibit 11-3
(page 12 of 66 pages)

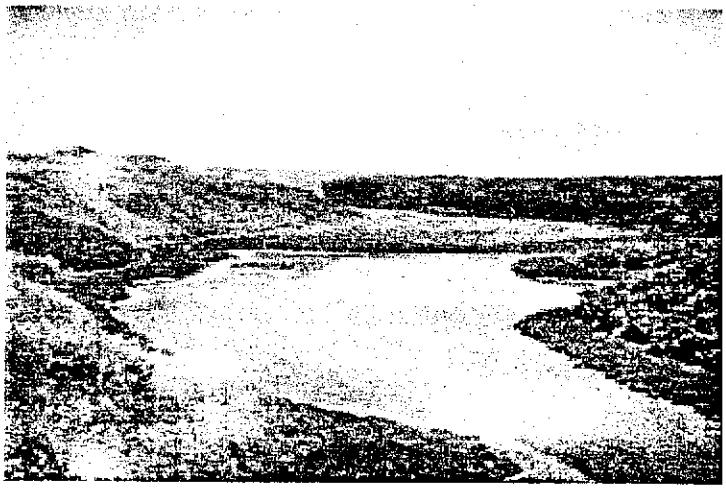


Fig. 3.3 Younger Lagoon Reserve looking South

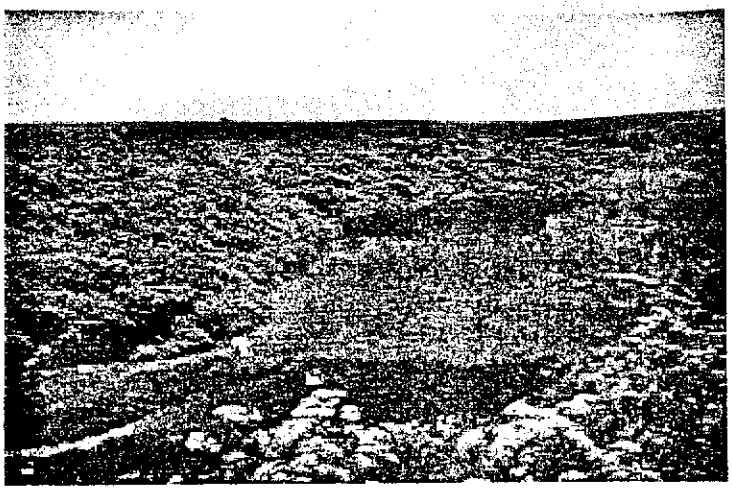


Fig. 3.5 Younger Lagoon Reserve looking West

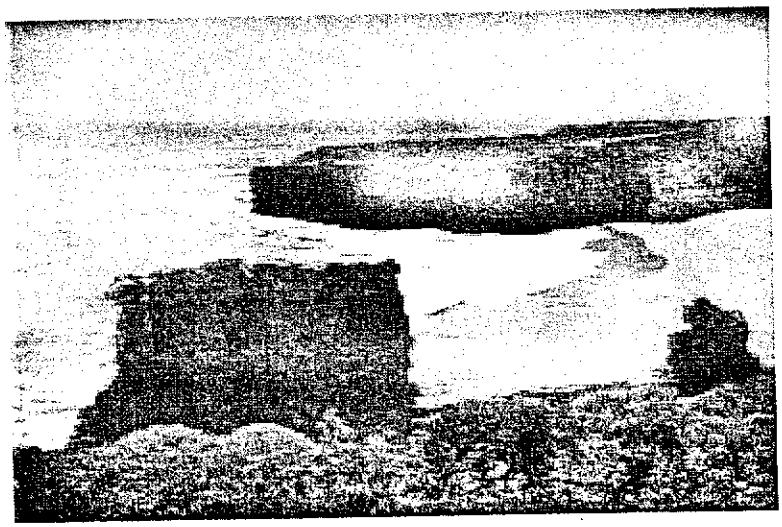


Fig. 3.4 Beach Area Fronting Younger Lagoon

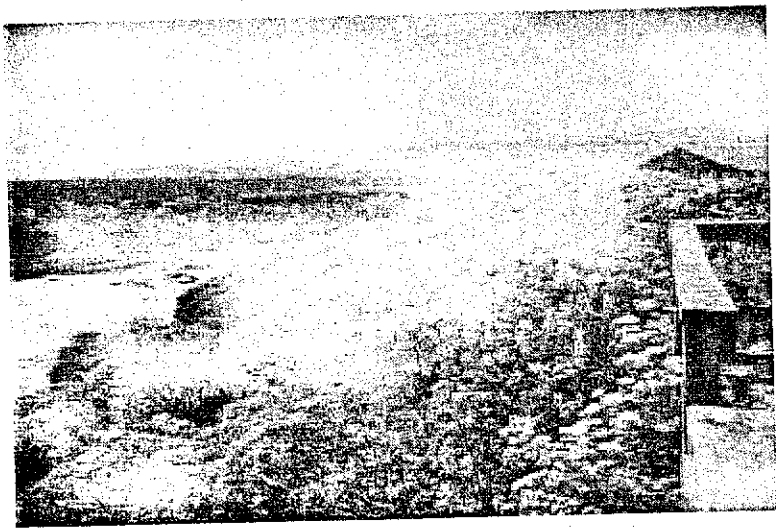


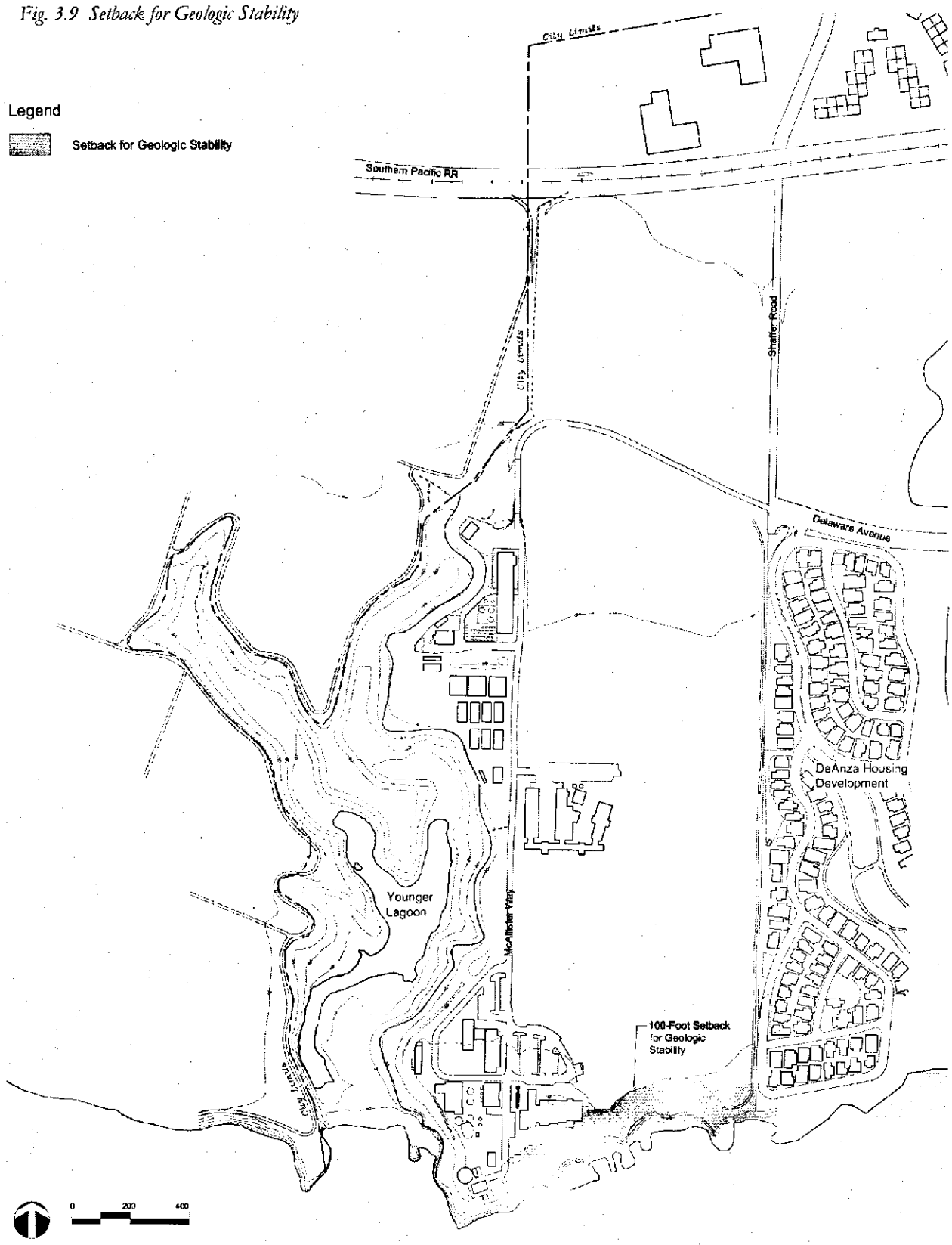
Fig. 3.6 Looking NW into Younger Lagoon Reserve

Fig. 3.7 Coastal Topography

Fig. 3.8 Coastal Bluffs

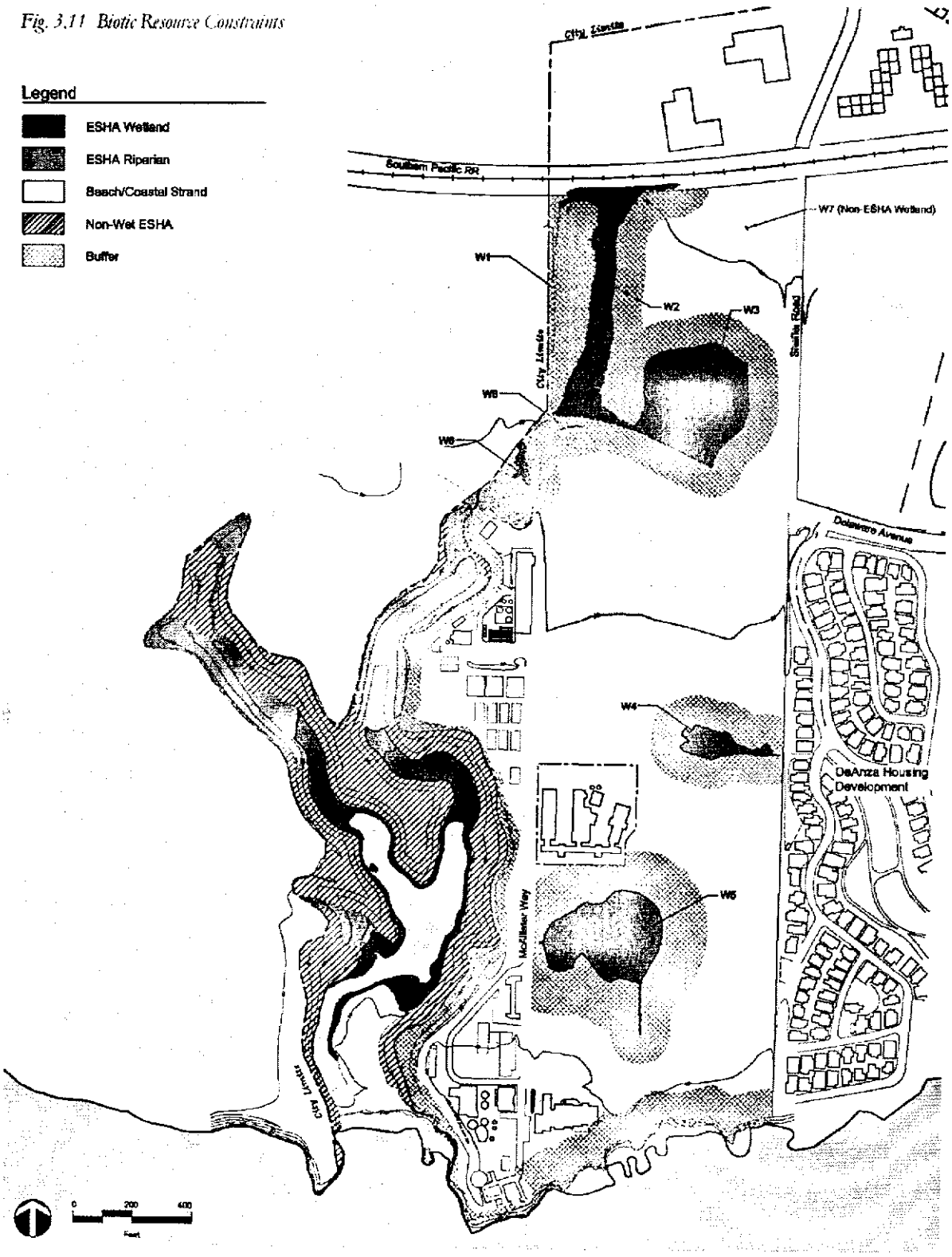
CCC Exhibit C
(page 13 of 66 pages)

Fig. 3.9 Setback for Geologic Stability



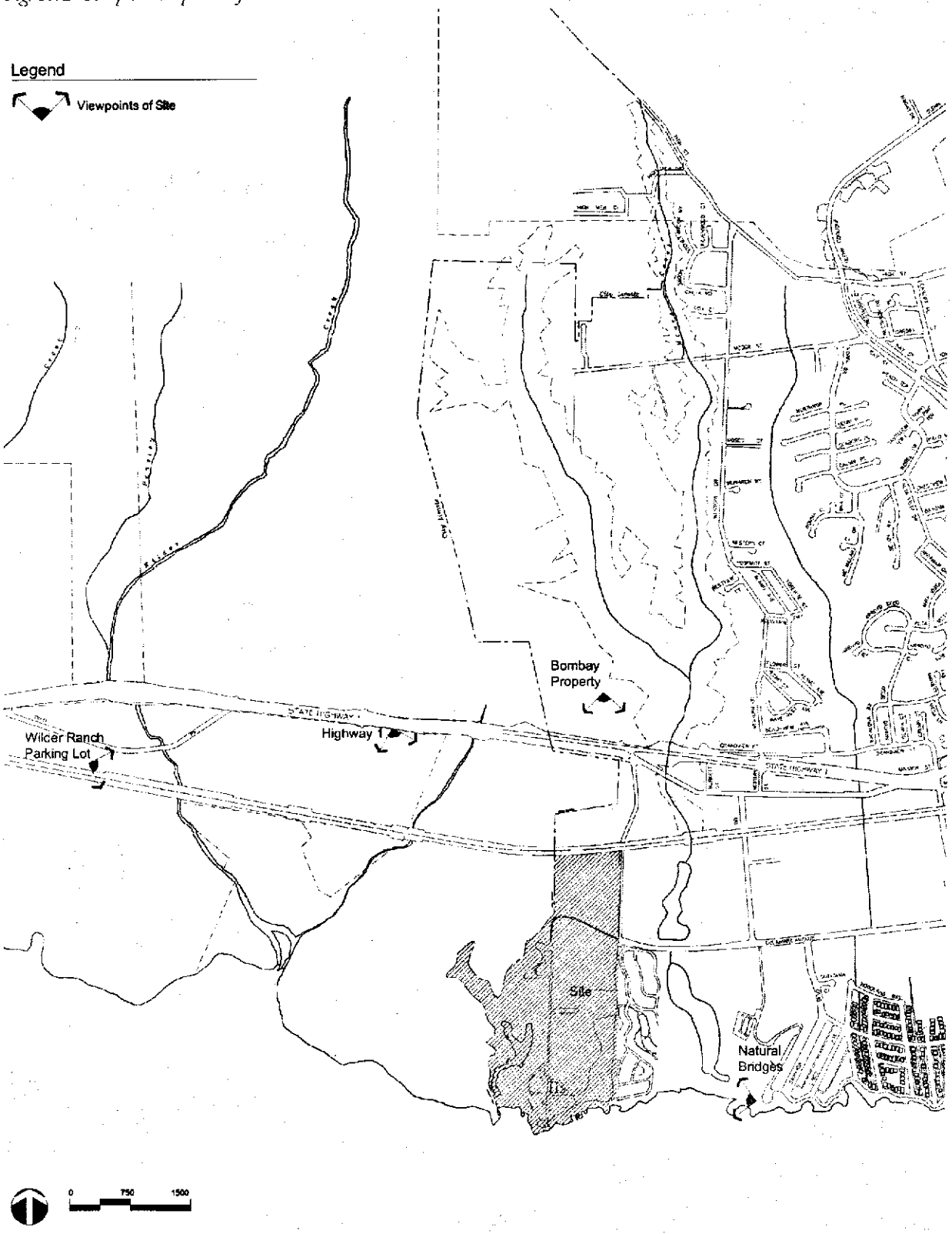
CCC Exhibit II-C
page 14 of 66 pages

Fig. 3.11 Biotic Resource Constraints



CCC Exhibit C
page 15 of 66 pages

Fig. 3.12 Sample Viewpoints of Site

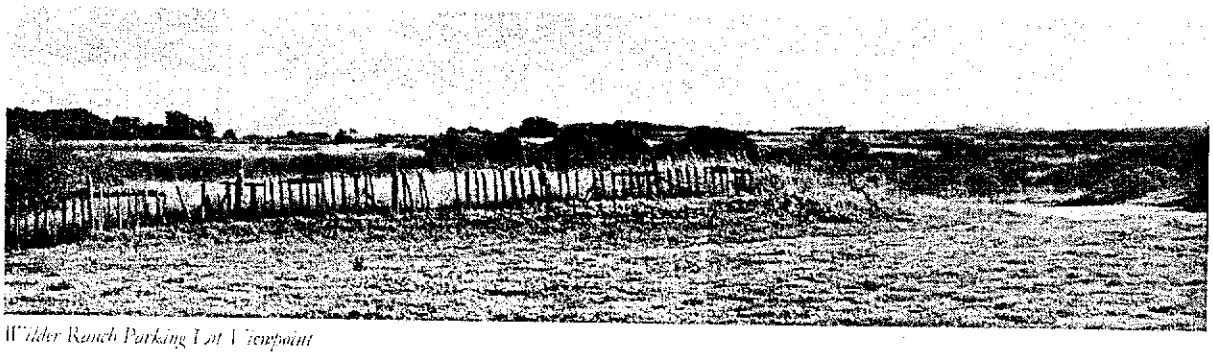


CCC Exhibit C
page 16 of 66 pages

Natural Bridges Parking Area Site Viewpoint

Moore Creek Preserve Viewpoint

Highway 1 Site Viewpoint



Wilder Ranch Parking Lot Viewpoint

Fig. 3.13 Sample Viewpoints of the Site

CCC Exhibit C
page 17 of 66 pages

Fig. 3.15 Agricultural Setbacks

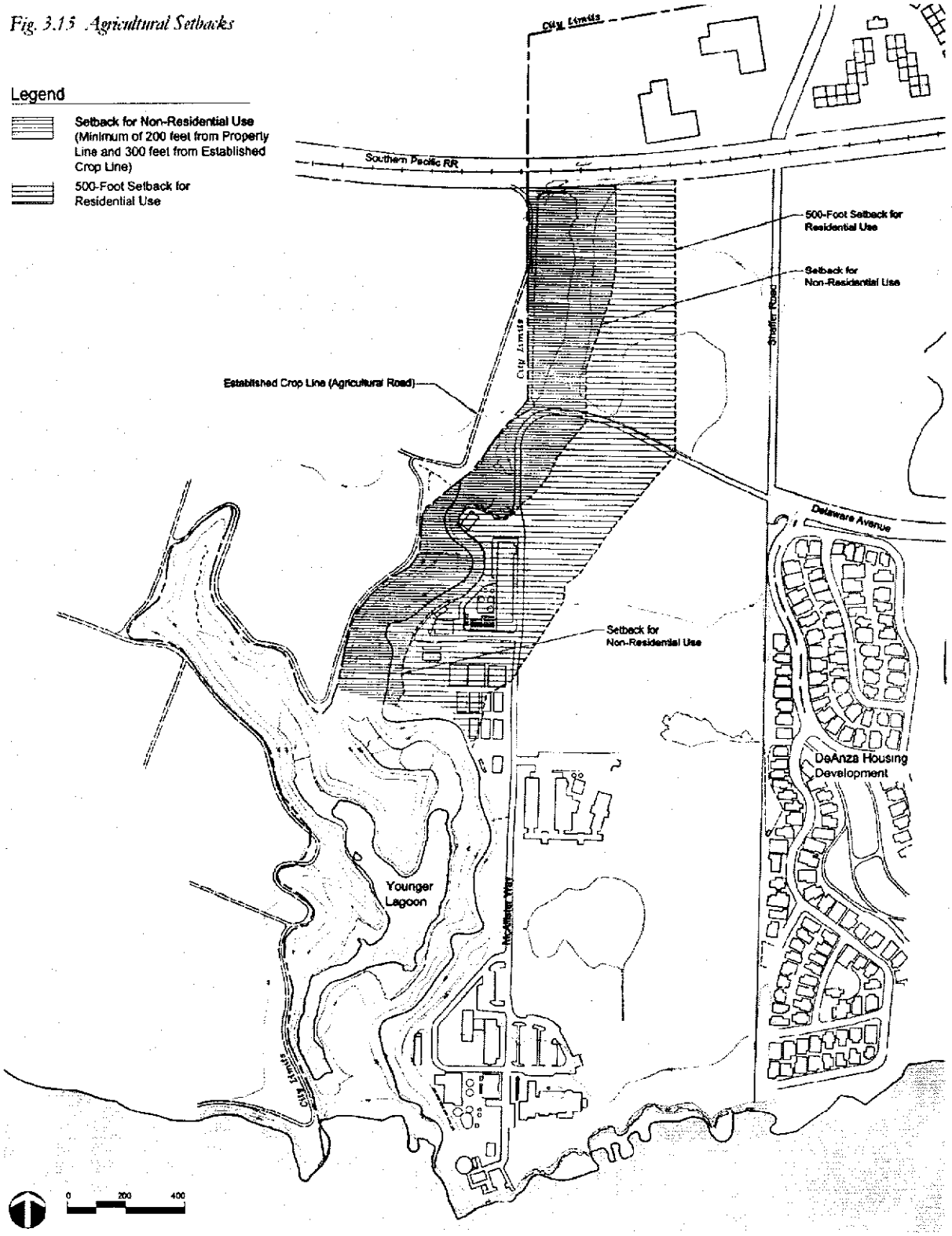
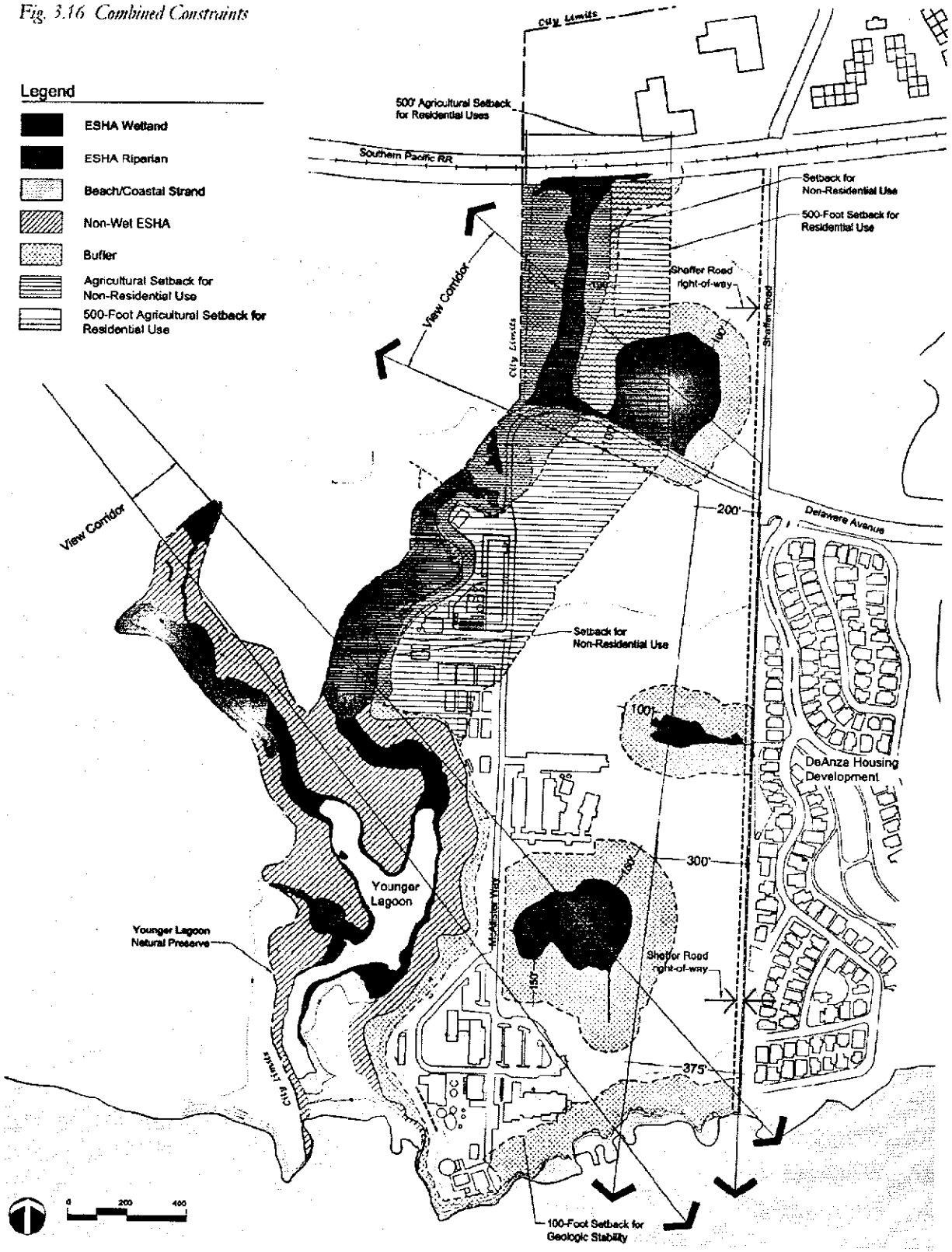
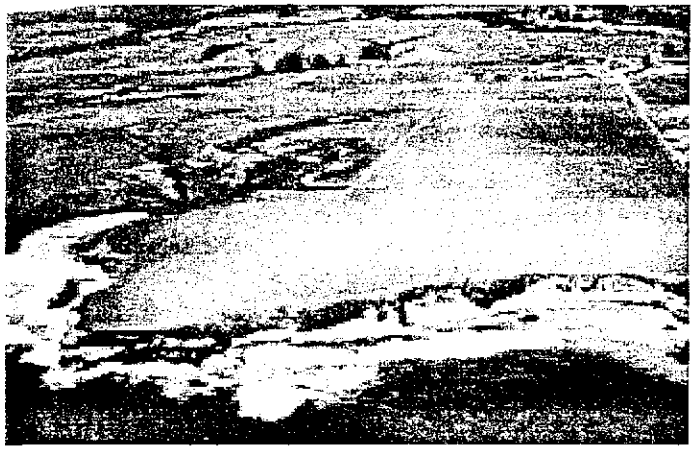


Exhibit C
page 18 of 66 pages

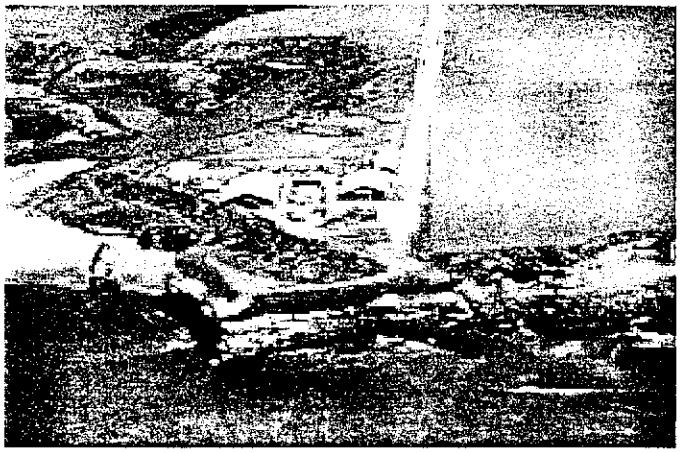
Fig. 3.16 Combined Constraints



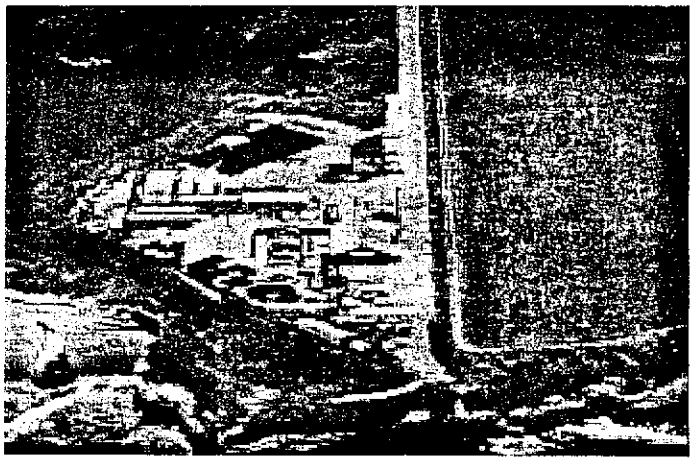
CCC Exhibit C
page 19 of 66 pages



Terrace Point 1972



Long Marine Lab 1984



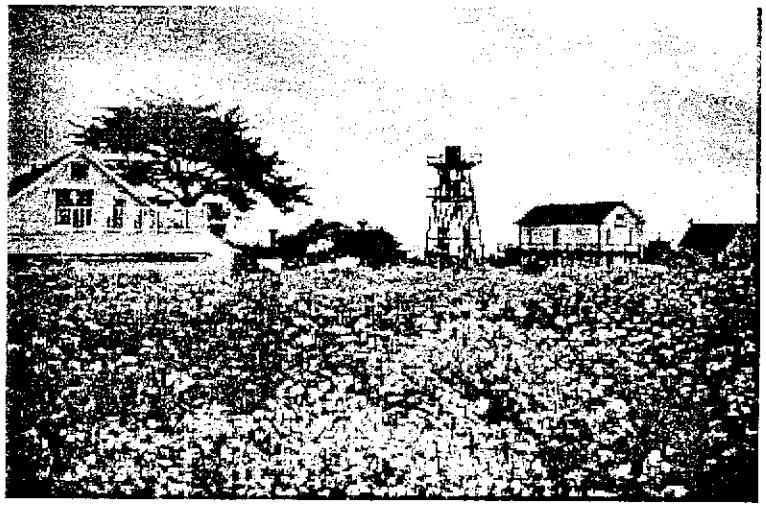
Long Marine Lab 1959

Marine Science Campus 2001

Fig. 4.1 Historic Aerial Photos of Campus

Fig. 4.2 Clustered Buildings

CCC Exhibit C
(page 20 of 66 pages)



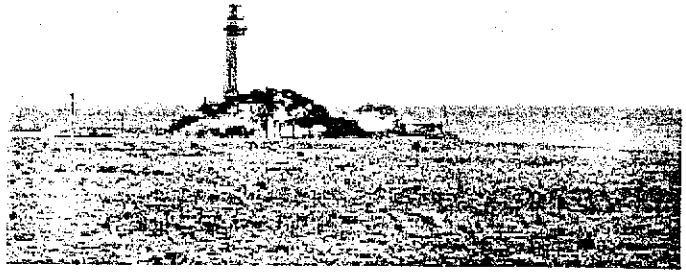


Fig. 4.3 Tall Building Elements

- Roof profiles are shallow.

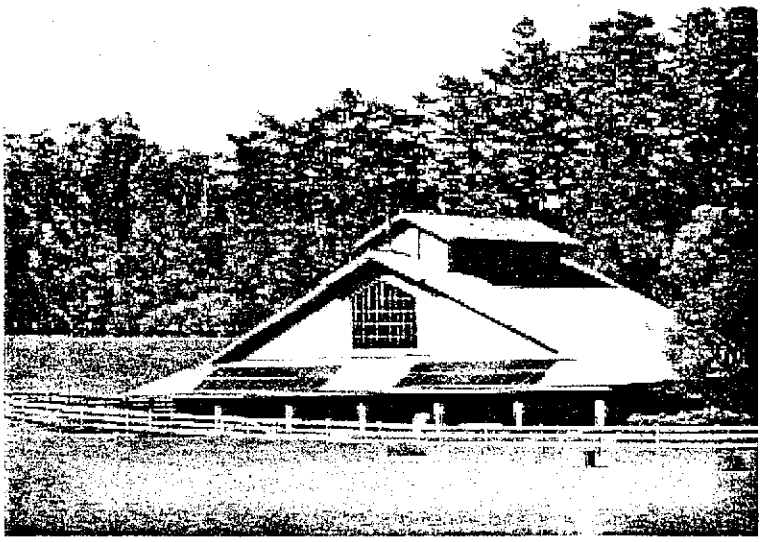


Fig. 4.4 Shallow Roof Profiles

Fig. 4.6 Cypress Windbreaks

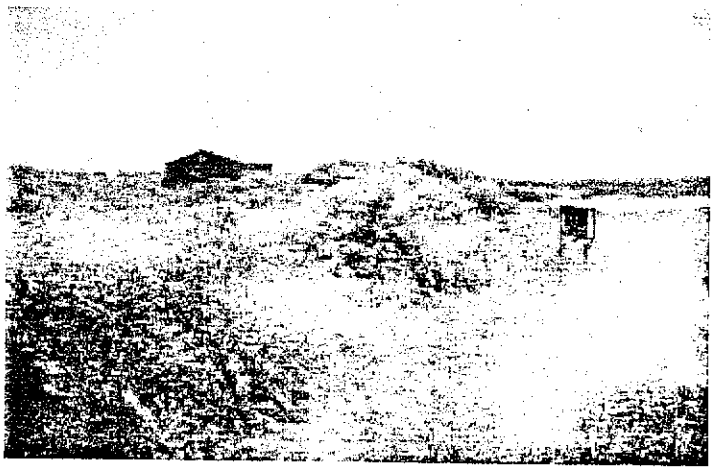
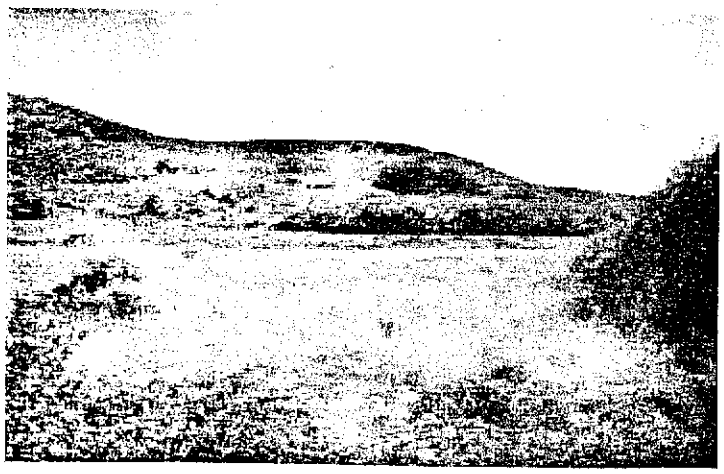


Fig. 4.5 Prominent Plant Species



CCC Exhibit C
(page 21 of 66 pages)

Fig. 4.7 Building Scale Reduction through Planting

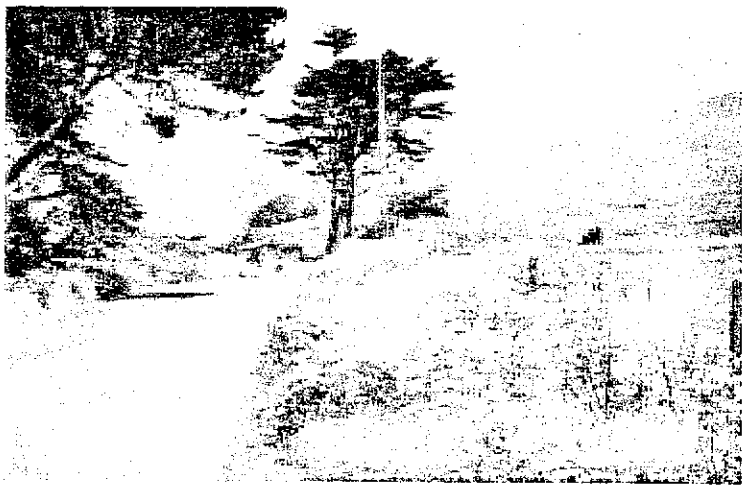


Fig. 4.8 Drainage Features

Fig. 4.9 Coastal Topography

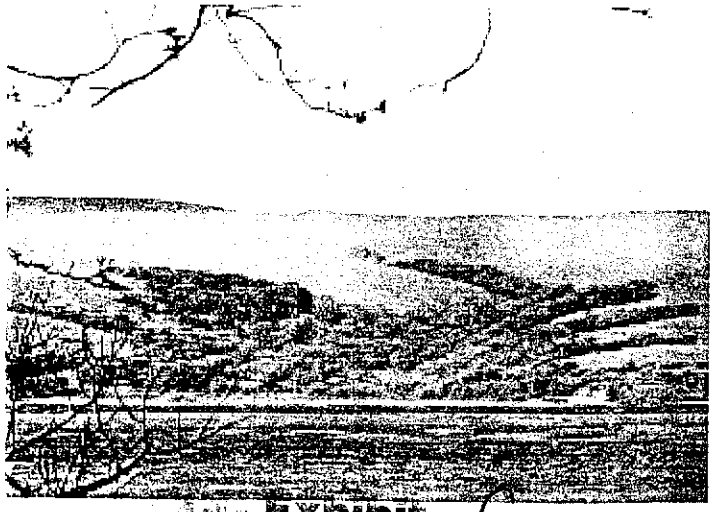


Fig. 4.10 Compatible Building Character

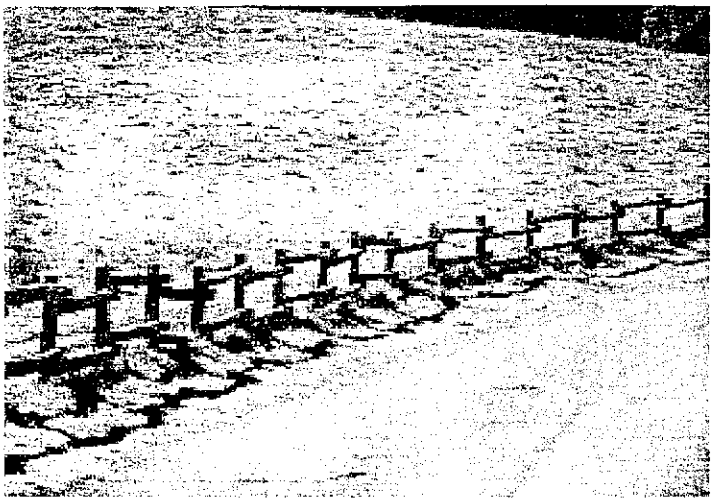
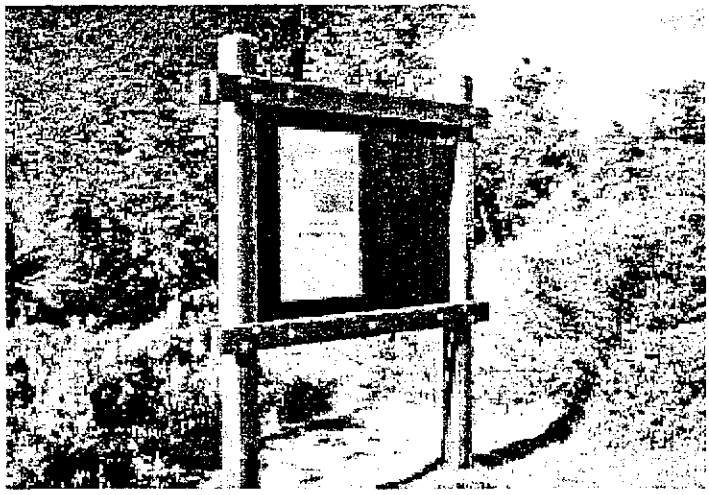


Fig. 4.11 Fencing Made of Natural Material



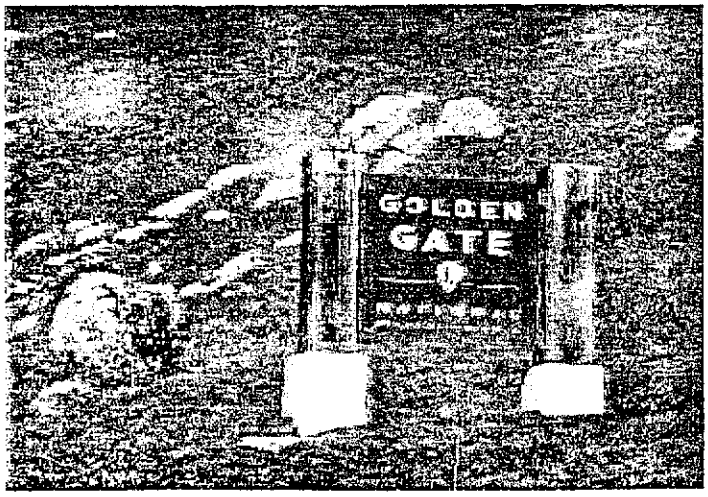


Fig. 4.12 Signage Made of Natural Material

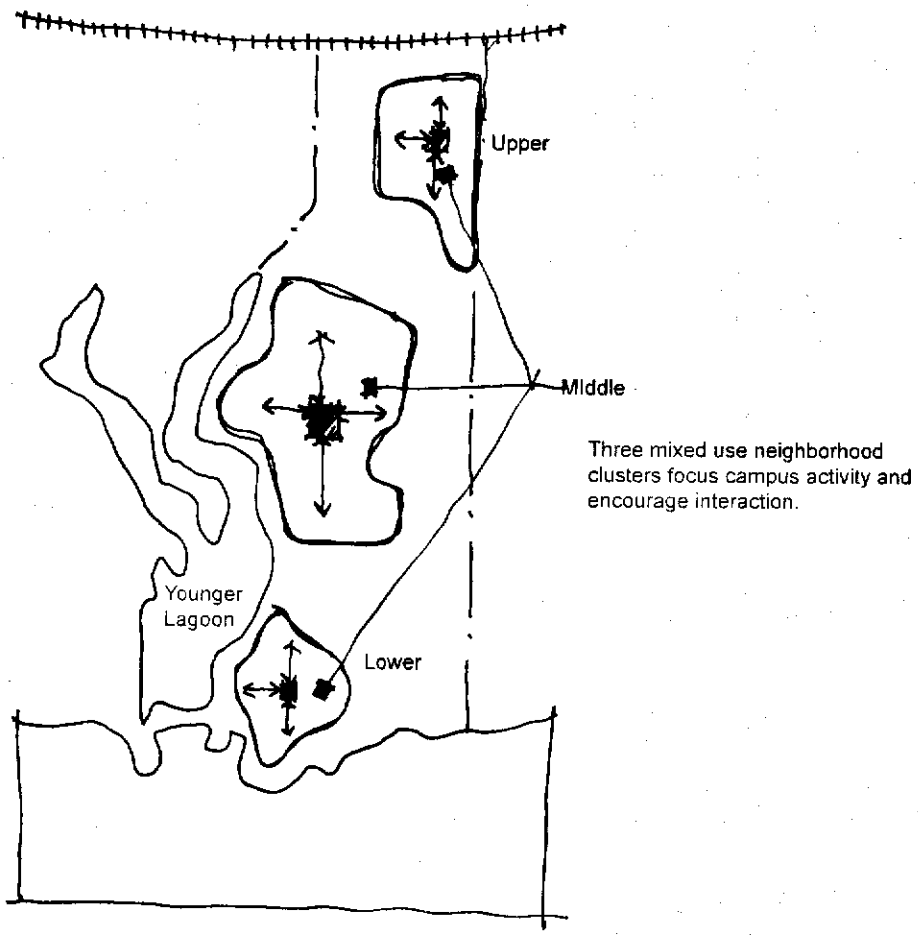


Fig. 4.13 Development Zones

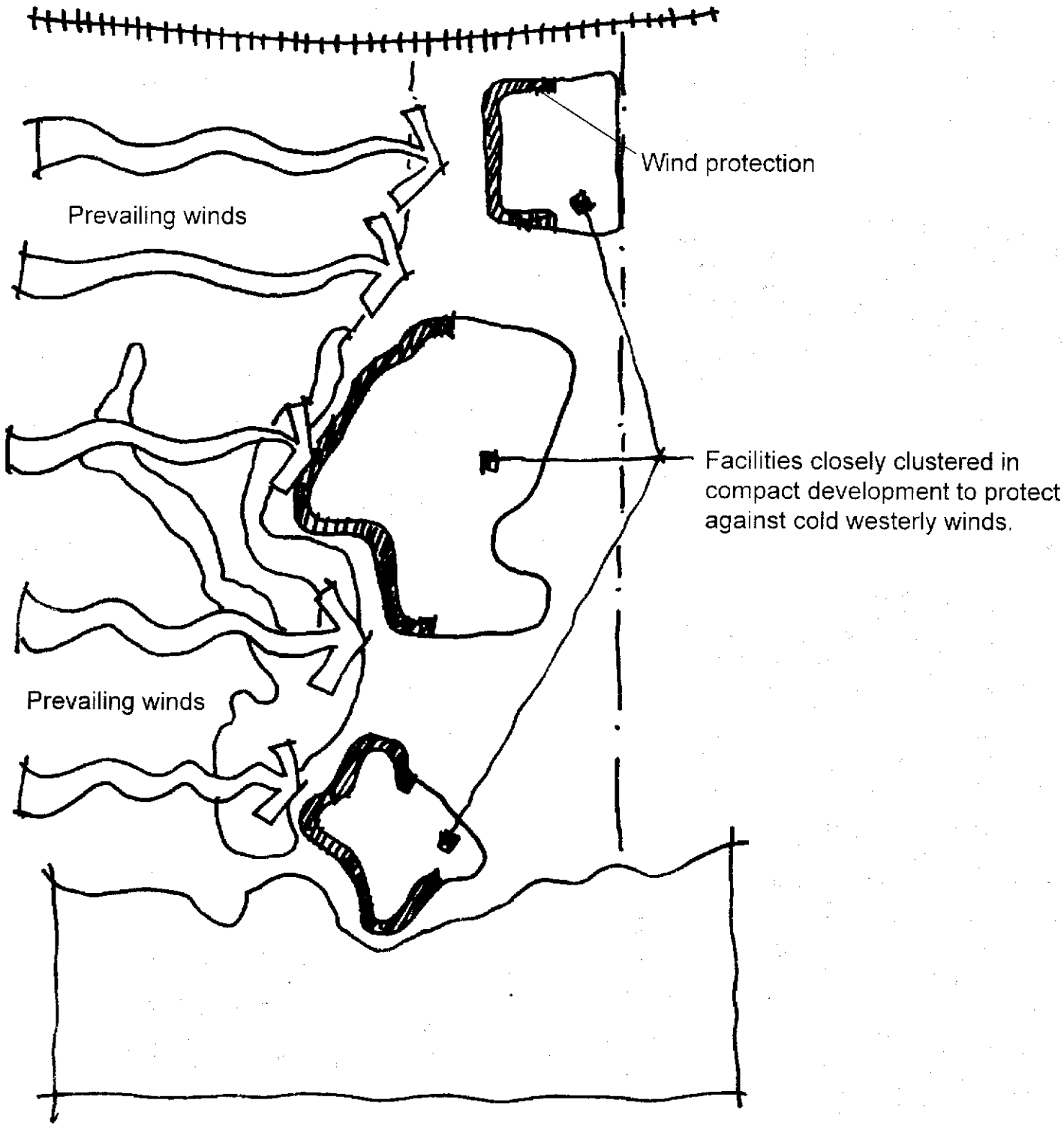


Fig. 4.14 Compact Development Patterns

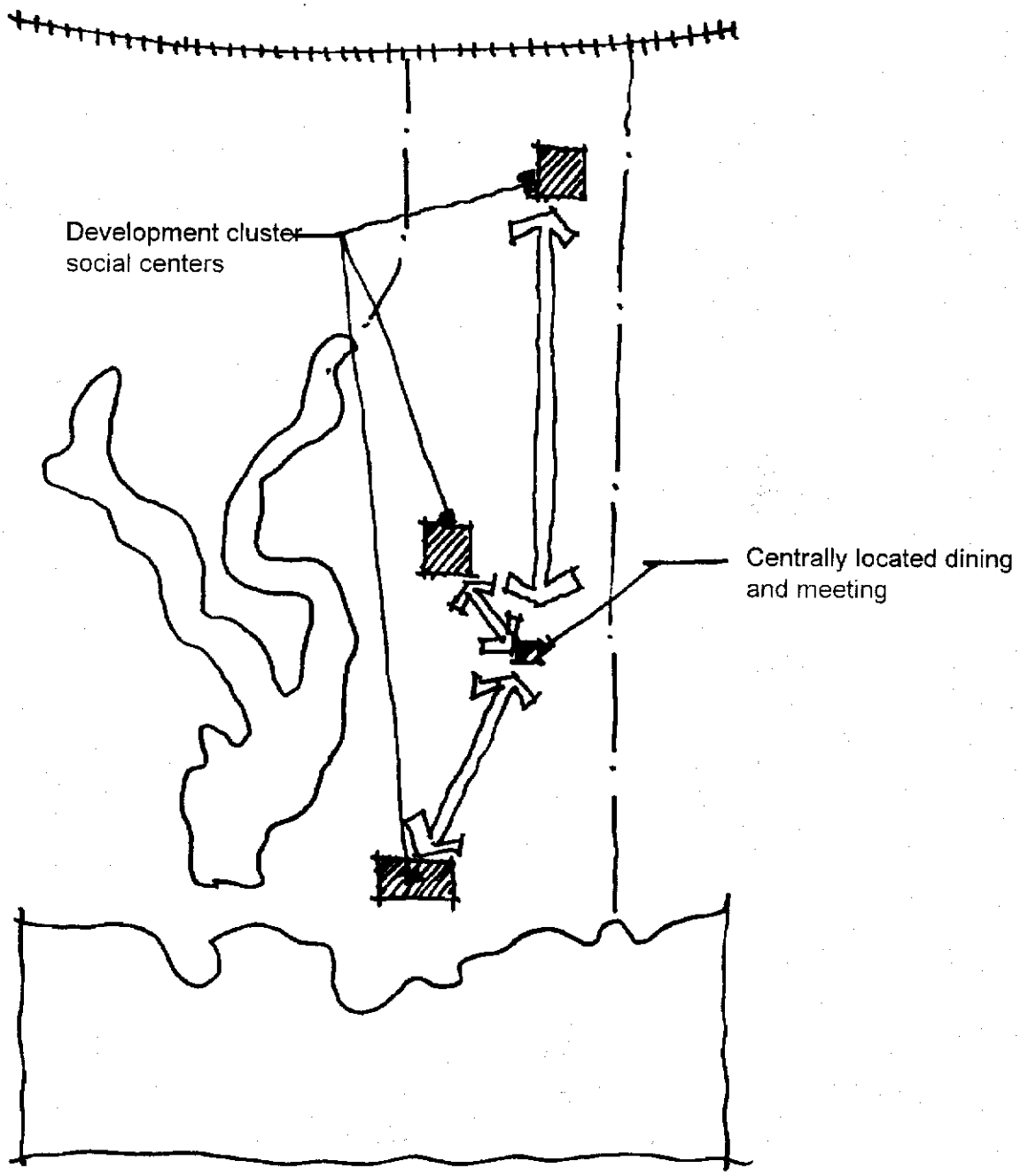


Fig. 4.15 Location of High Activity Uses -

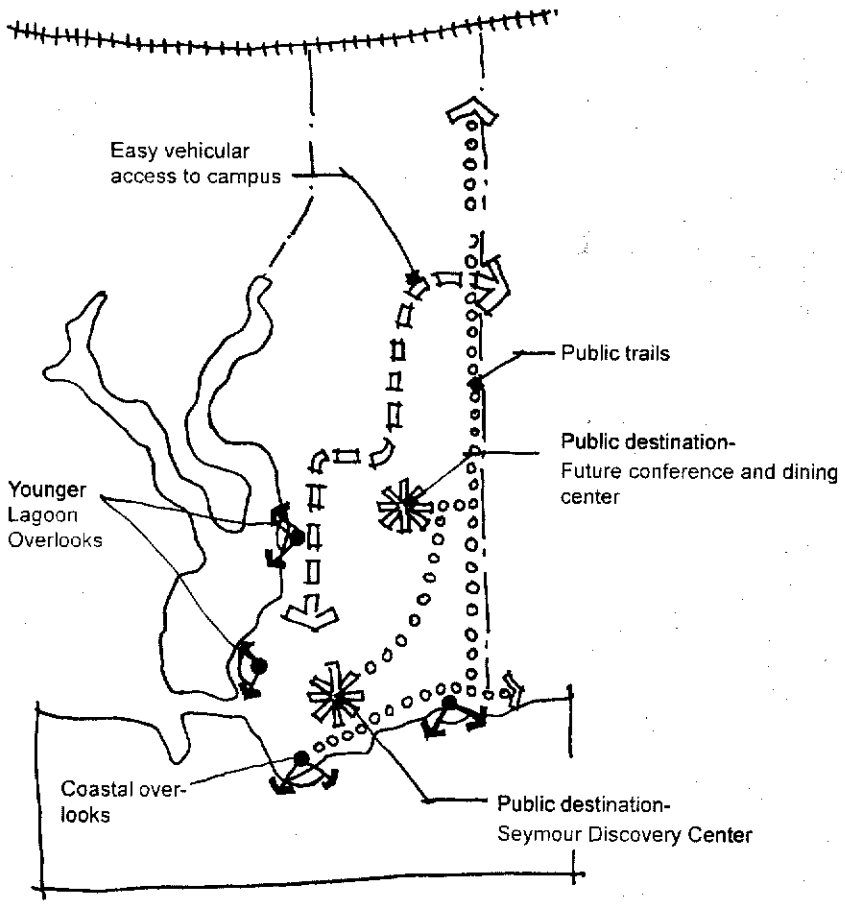


Fig. 4.16 Public Access To and Within the Site

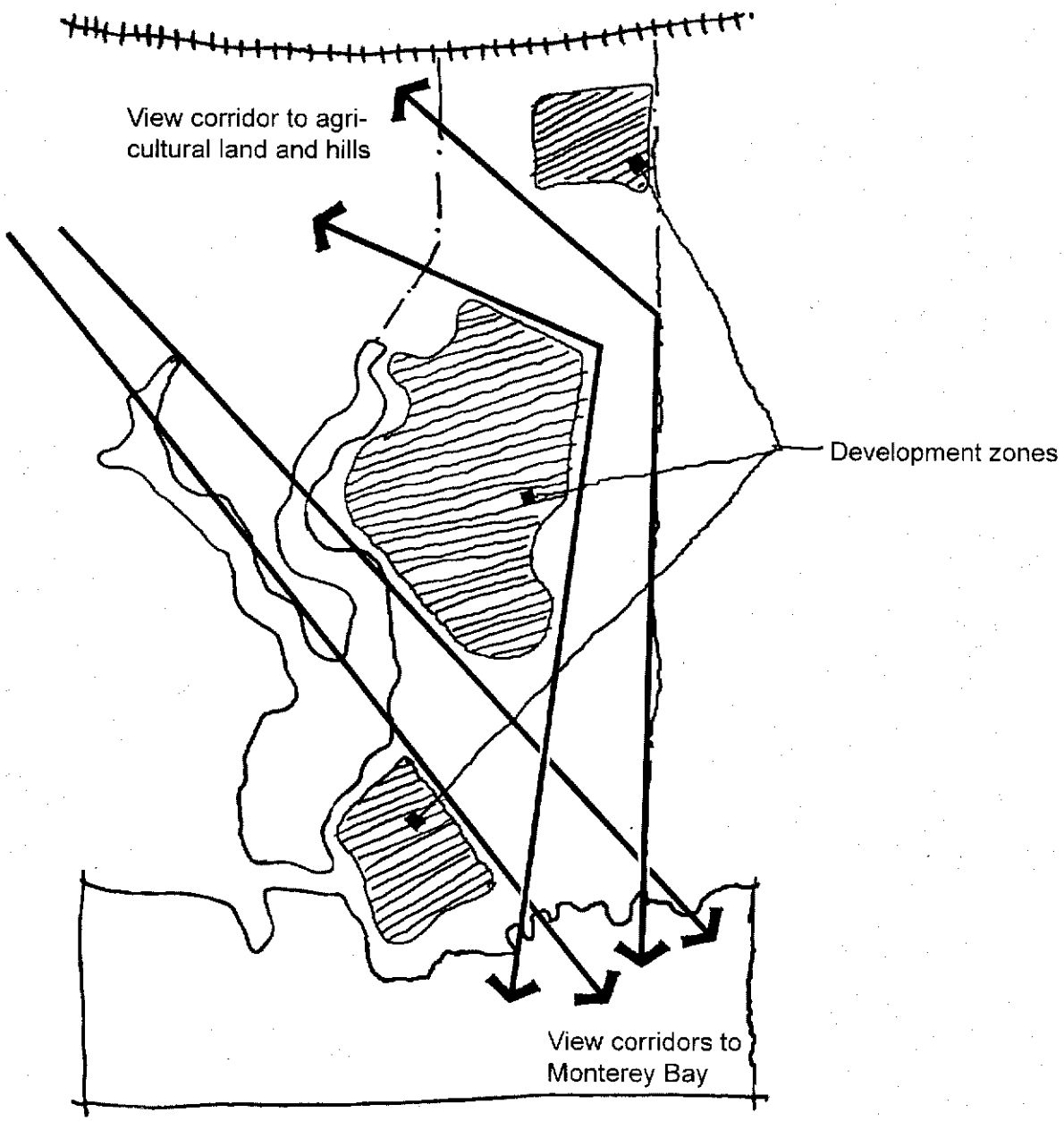


Fig. 4.17 Protection of Scenic and Visual Qualities of the Site

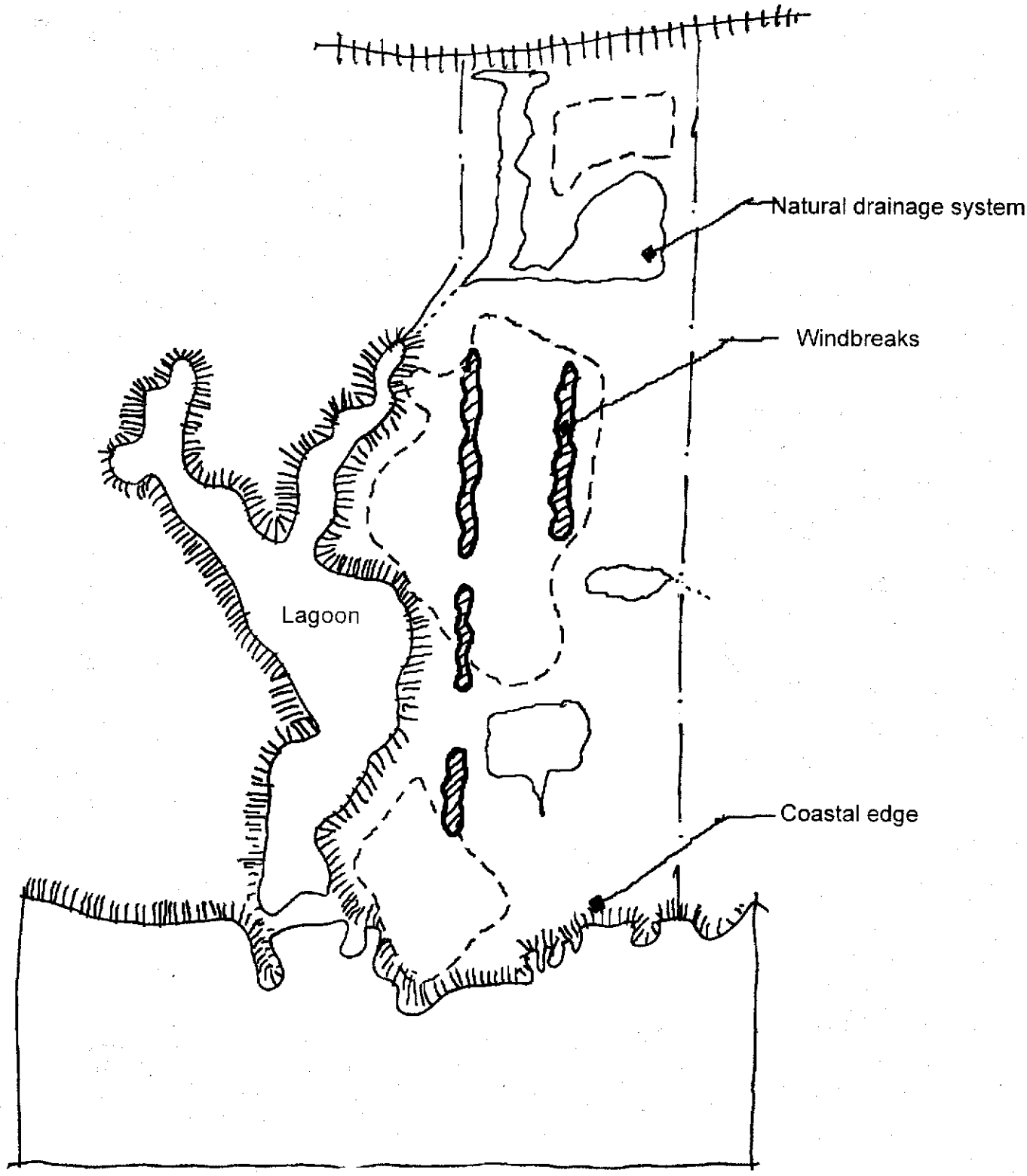


Fig. 4.18 The Structural Landscape

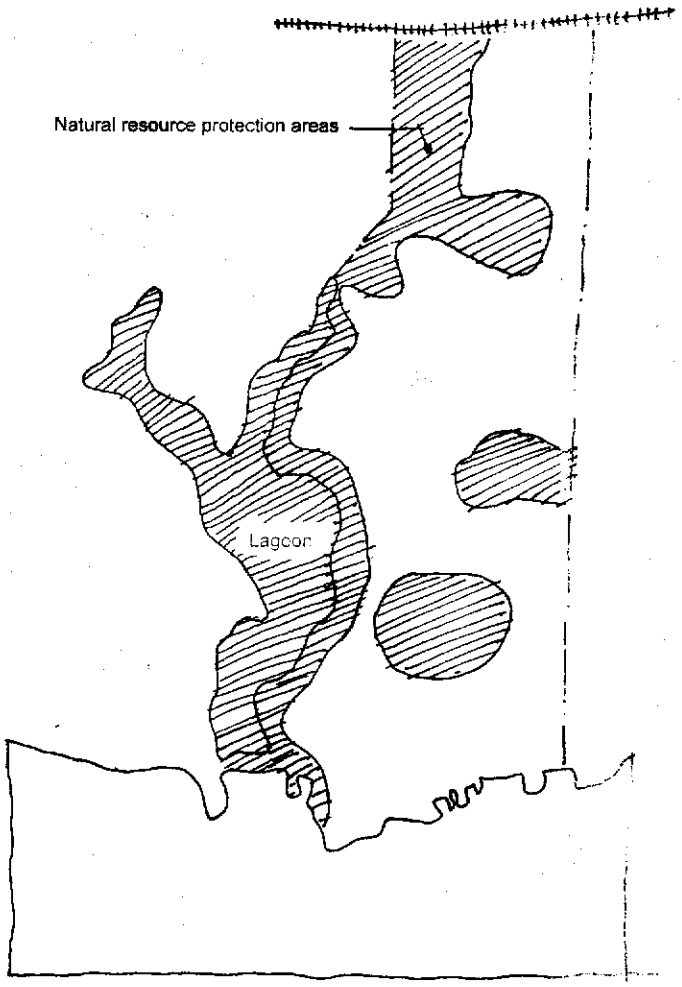


Fig. 4.19 Natural Resource Protection Areas

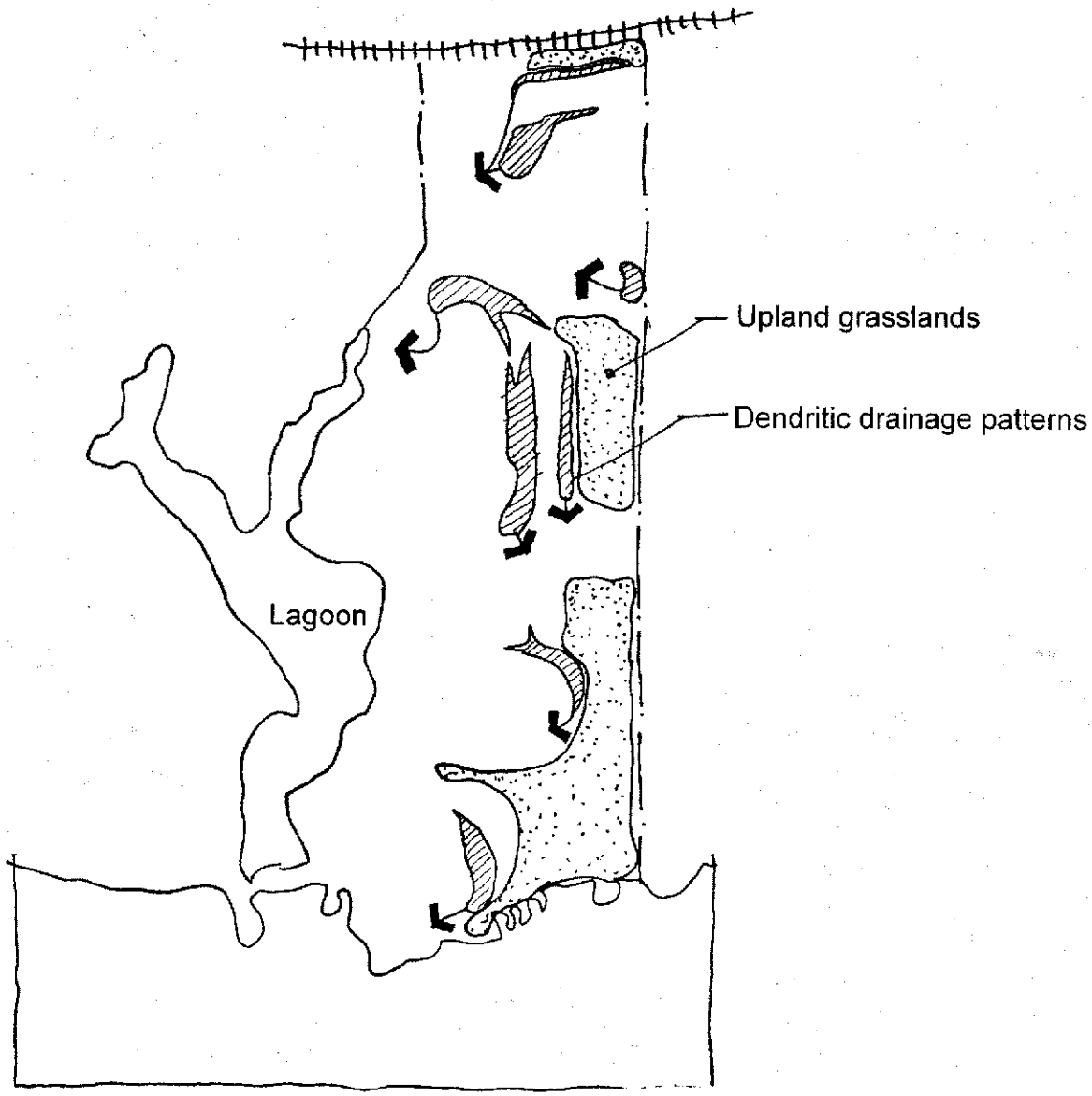


Fig. 4.20 Natural Drainage Patterns

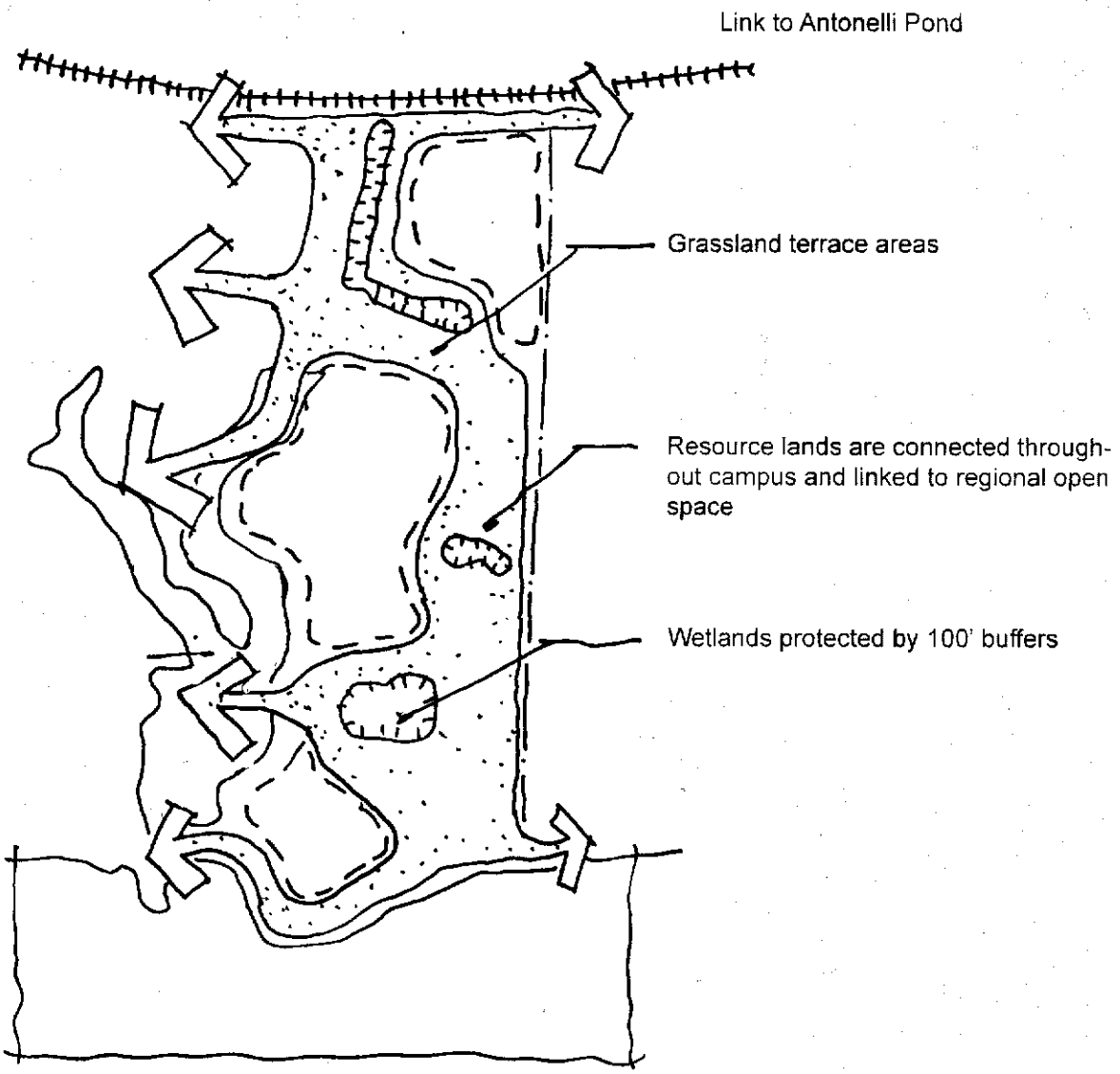


Fig. 4.21 Upland Grasslands and Coastal Scrub

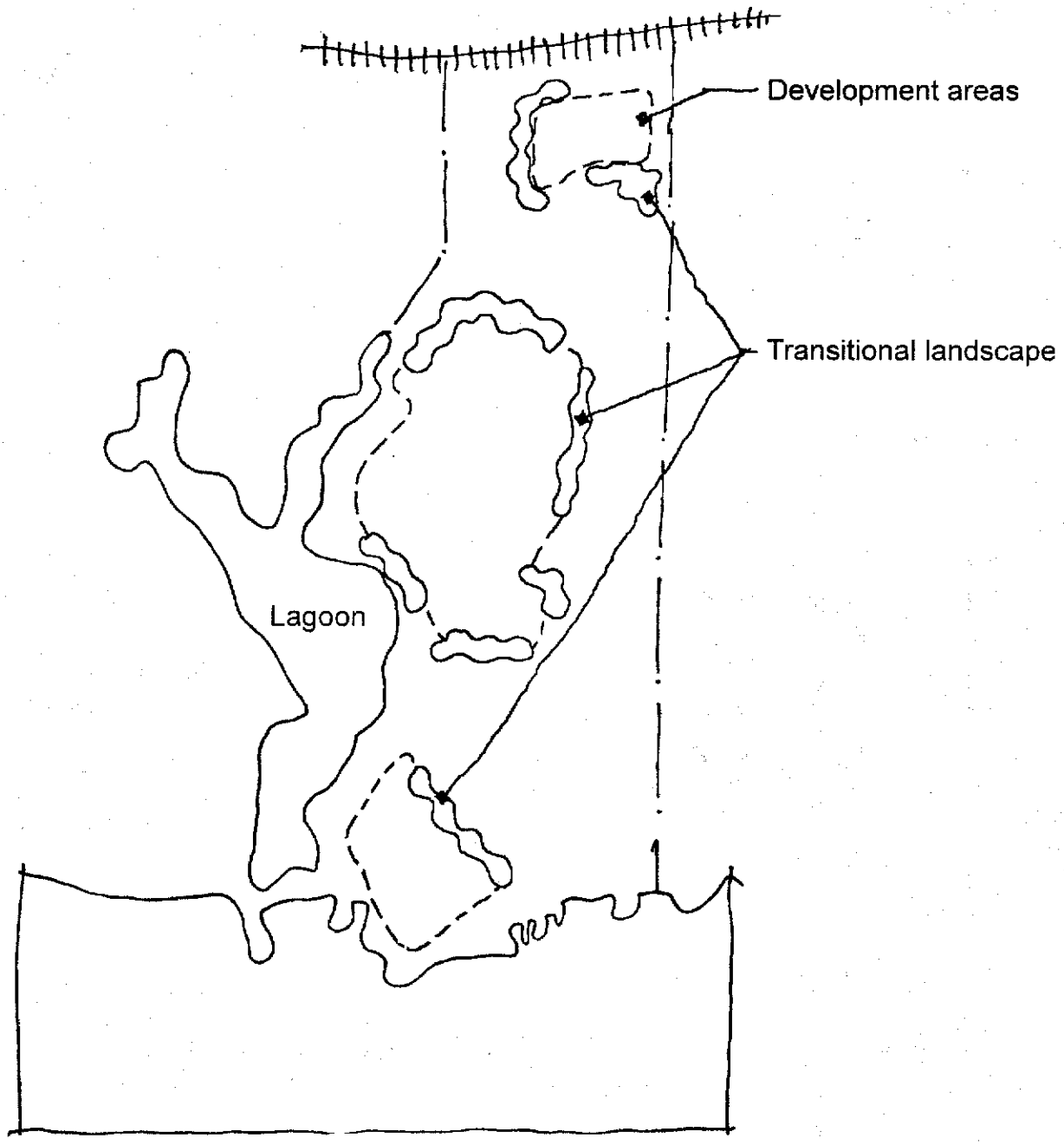


Fig. 4.22 Transitional Landscape

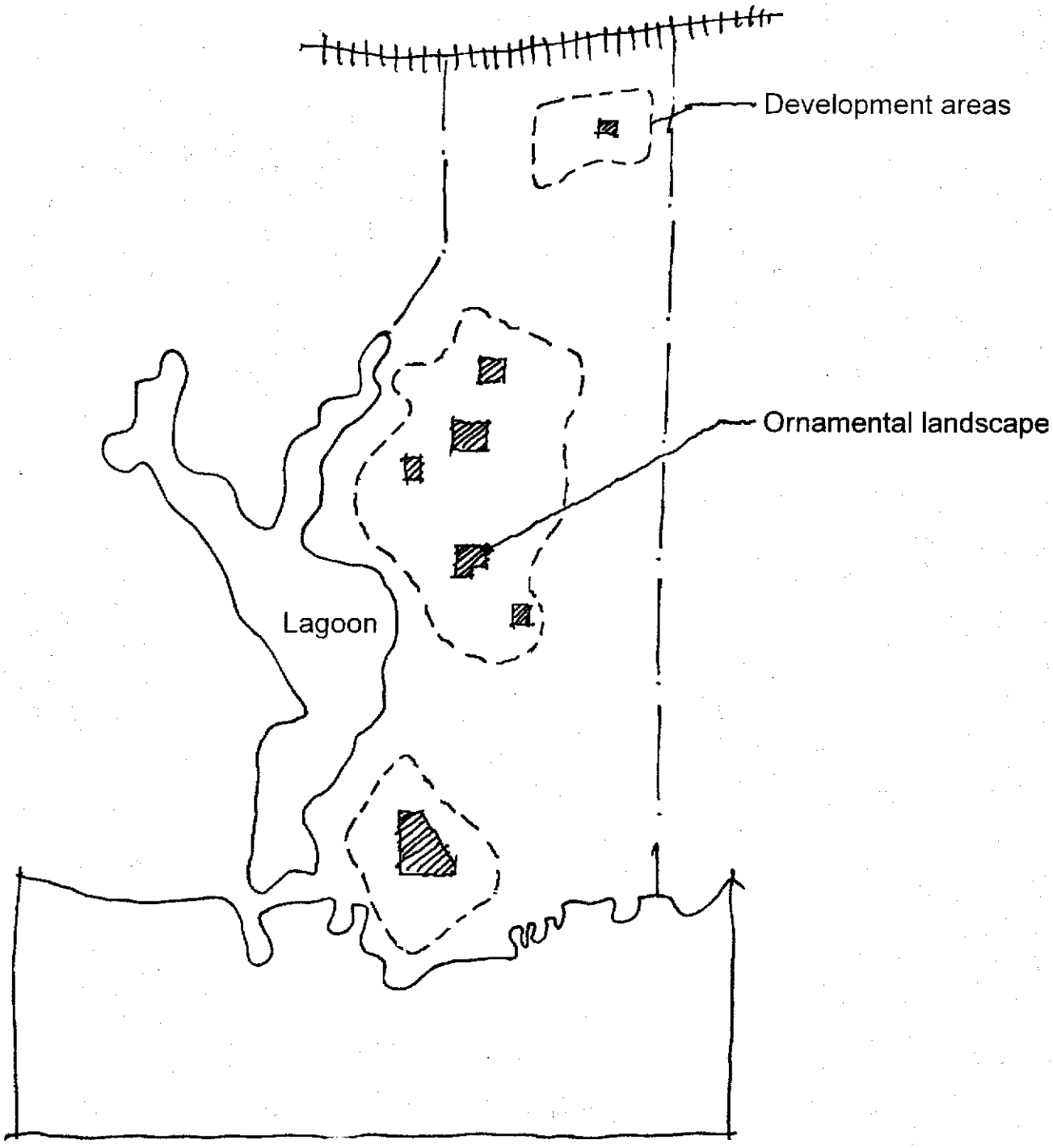
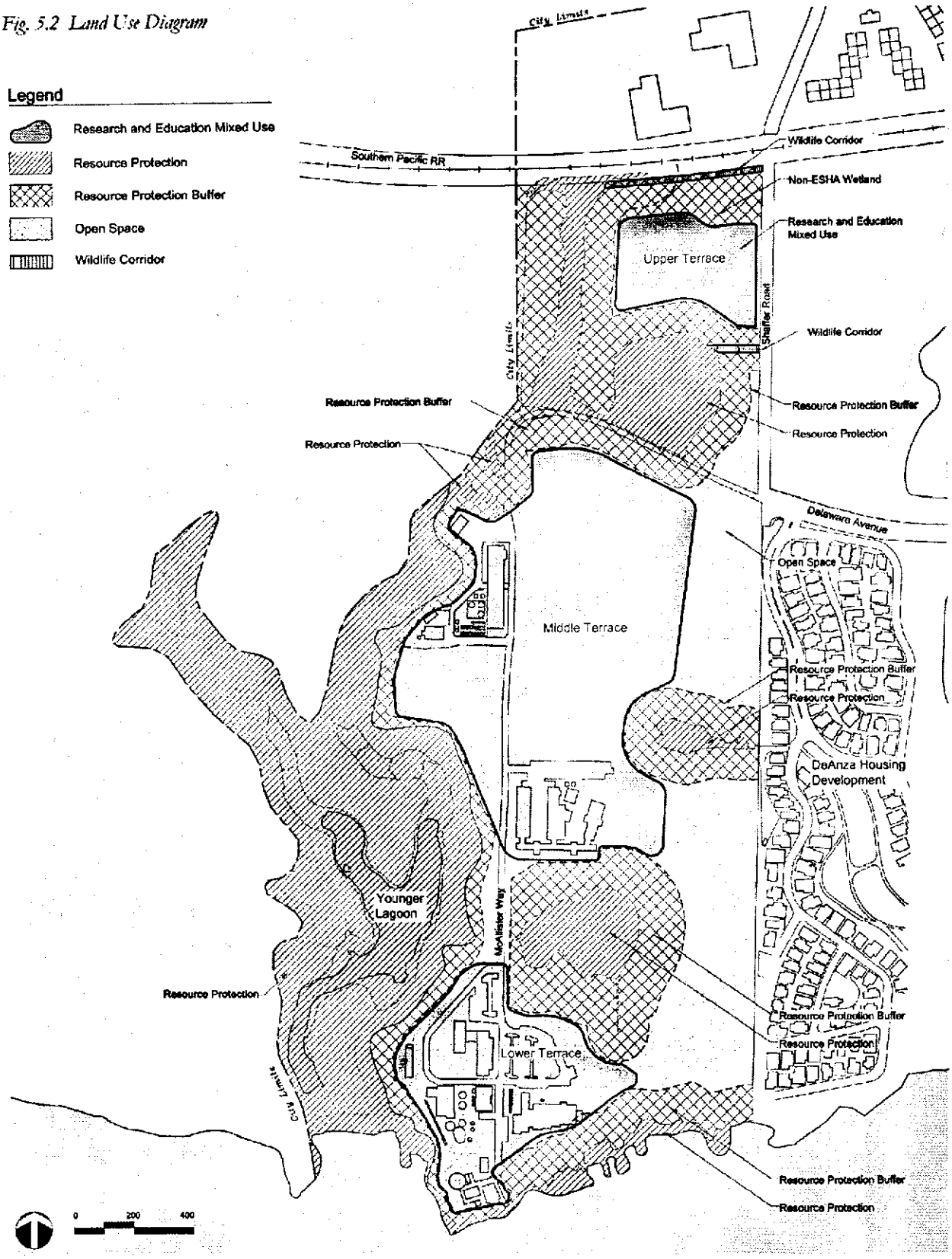


Fig. 4.23 Ornamental Landscape

Fig. 5.2 Land Use Diagram



CC Exhibit C
page 35 of 66 pages

Fig. 5.4 Circulation and Parking Diagram

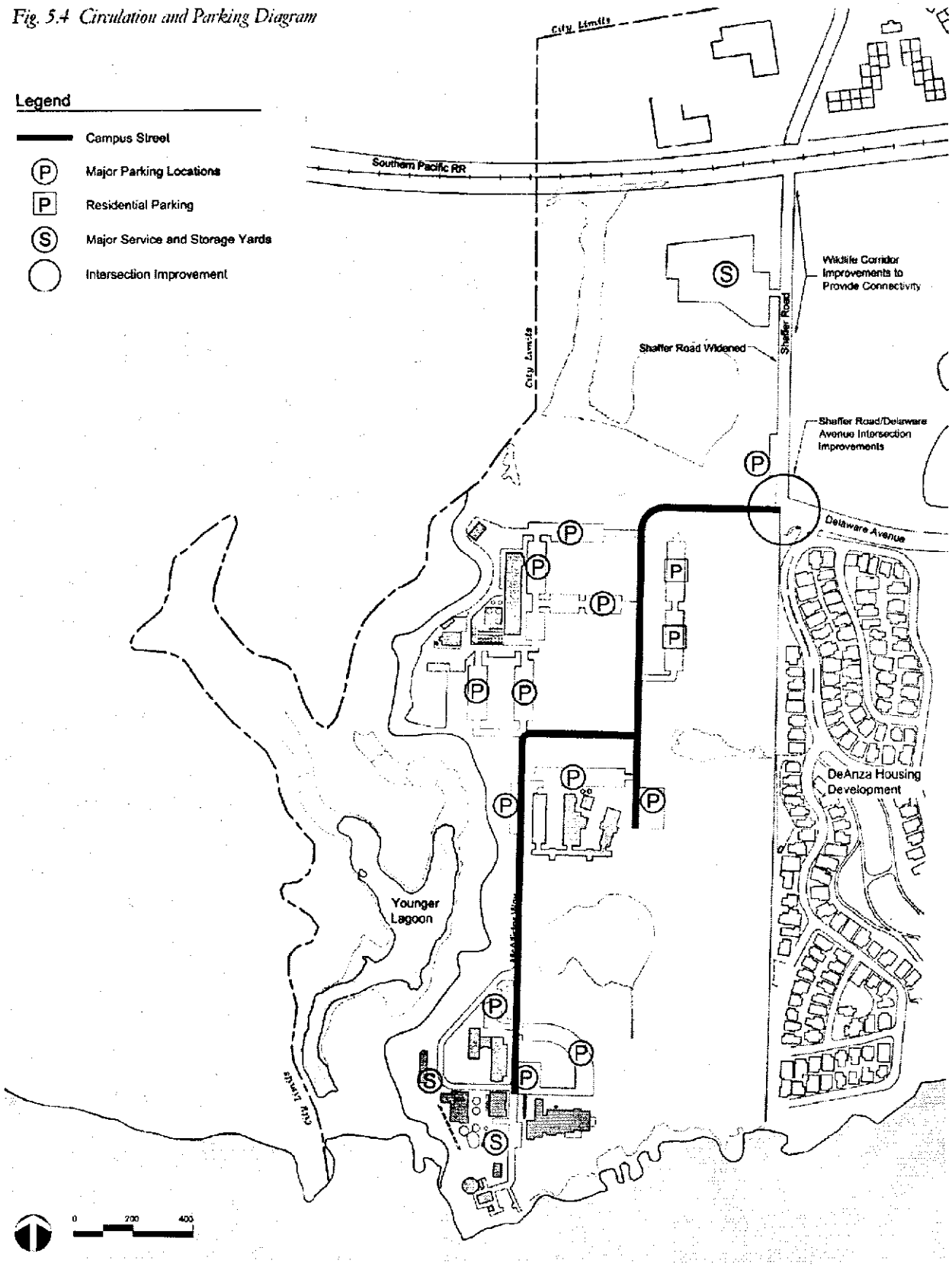


Exhibit C
page 36 of 66 pages

Fig. 5.5 Coastal Access and Recreation Diagram

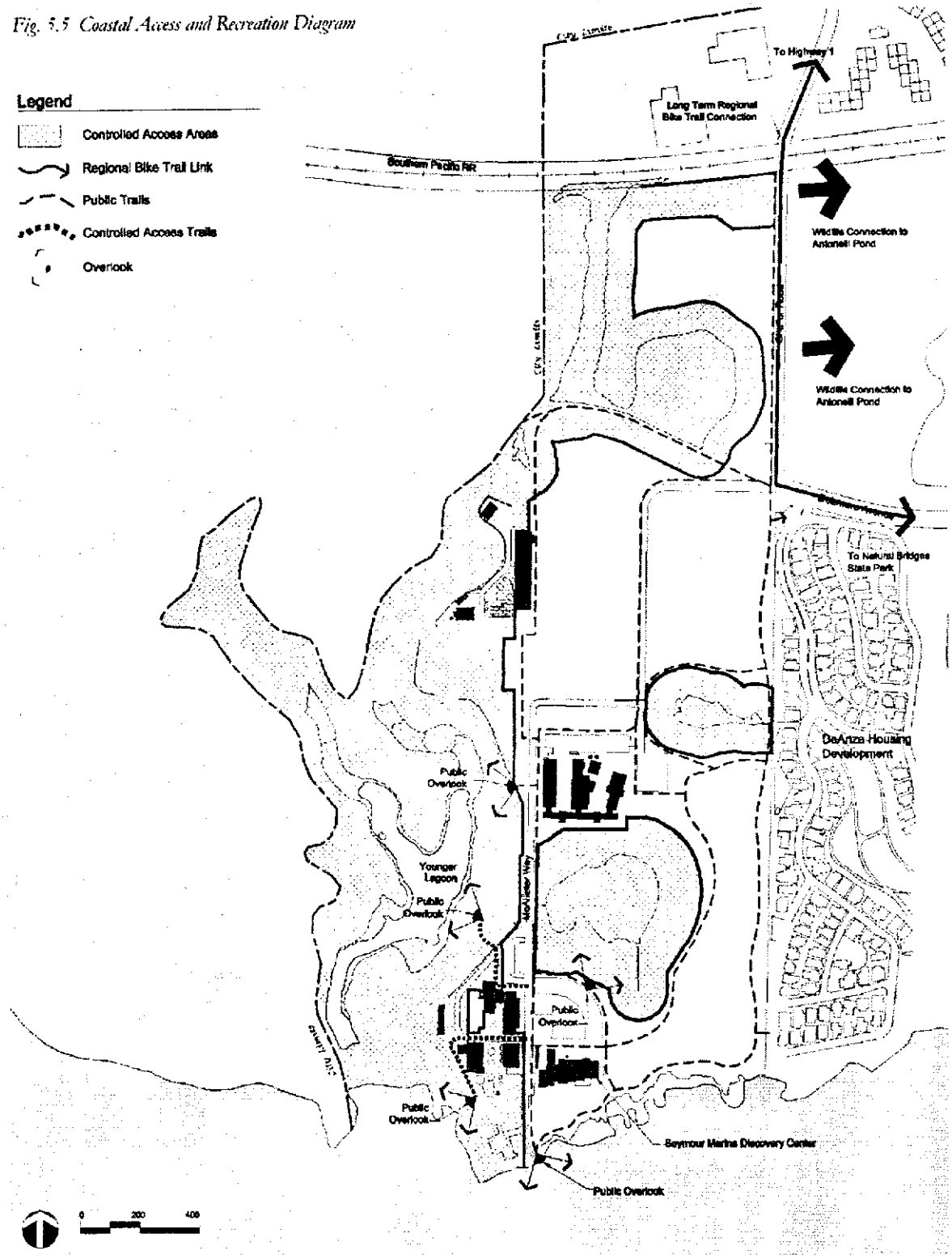
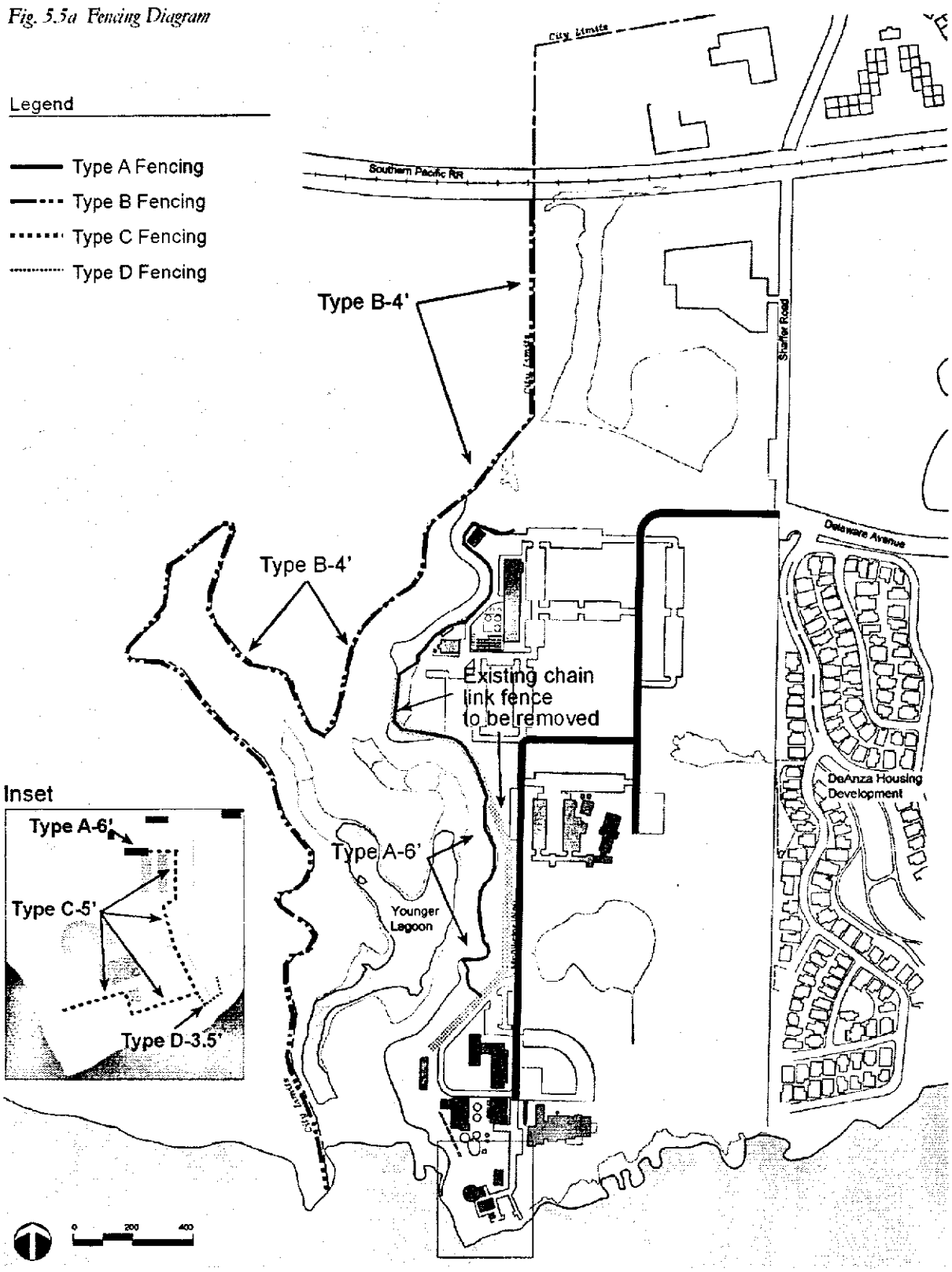


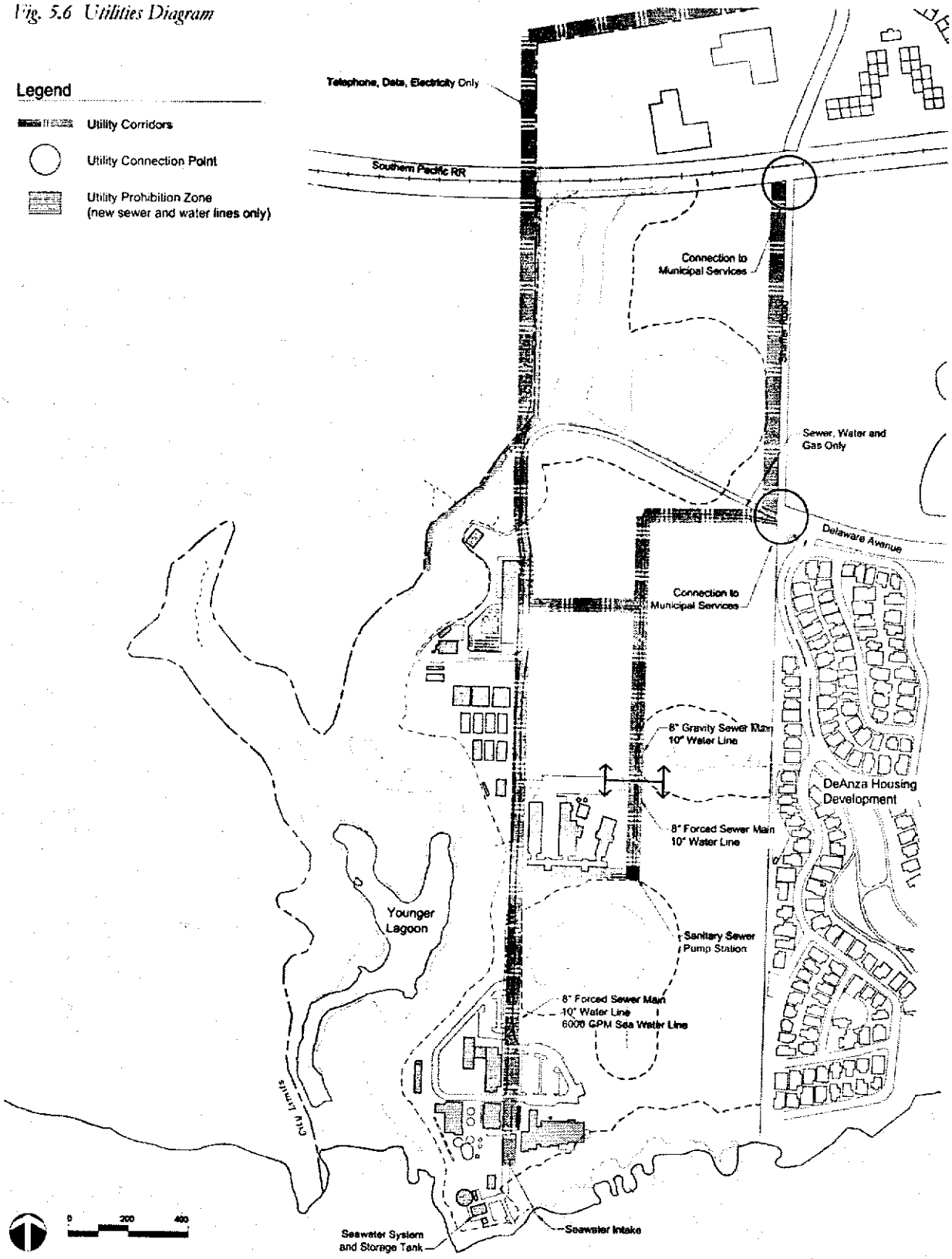
Exhibit C
Page 37 of 66 pages

Fig. 5.5a Fencing Diagram



CCC Exhibit C
page 38 of 66 pages

Fig. 5.6 Utilities Diagram



CCC Exhibit C
page 39 of 66 pages

Fig. 6.1 Coastal Agricultural Architecture

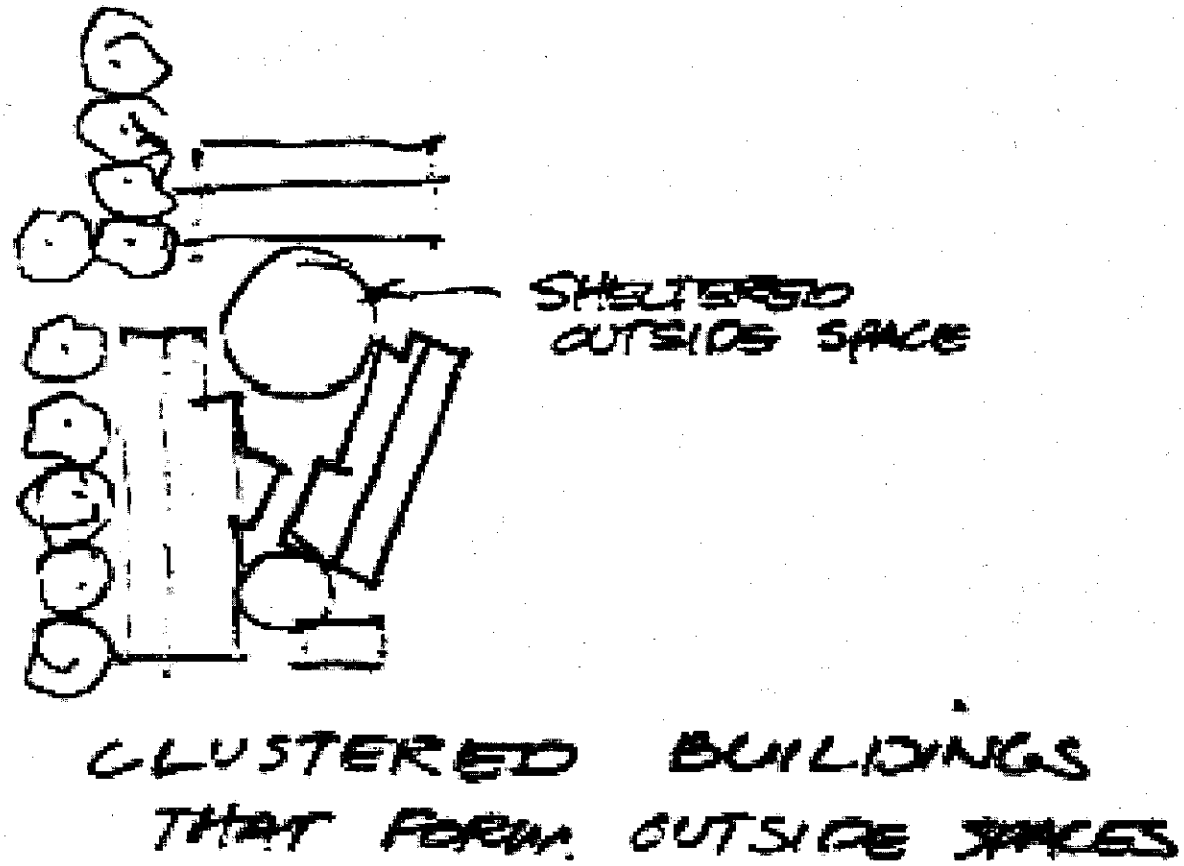


Fig. 6.2 Building Arrangements

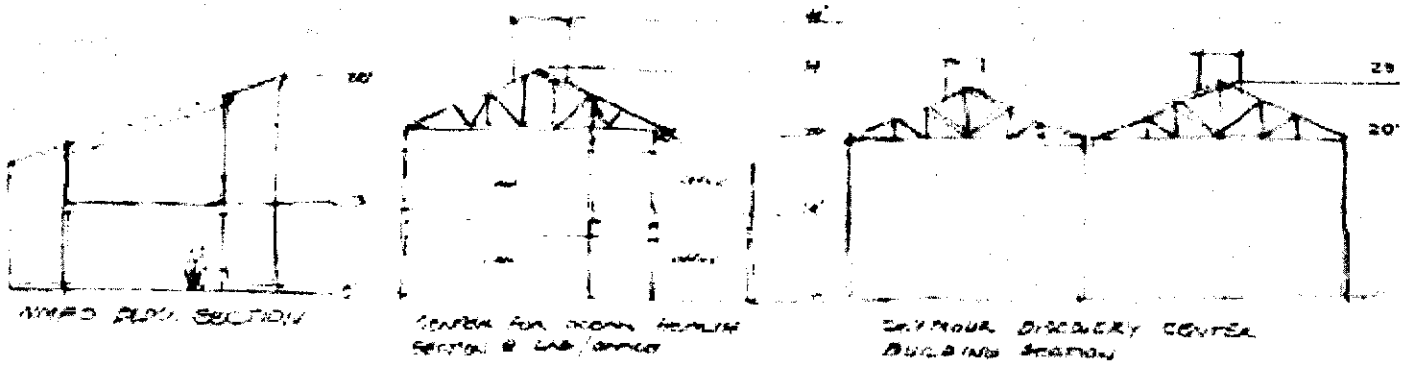


Fig. 6.3 Existing Building Heights

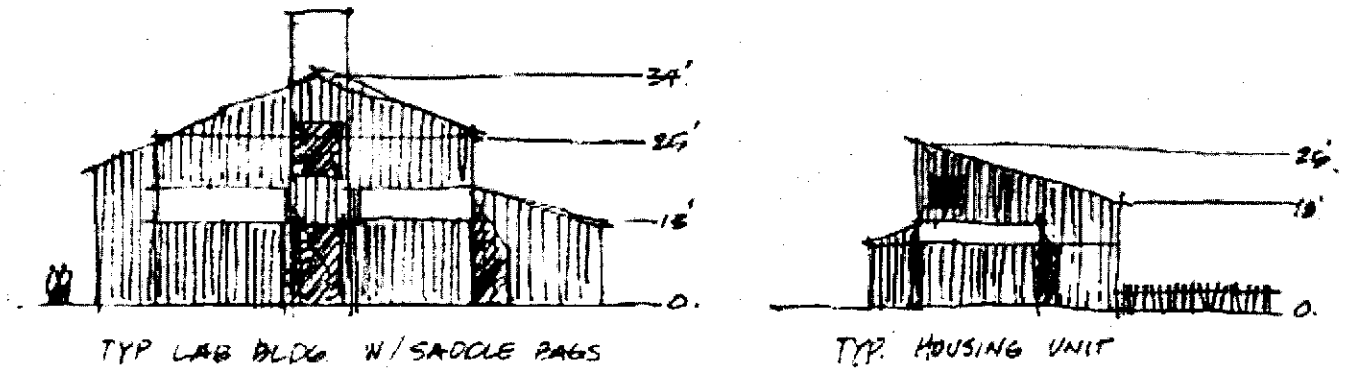


Fig. 6.4 Typical Building Profiles

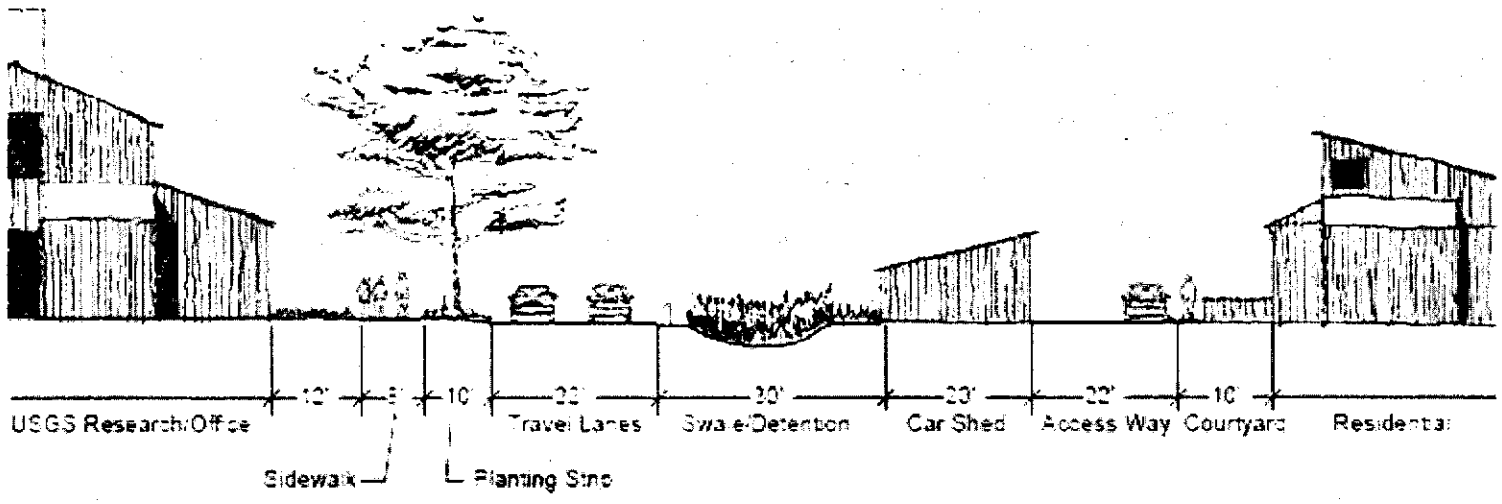
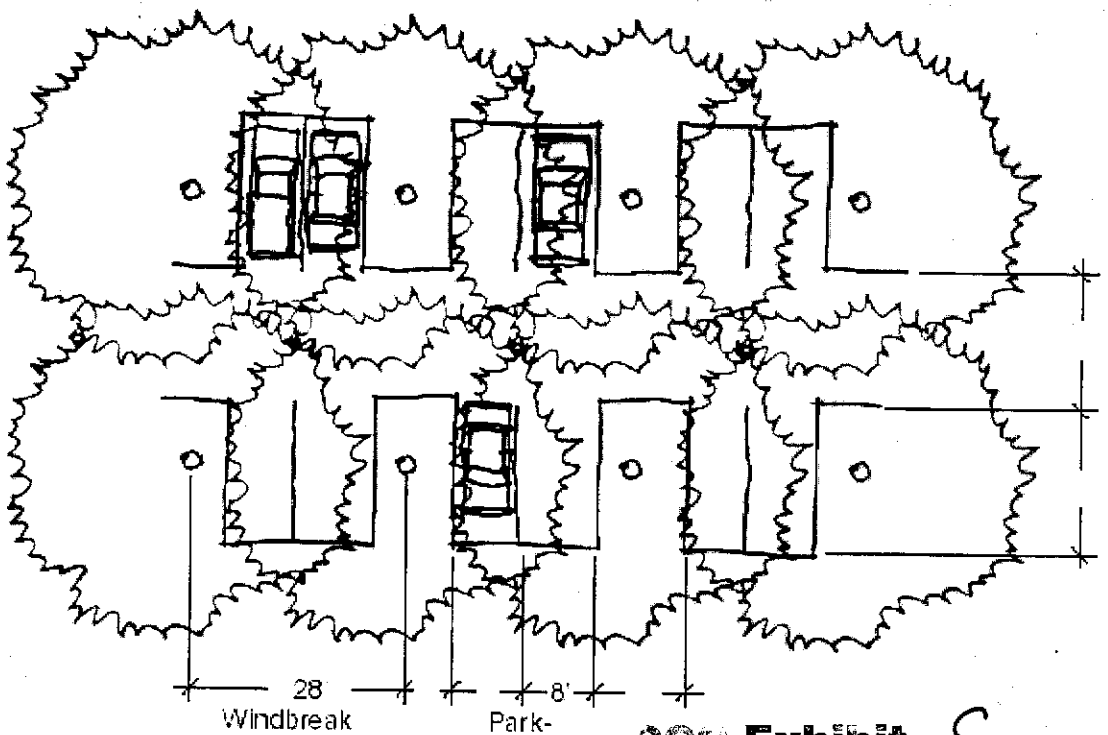


Fig. 6.5 Section of Typical Campus Street



CCC Exhibit C
page 41 of 66 pages

Fig. 6.6 Major Tree Planting

Fig. 6.7 Landscape Design

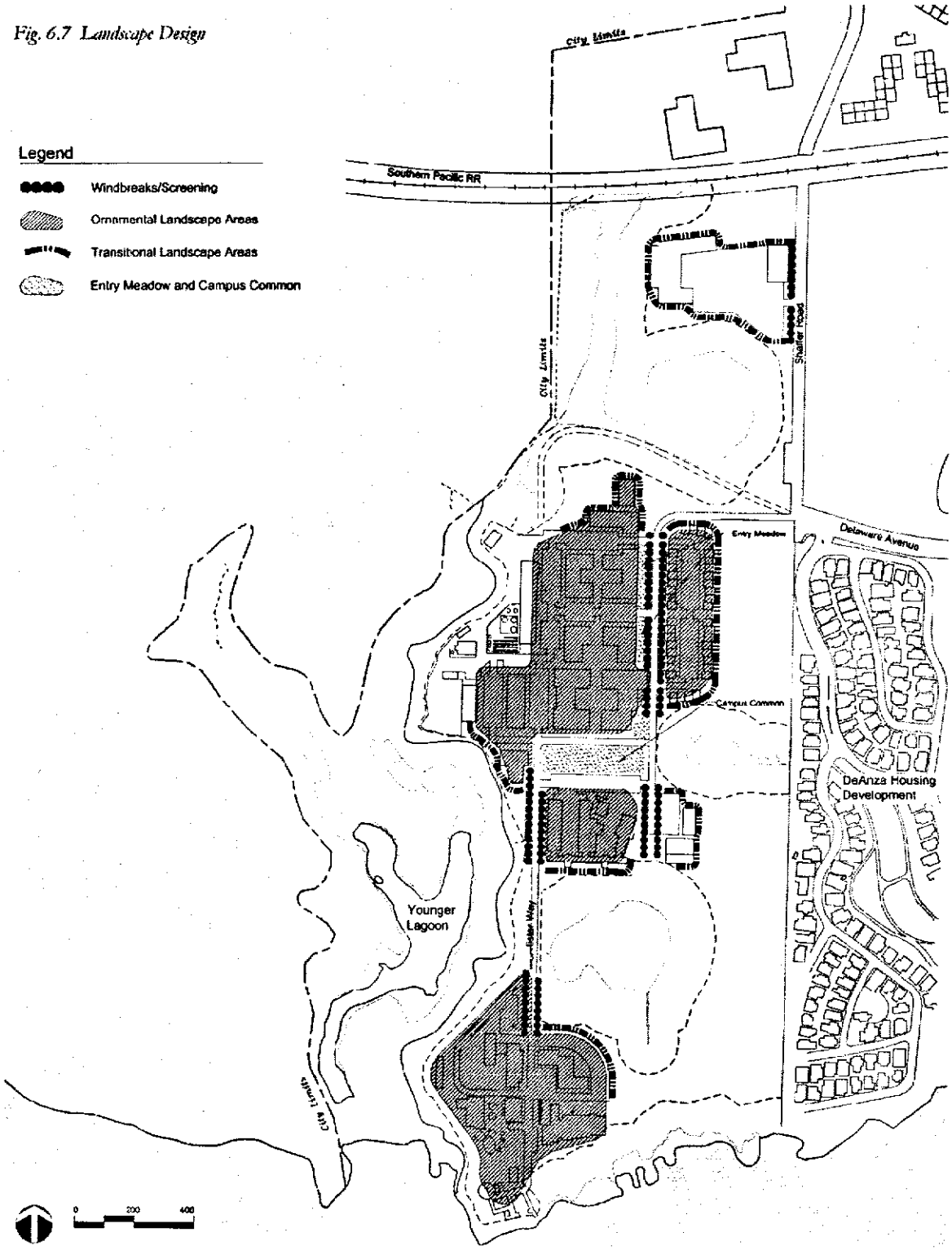
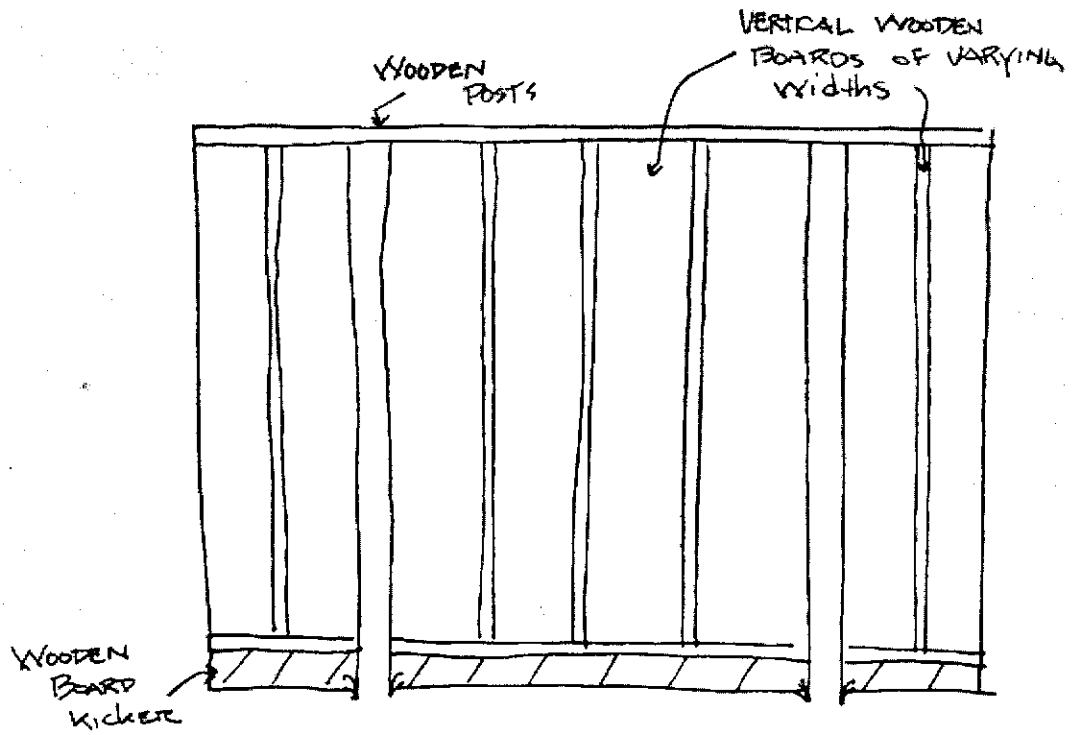
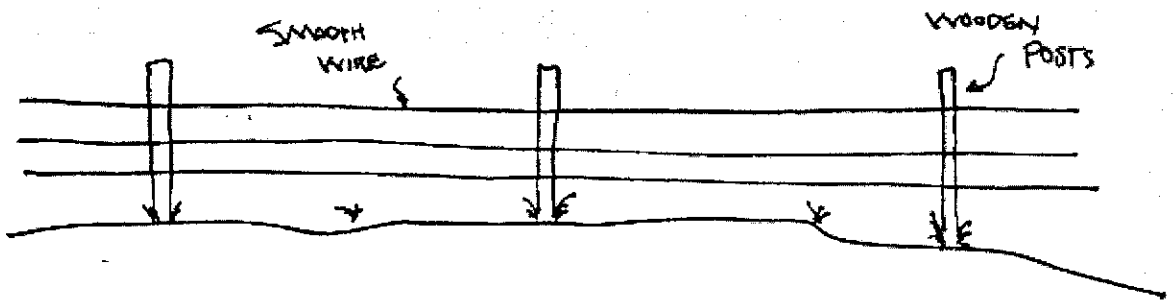


Exhibit C
page 42 of 66 pages



Type A Fencing

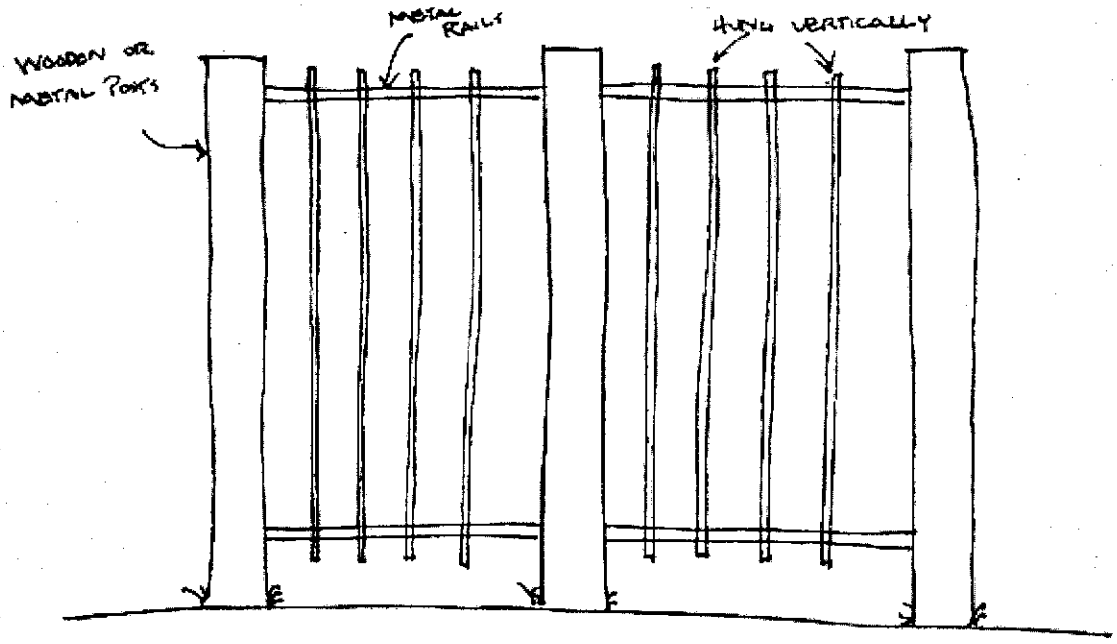
Fig 6.8 Type A Fencing



Type B Fencing

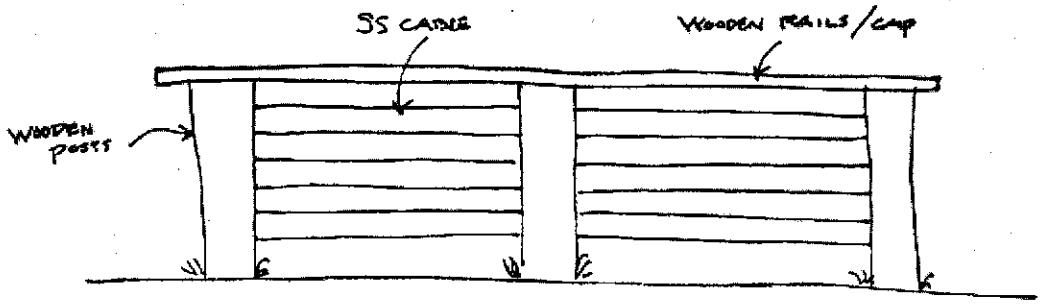
Fig 6.9 Type B Fencing

CC Exhibit C
page 43 of 66 pages



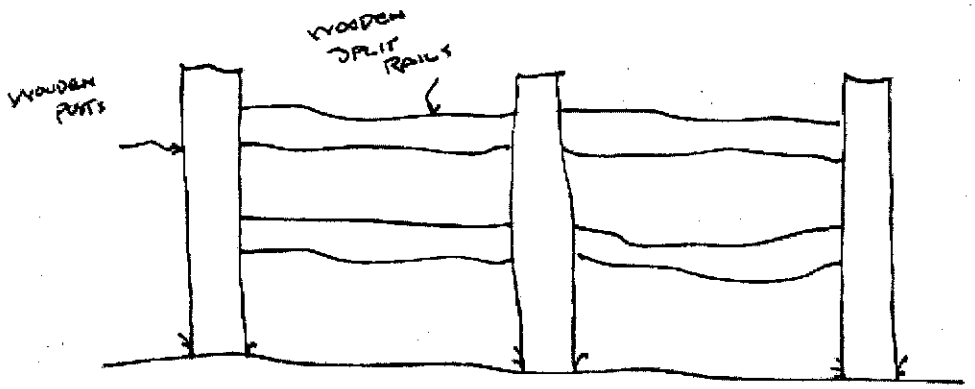
Type C Fencing

Fig 6.10 Type C Fencing



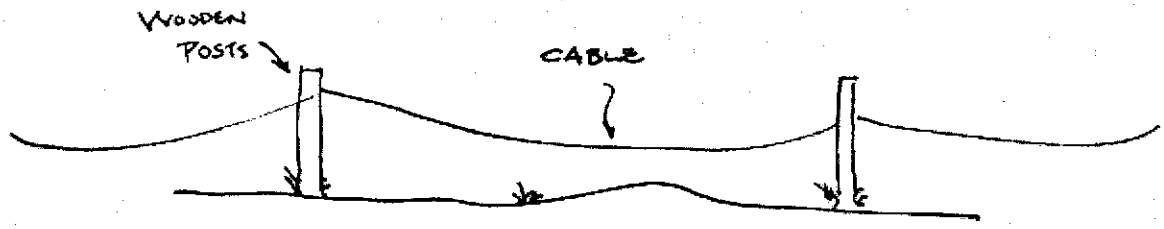
Type D Fencing

Fig 6.11 Type D Fencing



Split Rail Fencing

Fig 6.12 Split-Rail Fencing



Post and Cable Fencing

Fig 6.13 Post and Cable Fencing

Fig. 7.2 Prototype Site Plan

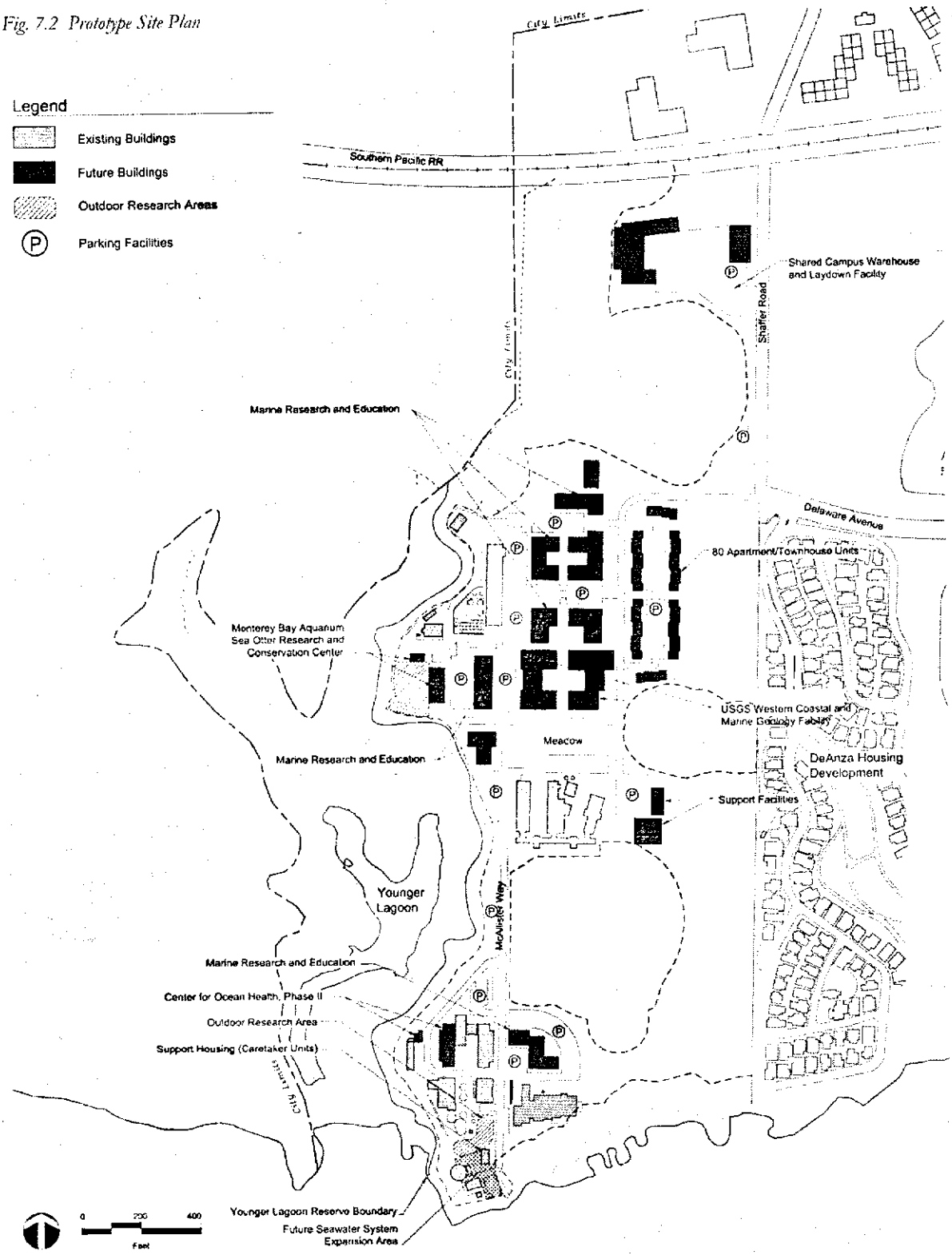


Exhibit C
46 of 66 pages

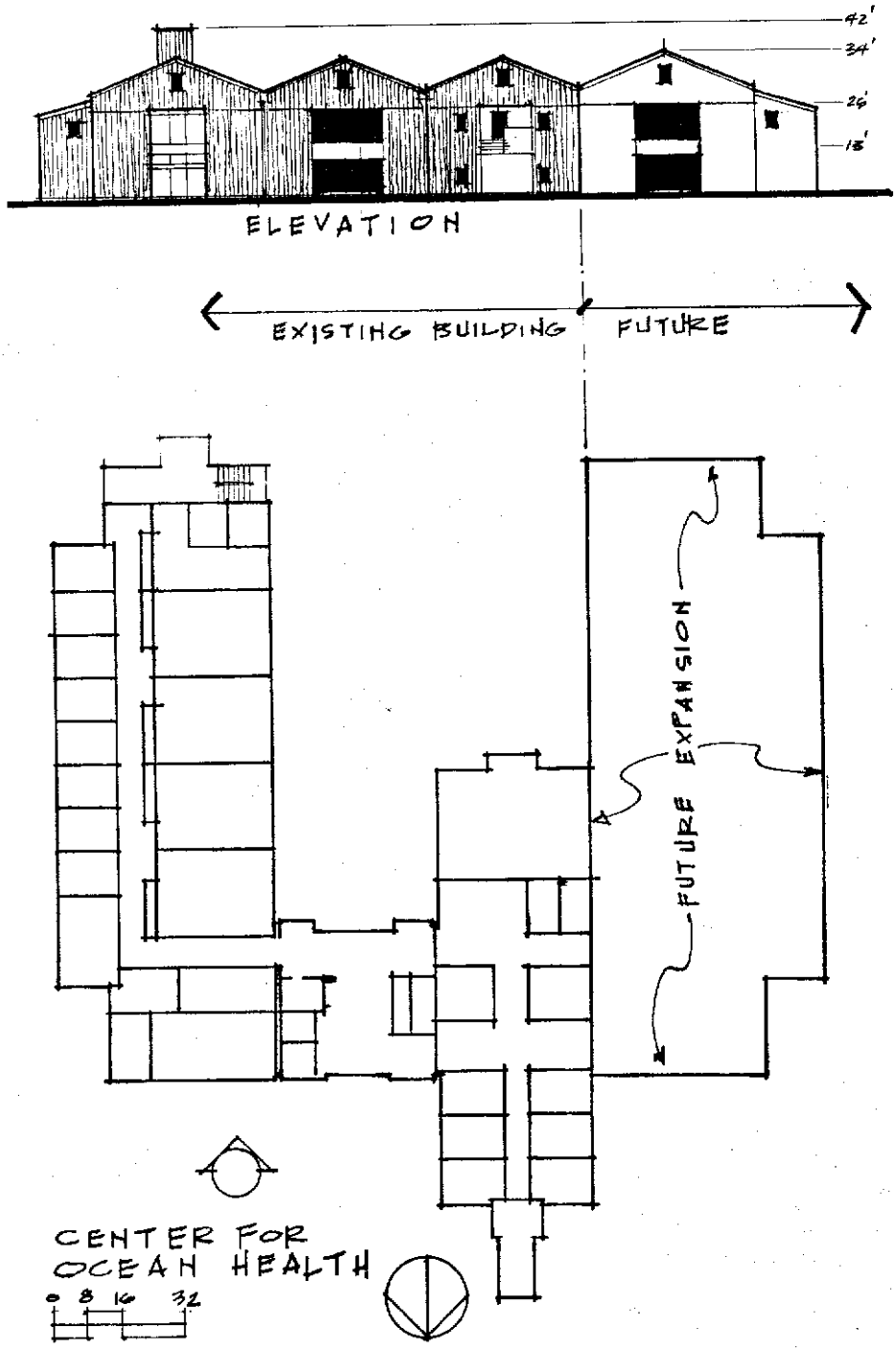


Fig. 7.3 Center for Ocean Health II

Attachment C
47 of 66 pages

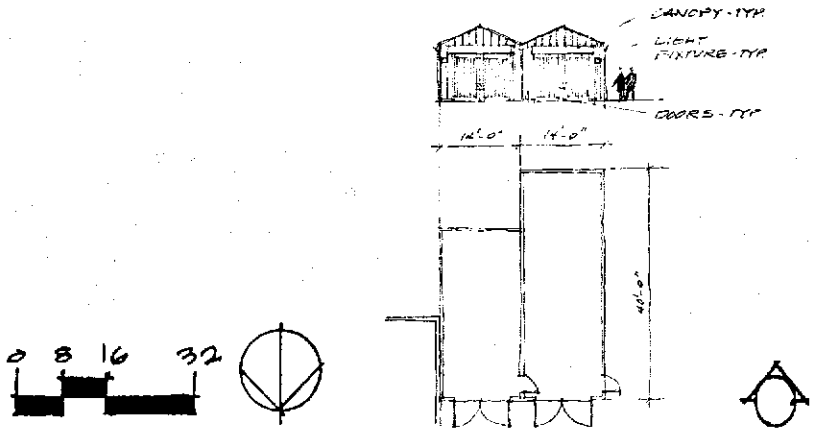


Fig. 7.4 Center for Ocean Health II

Exhibit C
Page 48 of 66 pages

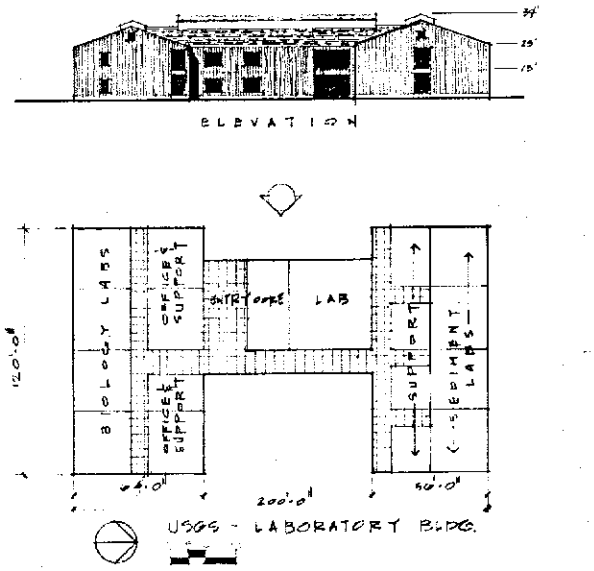


Fig. 7.5 USGS Laboratory Building

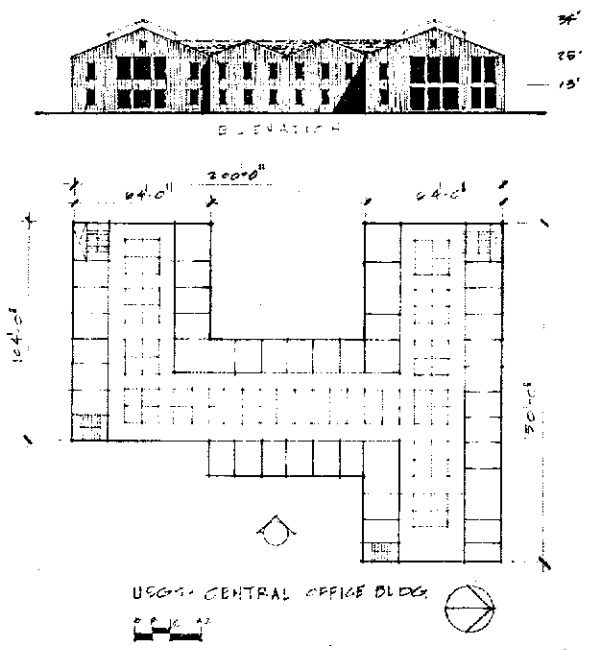


Fig. 7.6 USGS Central Office Building

Exhibit C
page 49 of 66 pages

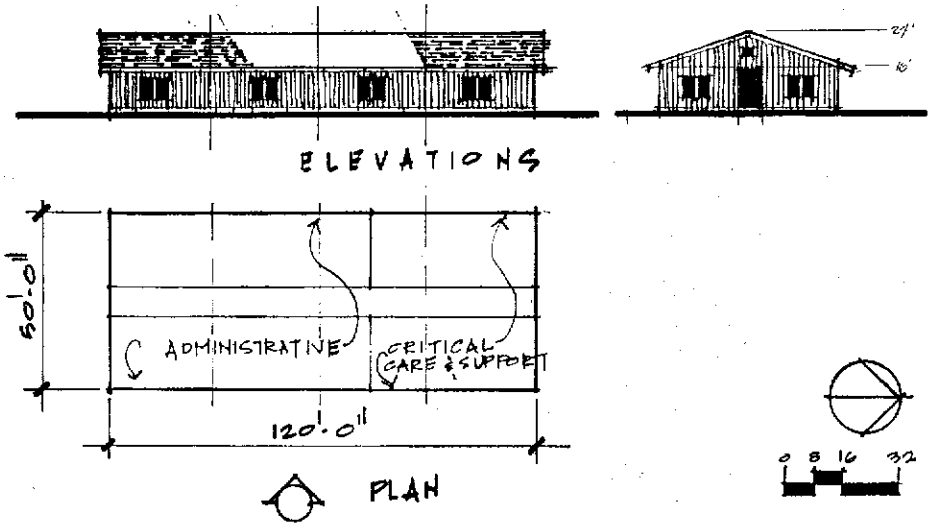


Fig. 7.7 Monterey Bay Aquarium Sea Otter Center

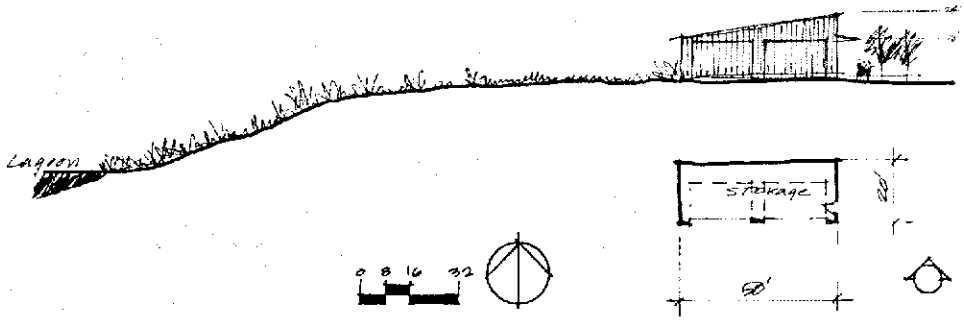


Fig. 7.8 Monterey Bay Aquarium Sea Otter Center Storage Building

Exhibit C
page 50 of 66 pages

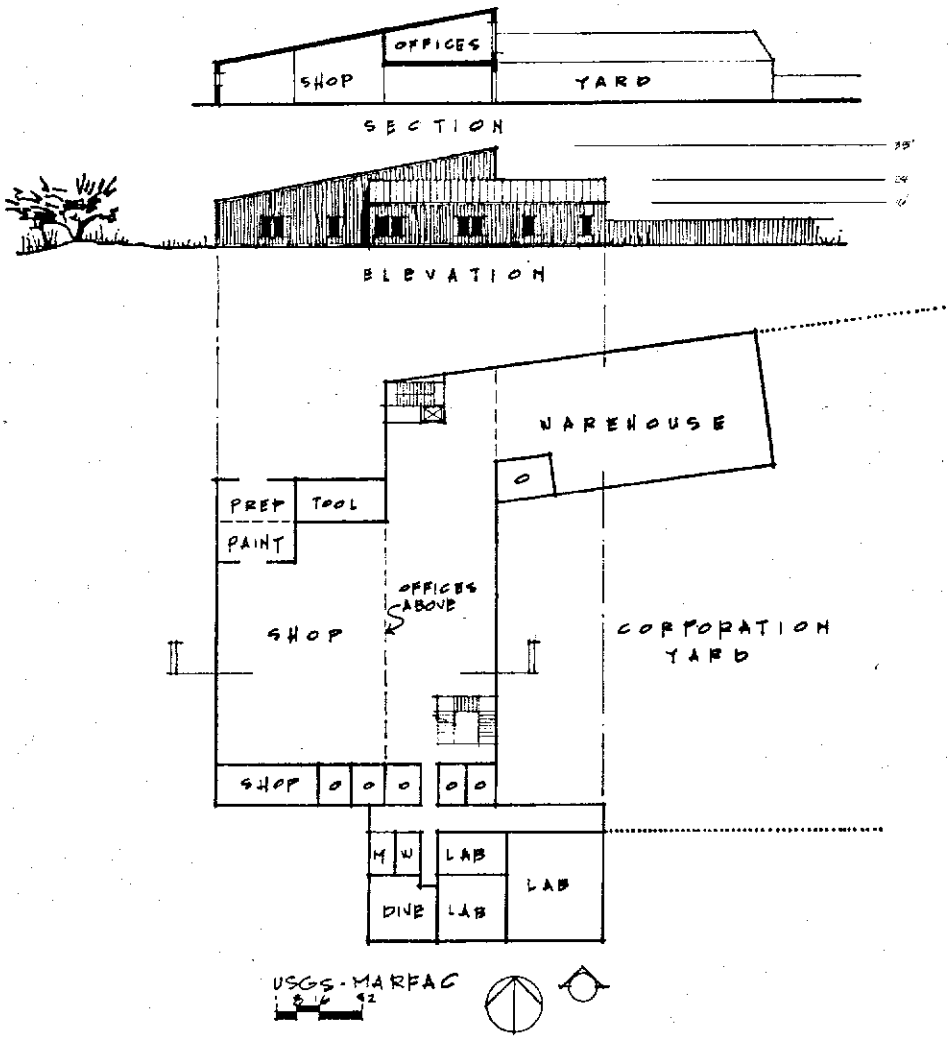


Fig. 7.9 Shared Warehouse, Shop, and Laydown Facility

Exhibit C
page 51 of 66 pages

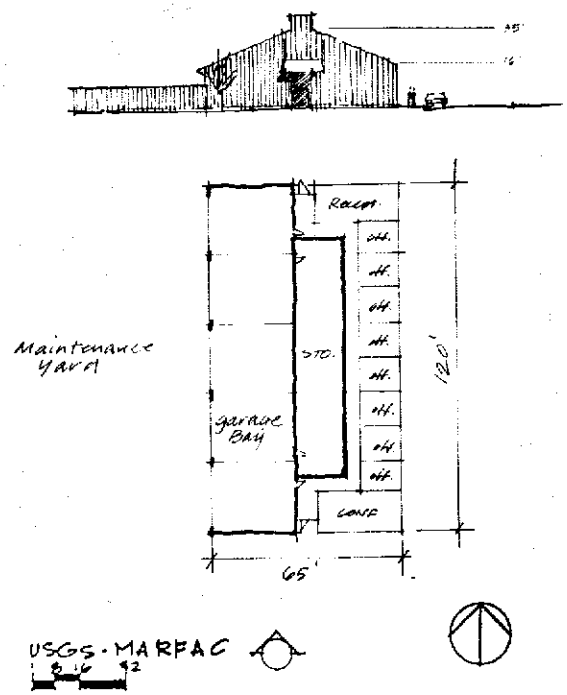


Fig. 7.10 Shared Warehouse, Shop, and Laydown Facility

Exhibit C
Page 52 of 66 pages

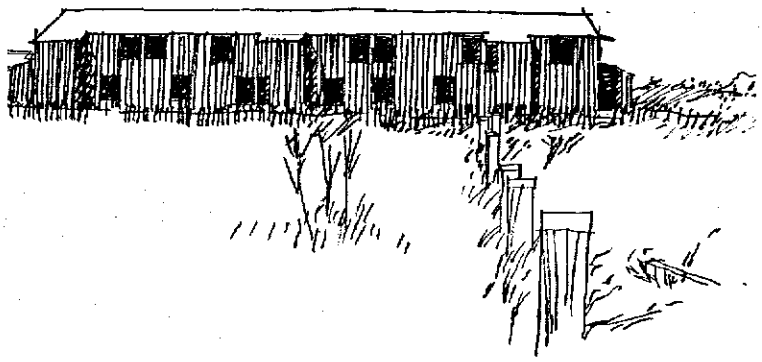


Fig. 7.11 Apartment/Townhouse Character

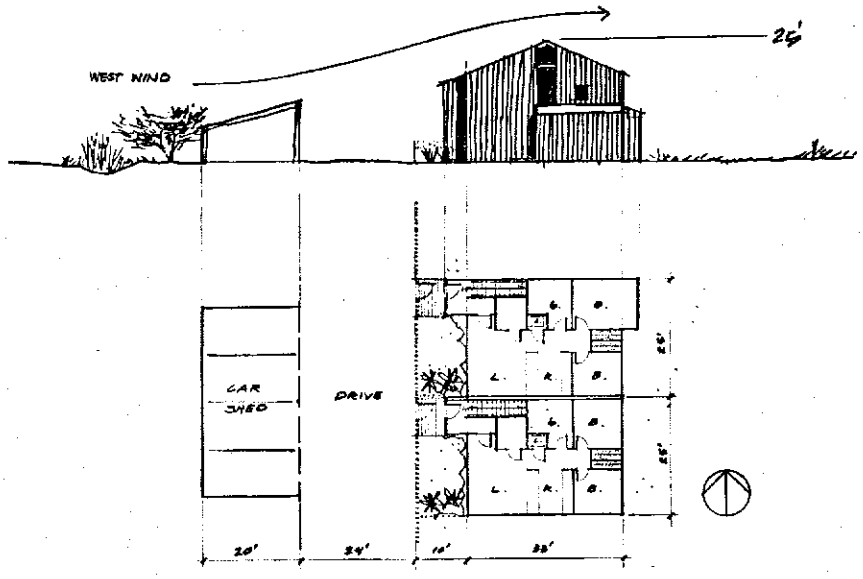


Fig. 7.12 Apartment/Townhouse Layout

Fig. 7.13 Apartment/Townhouse Character

Exhibit C
page 53 of 66 pages

Fig. 9.1 Coastal Trees and Recreation Implementation Program

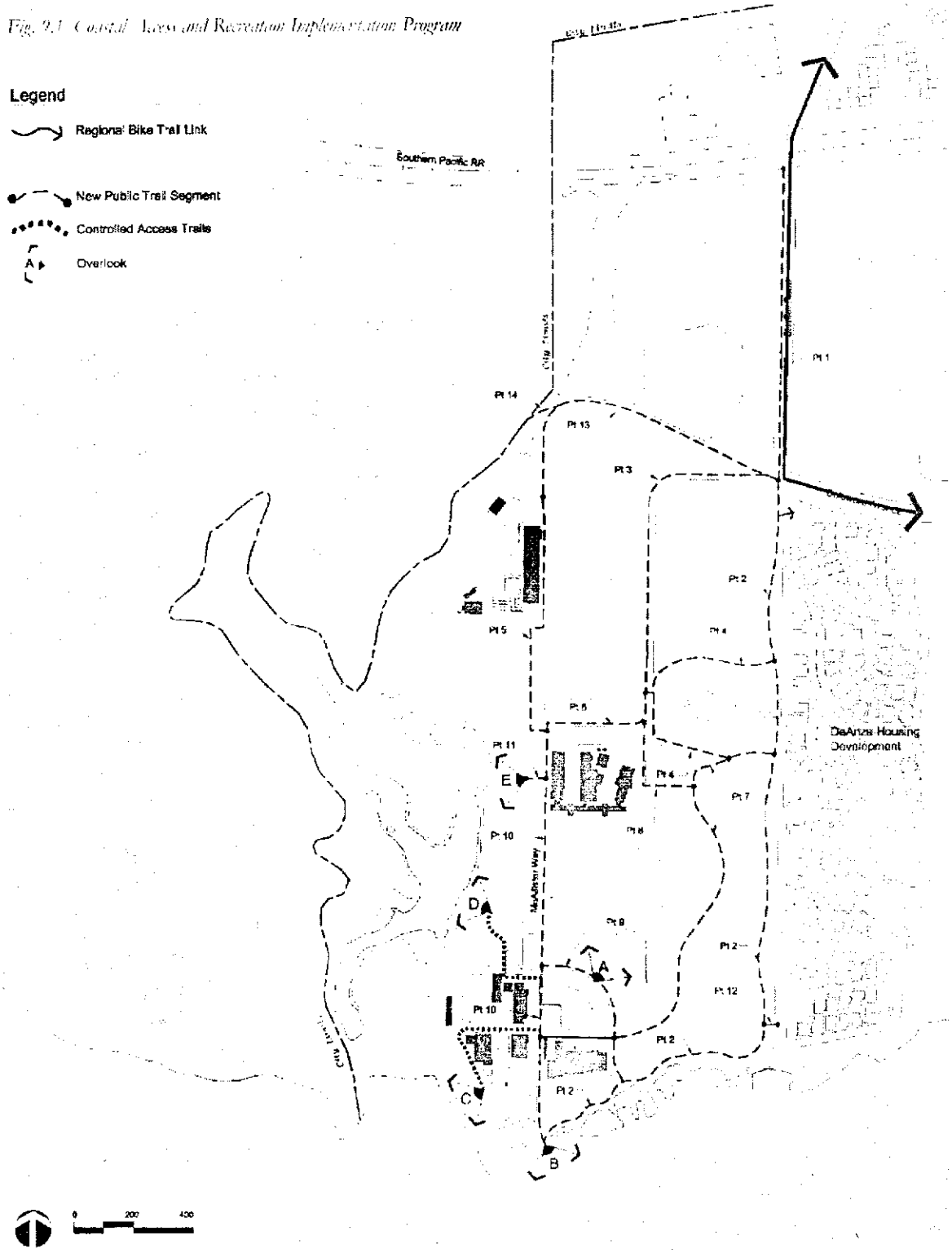
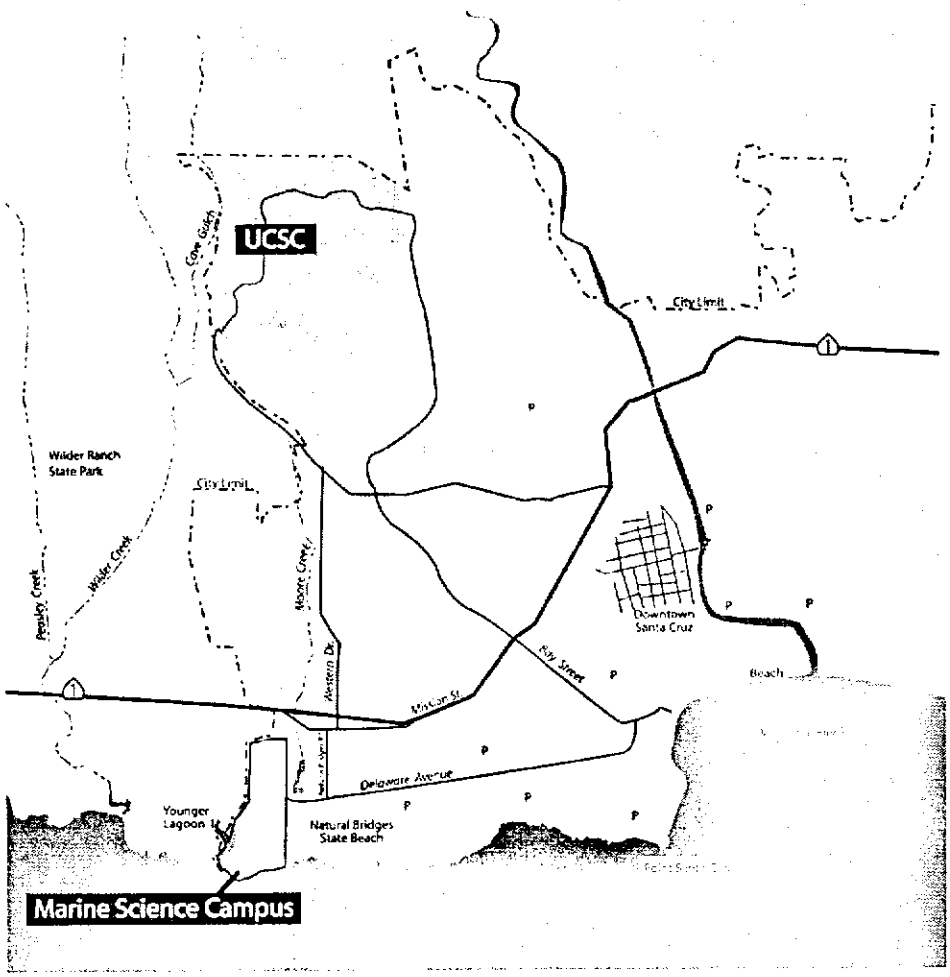


Exhibit C
page 54 of 66 pages

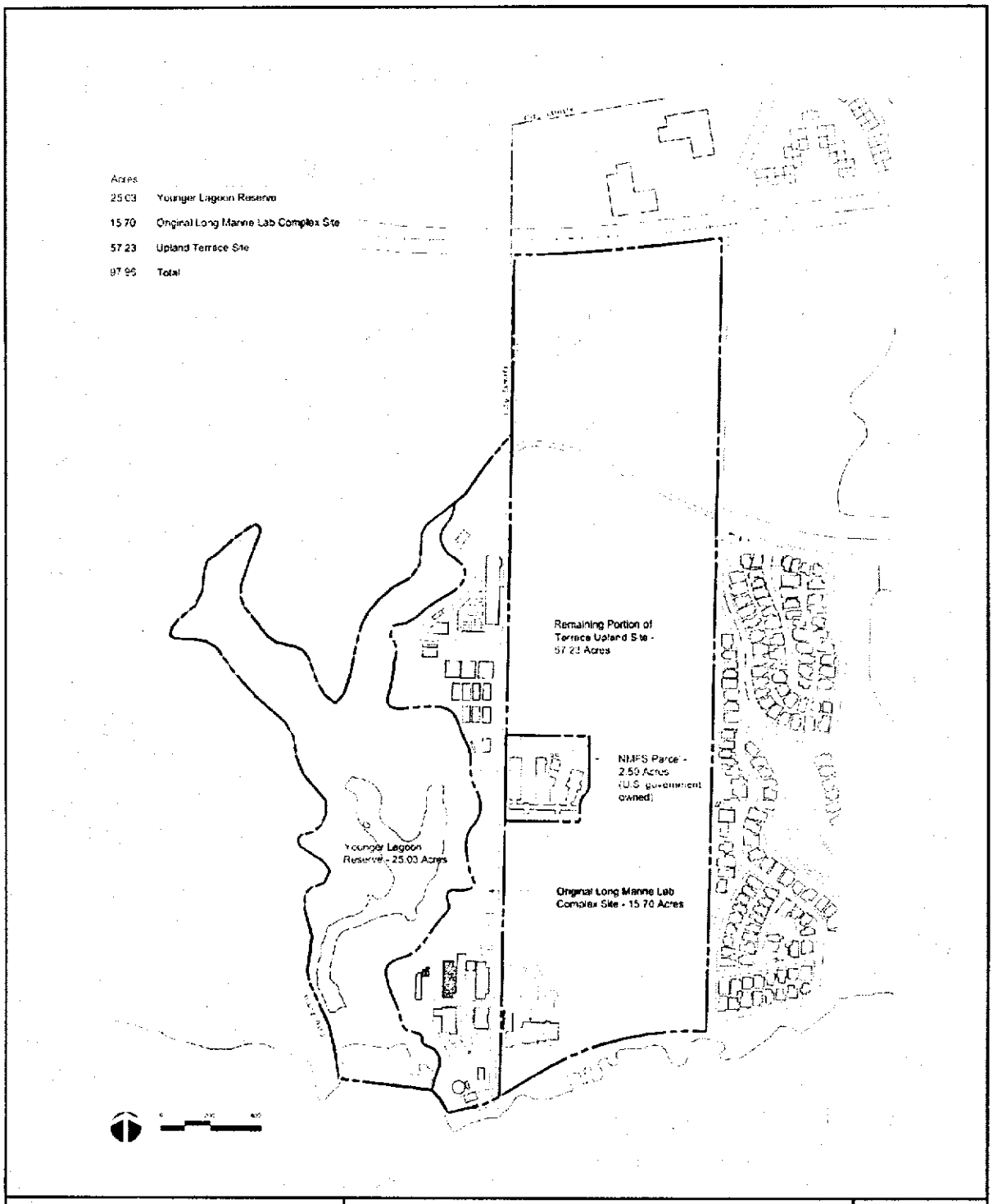


Long Marine Lab Local context

P City Park

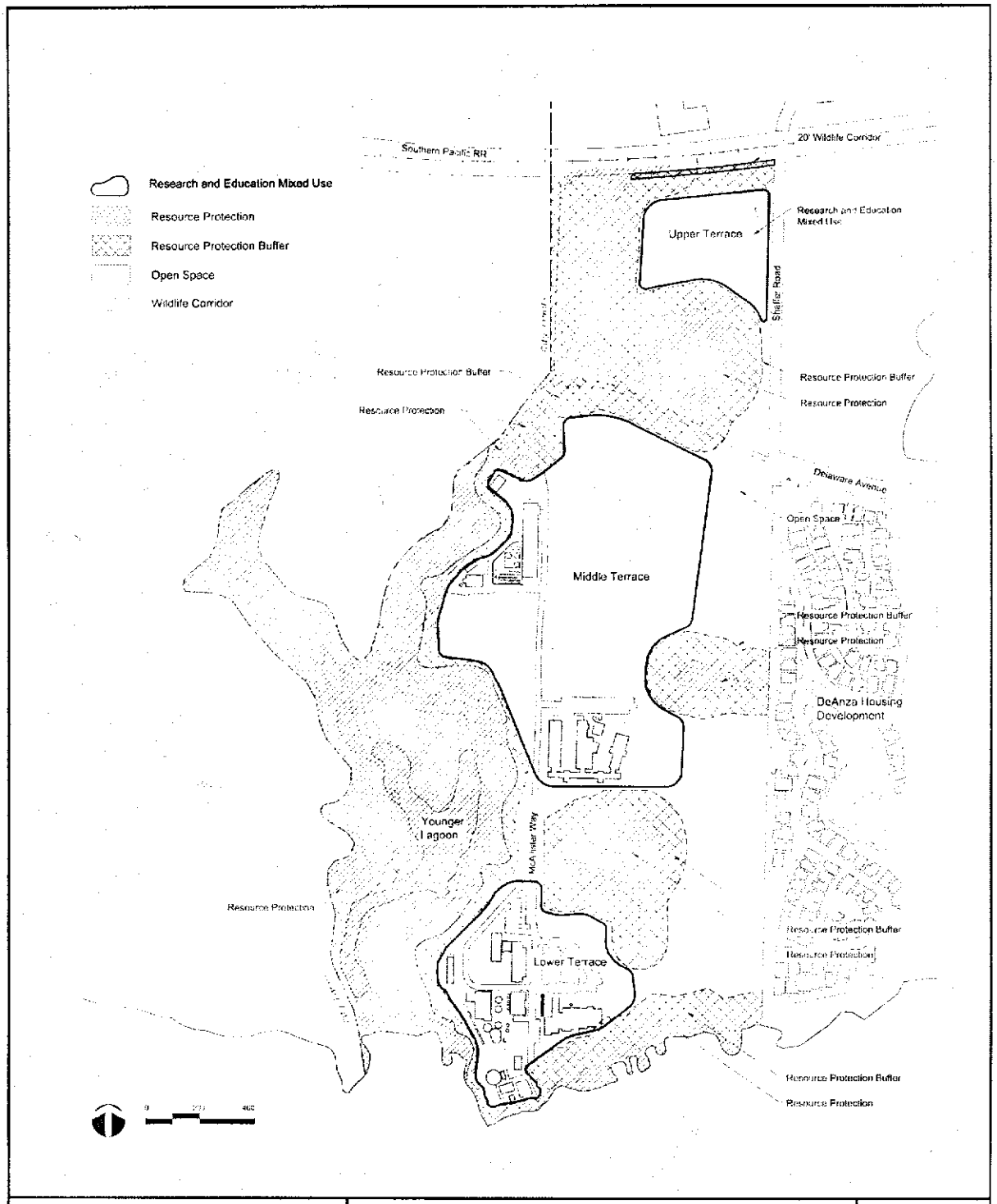
John Gilchrist & Associates ENVIRONMENTAL CONSULTANTS	Resource Management Plan Marine Sciences Campus Coastal Long Range Development Plan LOCATION MAP	FIGURE A-1 June 2002

Exhibit C
page 55 of 66 pages

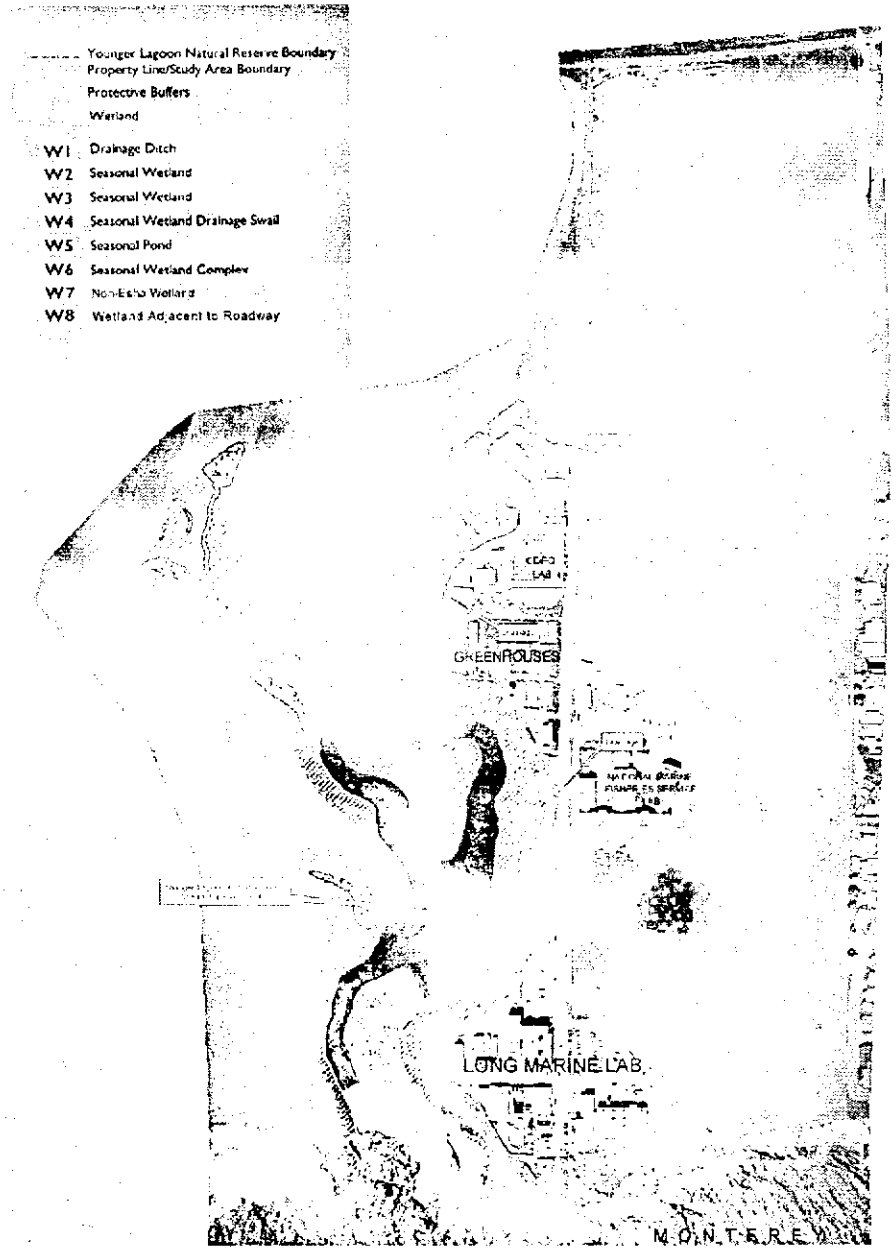


John Gilchrist & Associates ENVIRONMENTAL CONSULTANTS	Resource Management Plan Marine Sciences Campus Coastal Long Range Development Plan MARINE SCIENCE CAMPUS PROPERTIES	FIGURE A-2 June 2002

Exhibit C
Page 56 of 66 pages

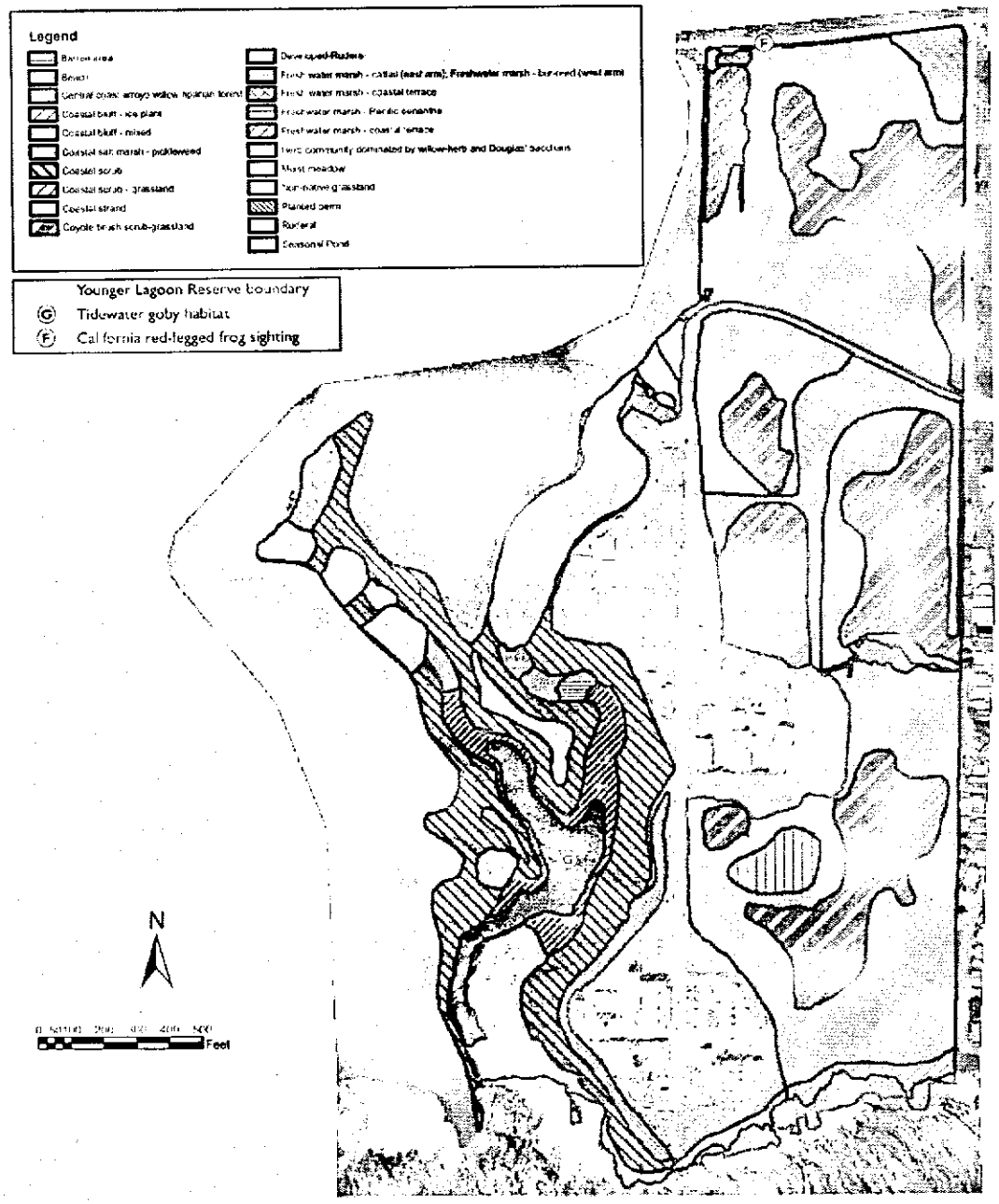


John Gilchrist & Associates ENVIRONMENTAL CONSULTANTS	Resource Management Plan Marine Sciences Campus Coastal Long Range Development Plan AREAS COVERED BY RESOURCE MANAGEMENT PLAN	FIGURE A – 3 January 2004



John Gilchrist & Associates ENVIRONMENTAL CONSULTANTS	Resource Management Plan Marine Sciences Campus Coastal Long Range Development Plan WETLANDS AND BUFFERS	FIGURE A - 4 January 2004

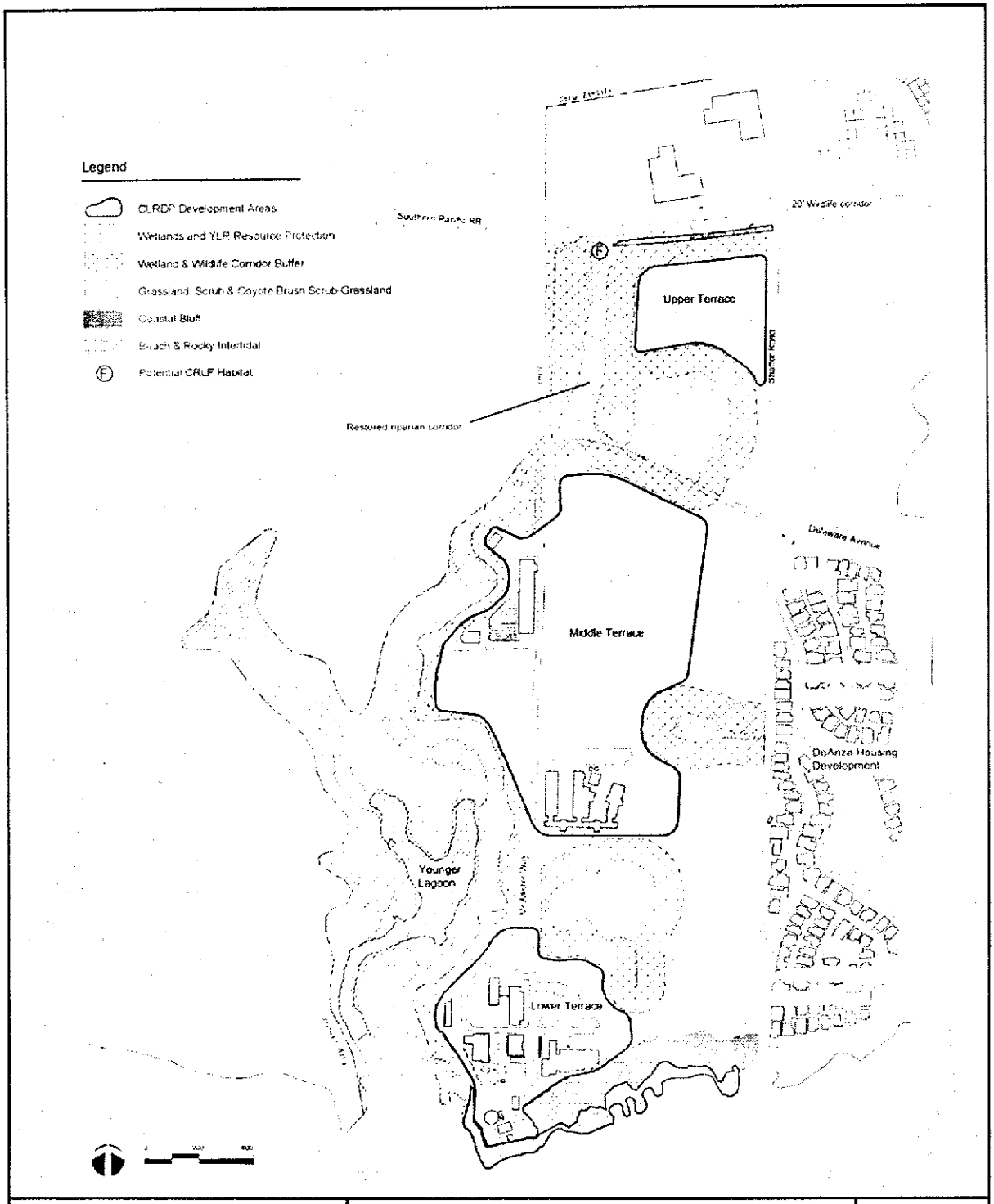
Exhibit C
Page 58 of 66 pages



John Gilchrist & Associates
ENVIRONMENTAL CONSULTANTS

Resource Management Plan
Marine Sciences Campus Coastal Long Range Development Plan
VEGETATION COMMUNITIES AND SPECIAL STATUS WILDLIFE

FIGURE
A - 5
June 2002



John Gilchrist & Associates ENVIRONMENTAL CONSULTANTS	Resource Management Plan Marine Sciences Campus Coastal Long Range Development Plan TERRACE RESTORATION/ENHANCEMENT AREAS	FIGURE A- 6 January 2004

B-1

Figure X: Existing Drainage Basins

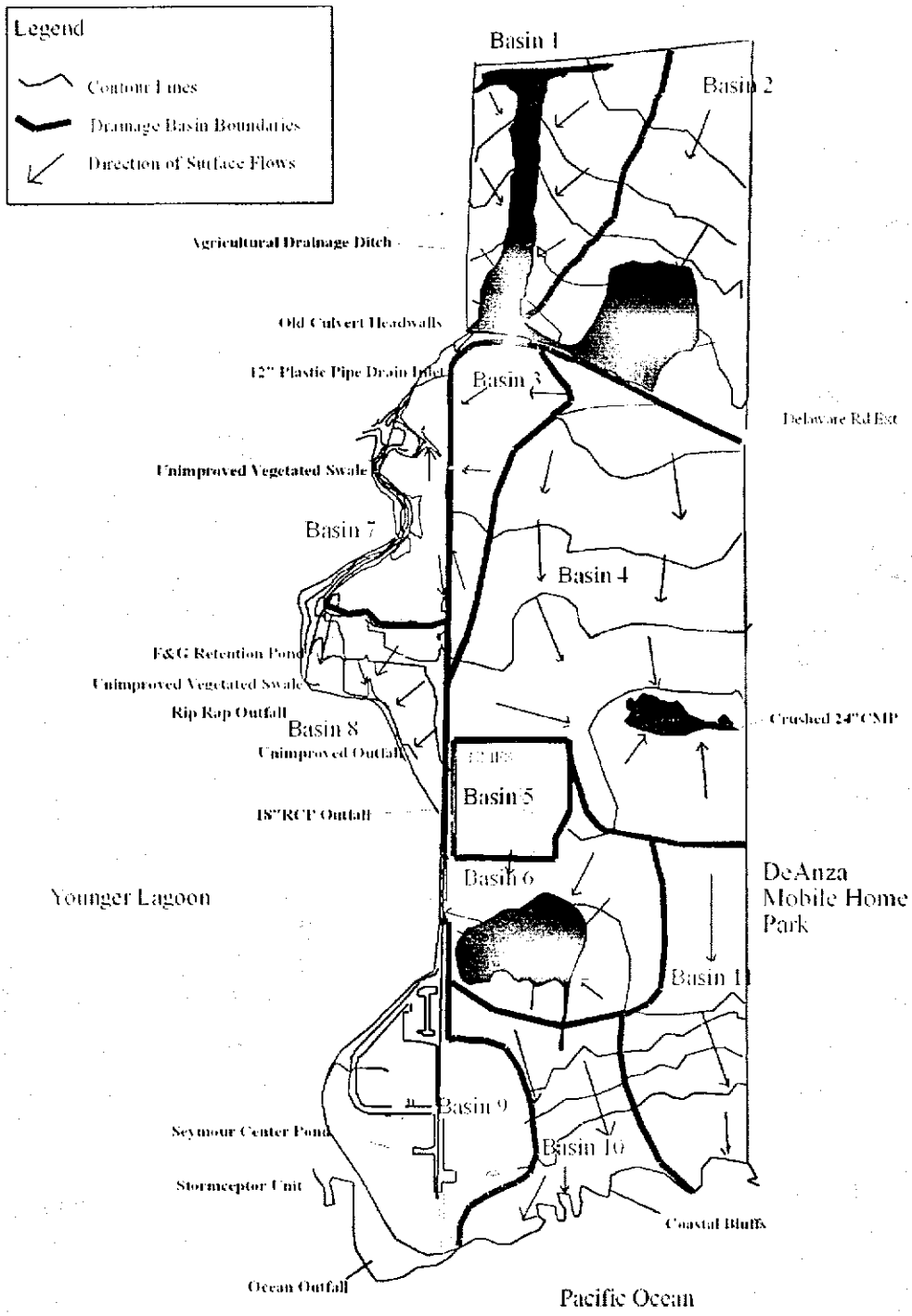
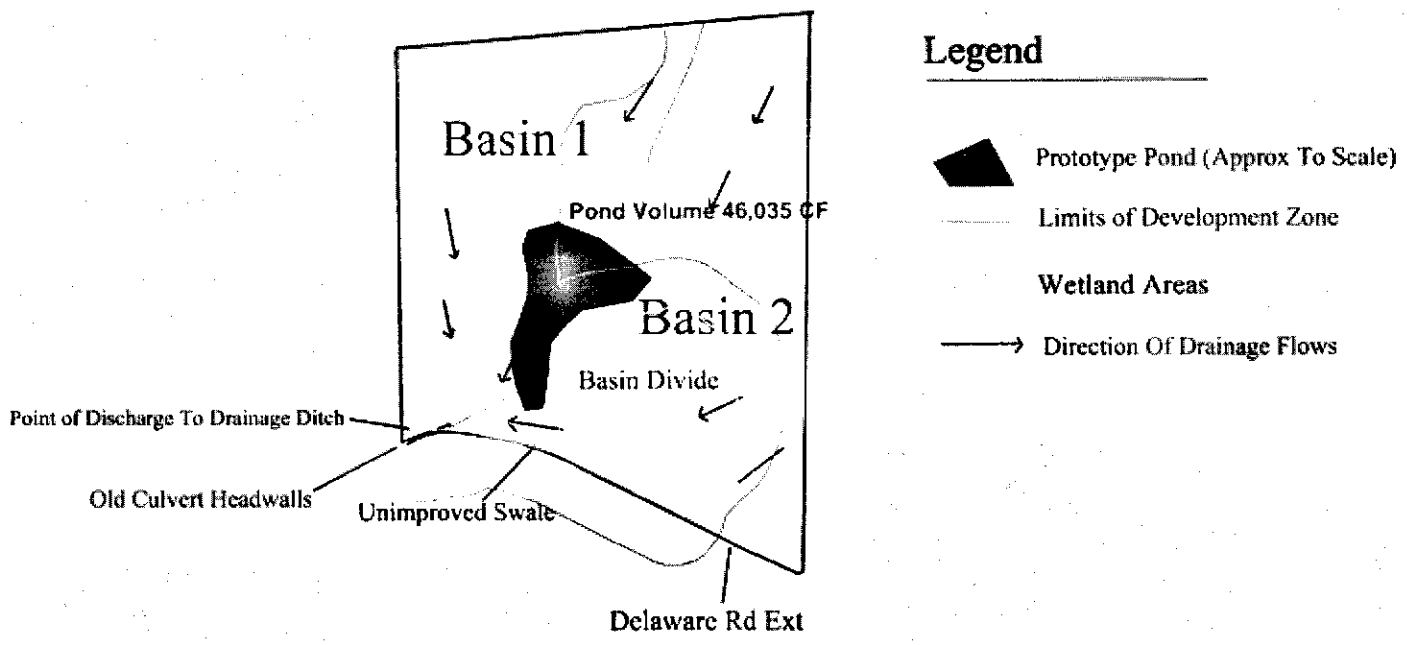


Exhibit C

page 61 of 66 pages

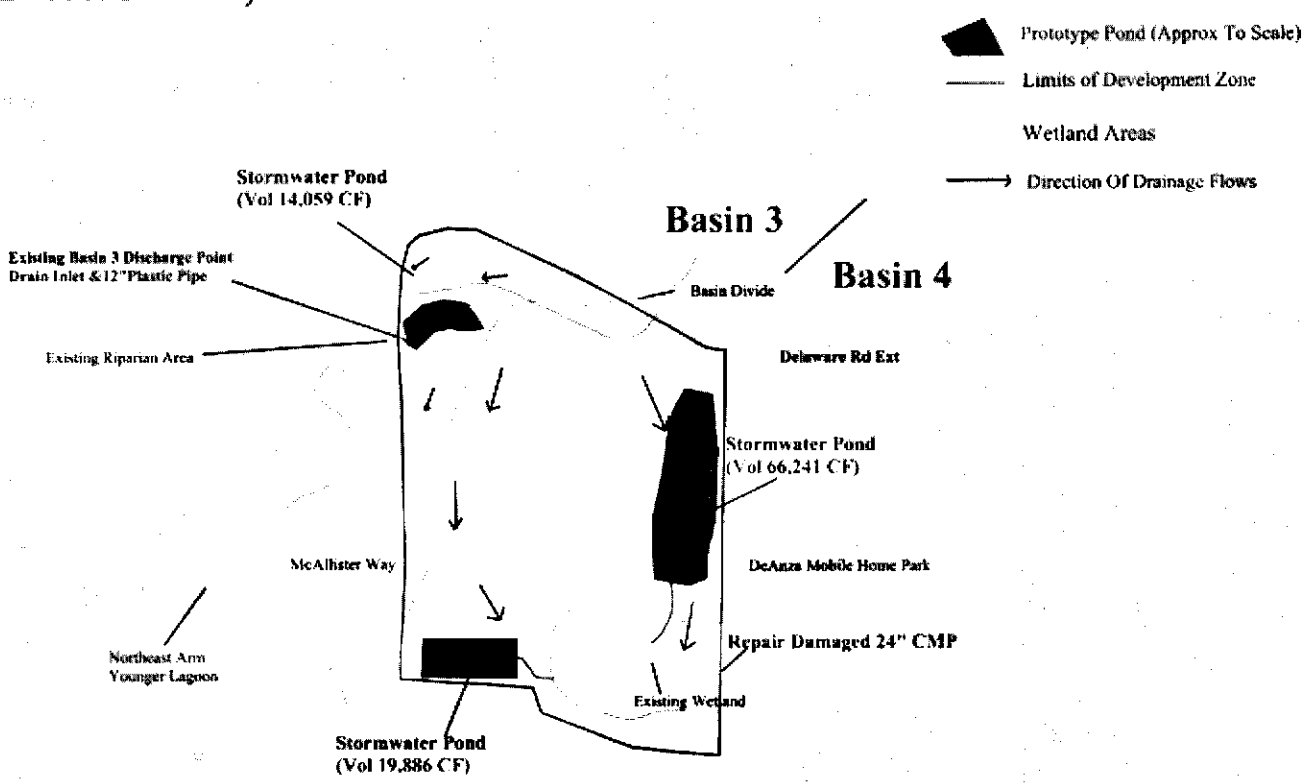
B-2

Figure ~~2~~: Drainage Planning Area A (Basins 1 and 2)



B-3

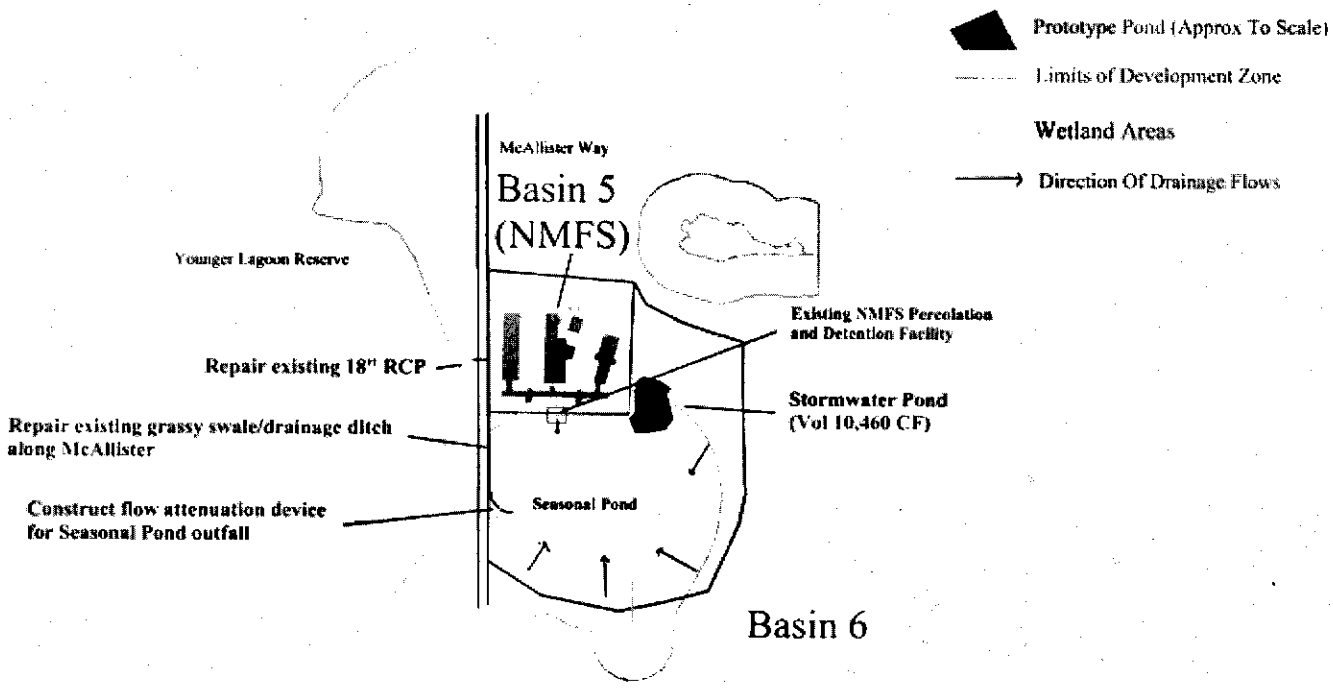
Figure ~~X~~: Drainage Planning Area B (Basins 3 and 4)



CCC Exhibit C
page 63 of 66 pages

B-4

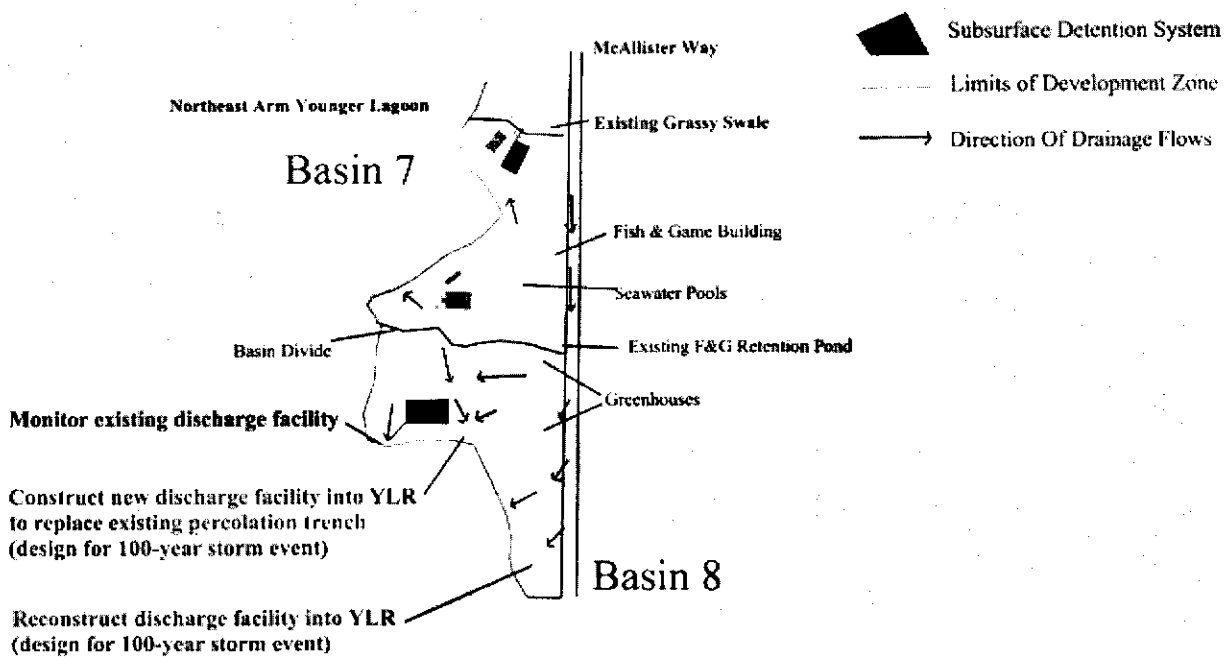
Figure ~~X~~ Drainage Planning Area C (Basins 5 and 6)



CCC Exhibit C
page 64 of 66 pages

B-5

Figure ~~X~~: Drainage Planning Area D (Basins 7 and 8)



CCC Exhibit C
page 65 of 66 pages

B-6

Figure ~~6~~: Drainage Planning Area E (Basins 9, 10, and 11)

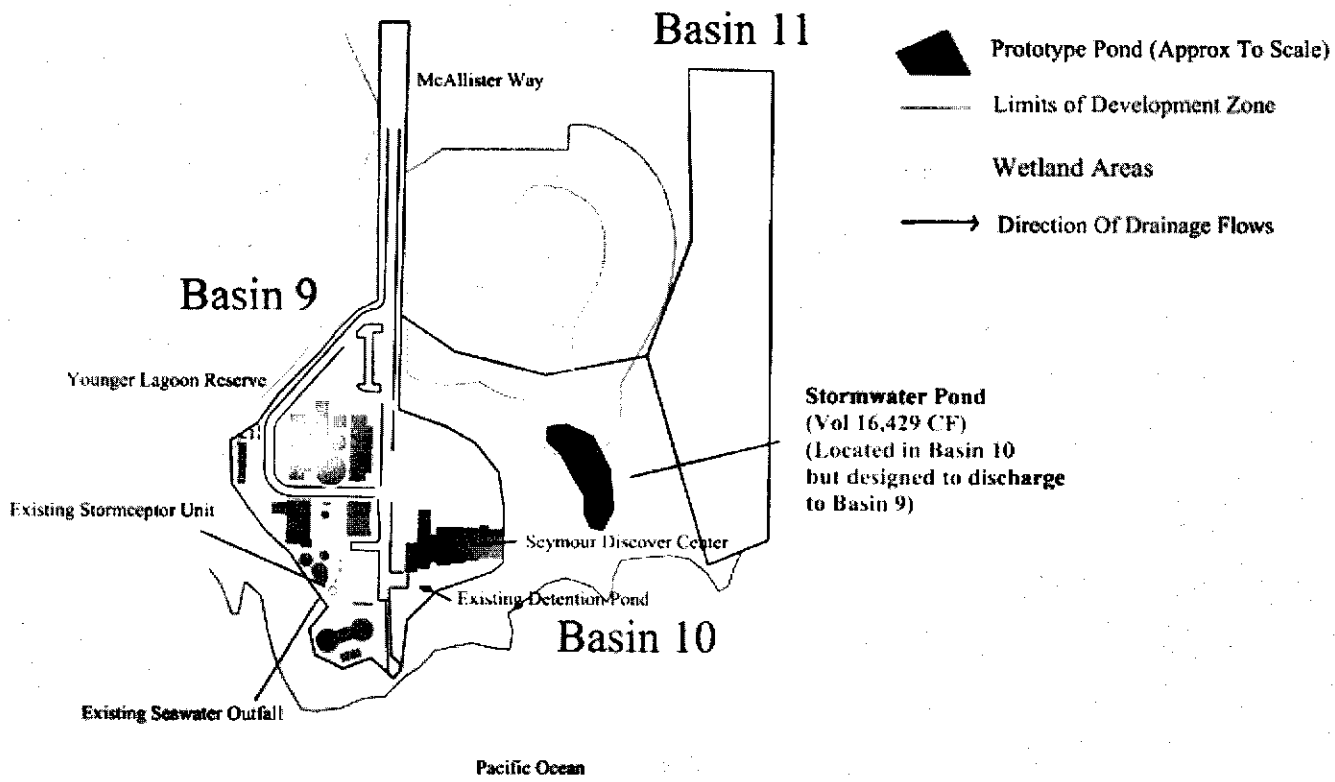
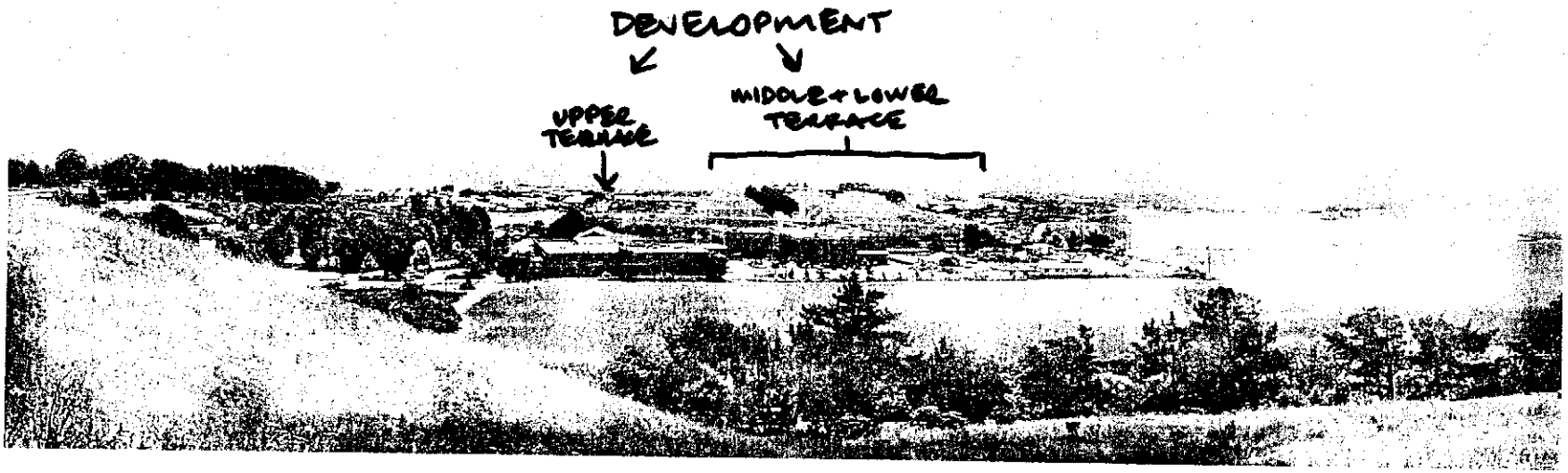
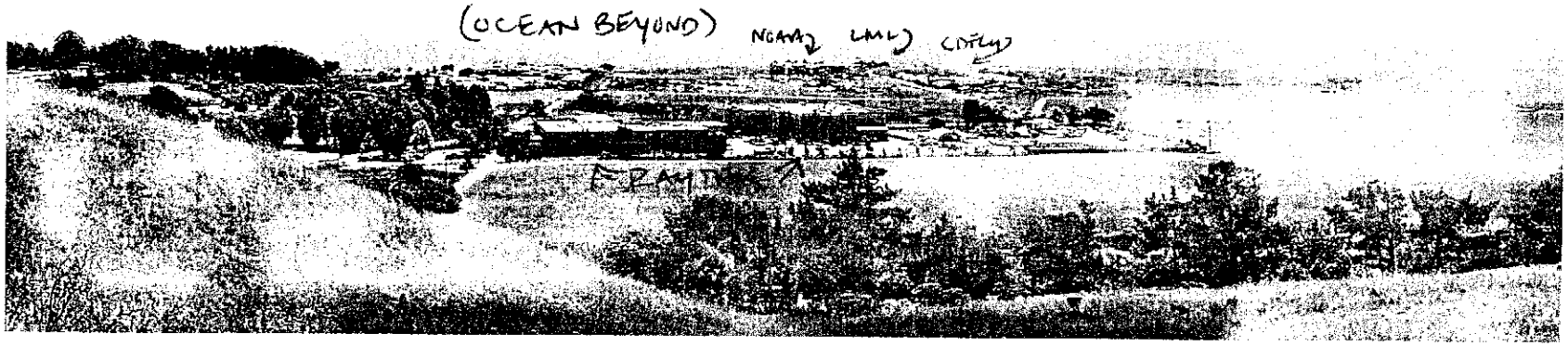


Exhibit D: Campus CLRDP Buildout Photosimulations

Exhibit D consists of photos over which are superimposed depictions of Campus facilities at buildout under the CLRDP if it were to develop pursuant to CLRDP Figure 7.2. Note that Figure 7.2 is an illustrative example and thus only represents one way that the Campus could develop pursuant to the proposed CLRDP. As a result, the photosimulations need to be understood as one example of Campus buildout according to the proposed CLRDP building program.



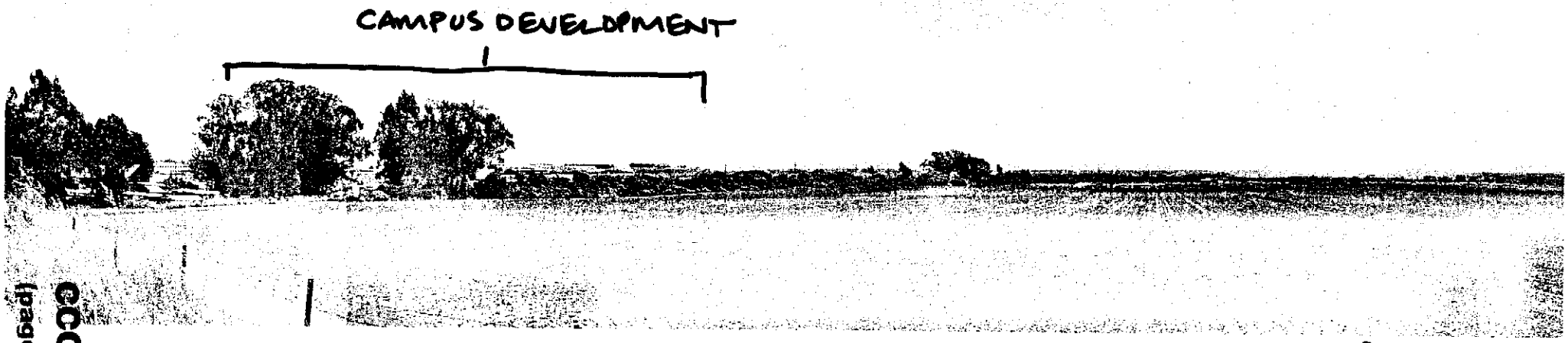
PROPOSED

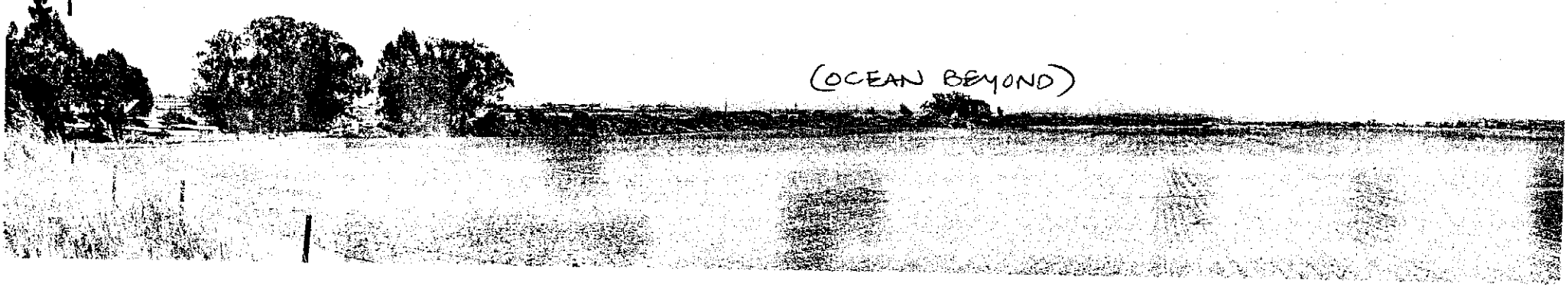


EXISTING

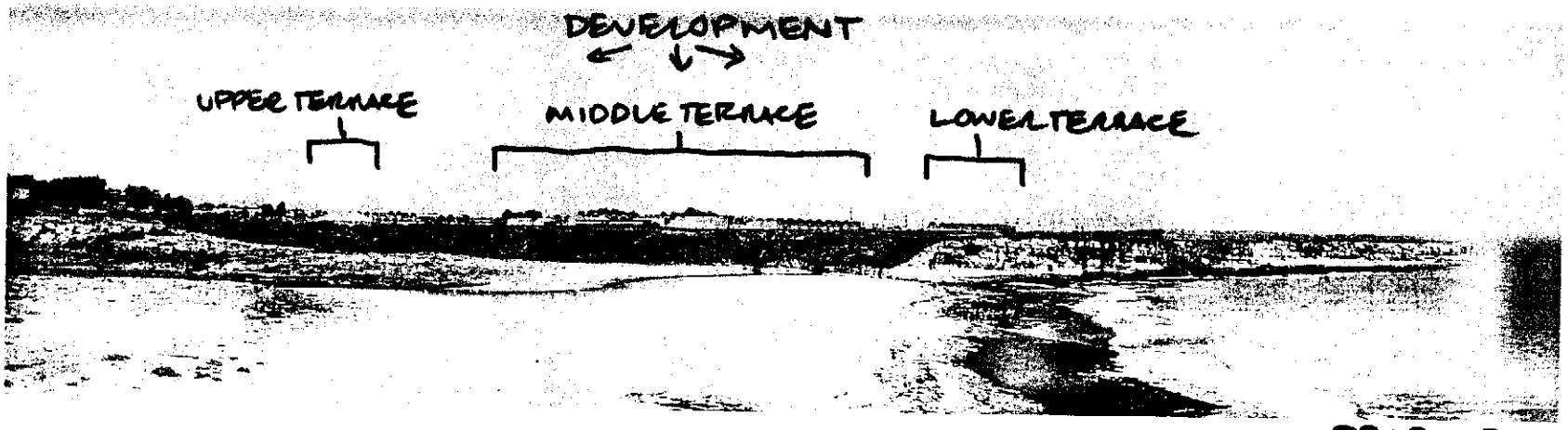
PHOTOSIMULATION: VIEW FROM MOORE CREEK PRESERVE (VIEW TOWARDS SOUTH)

CCC Exhibit D
(page 2 of 9 pages)

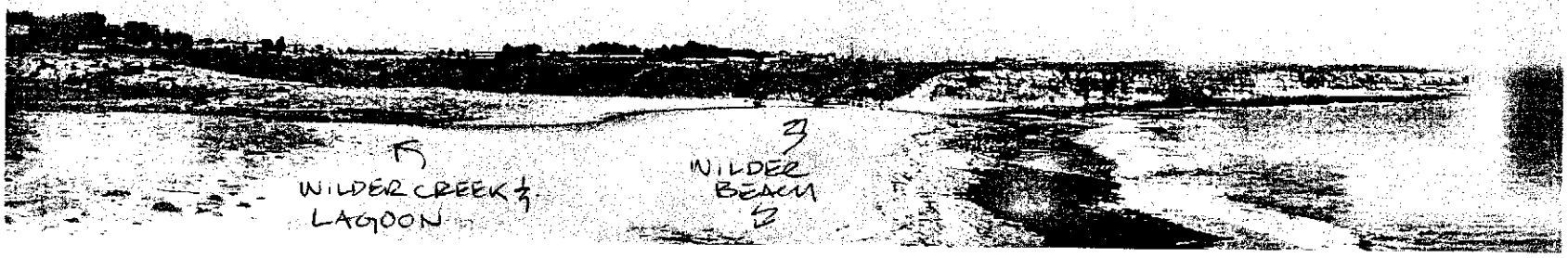




PHOTOSIMULATION: VIEW FROM SOUTHBOUND HIGHWAY ONE (VIEW TOWARDS SOUTHEAST)



PROPOSED



EXISTING

PHOTOSIMULATION: VIEW FROM WILDER RANCH STATE PARK BEACH TRAIL
(VIEW TOWARDS EAST)

CCC Exhibit D
(page 4 of 9 pages)

DEVELOPMENT

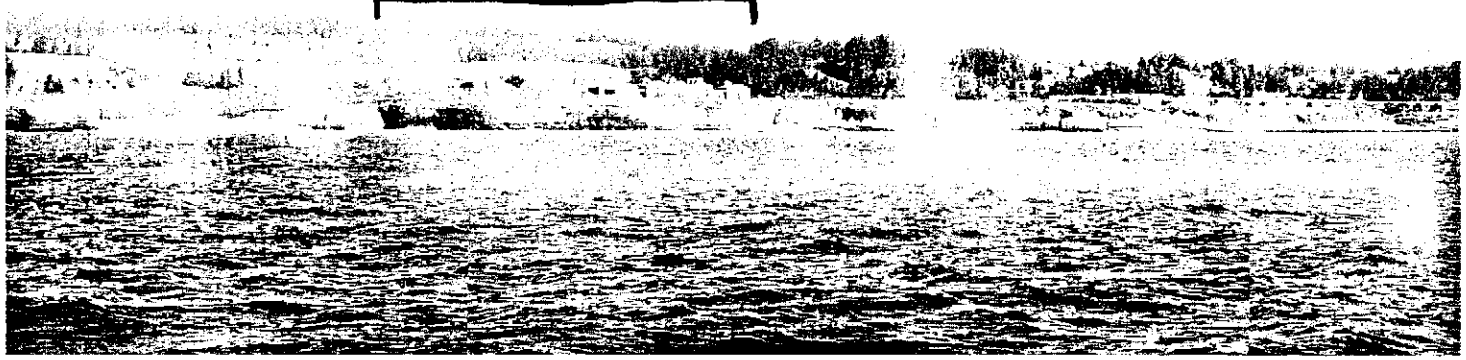
UPPER TERRACE | MIDDLE TERRACE | LOWER TERRACE

PROPOSED

EXISTING

PHOTOSIMULATION: VIEW FROM WILDER RANCH PARKING LOT (VIEW TOWARDS SOUTHEAST)

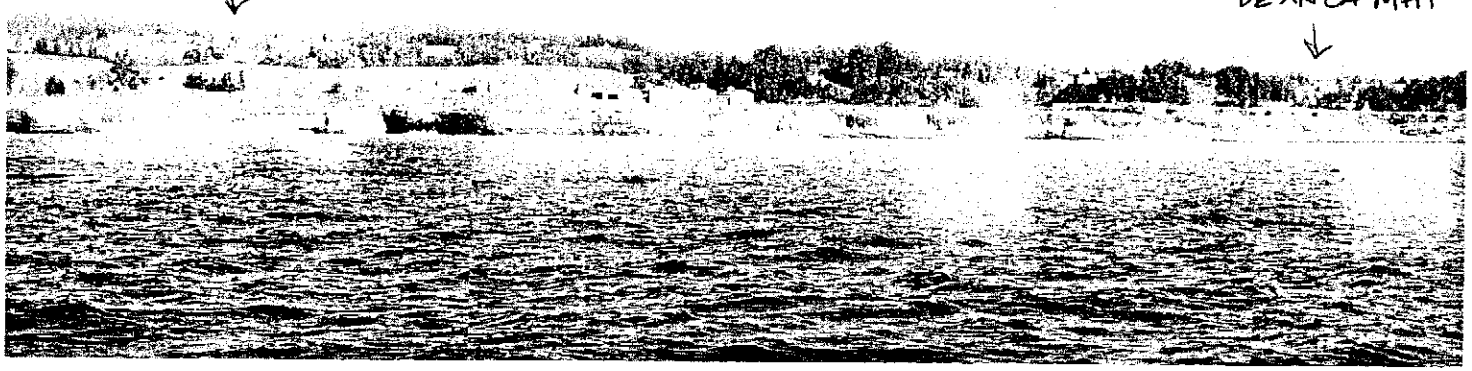
LOWER TERRACE DEVELOPMENT



PROPOSED

YOUNGER LAGOON

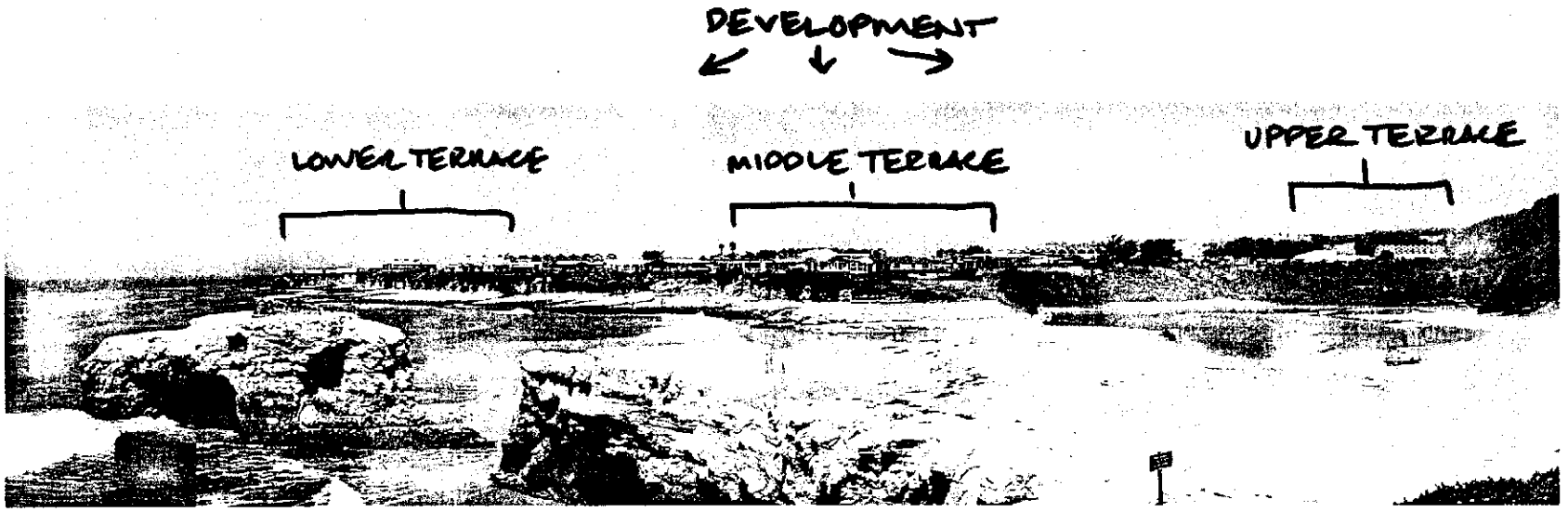
DE ANZA MHP



EXISTING

PHOTOSIMULATION: VIEW FROM OFFSHORE (VIEW TOWARDS NORTH)

CCC Exhibit D
(page 6 of 9 pages)



PROPOSED

EXISTING

PHOTOSIMULATION: VIEW FROM NATURAL BRIDGES STATE PARK (VIEW TOWARDS WEST)

CCC Exhibit D
(page 7 of 9 pages)

MIDDLE TERRACE DEVELOPMENT

PROPOSED

(OCEAN BEYOND)

DE ANZA

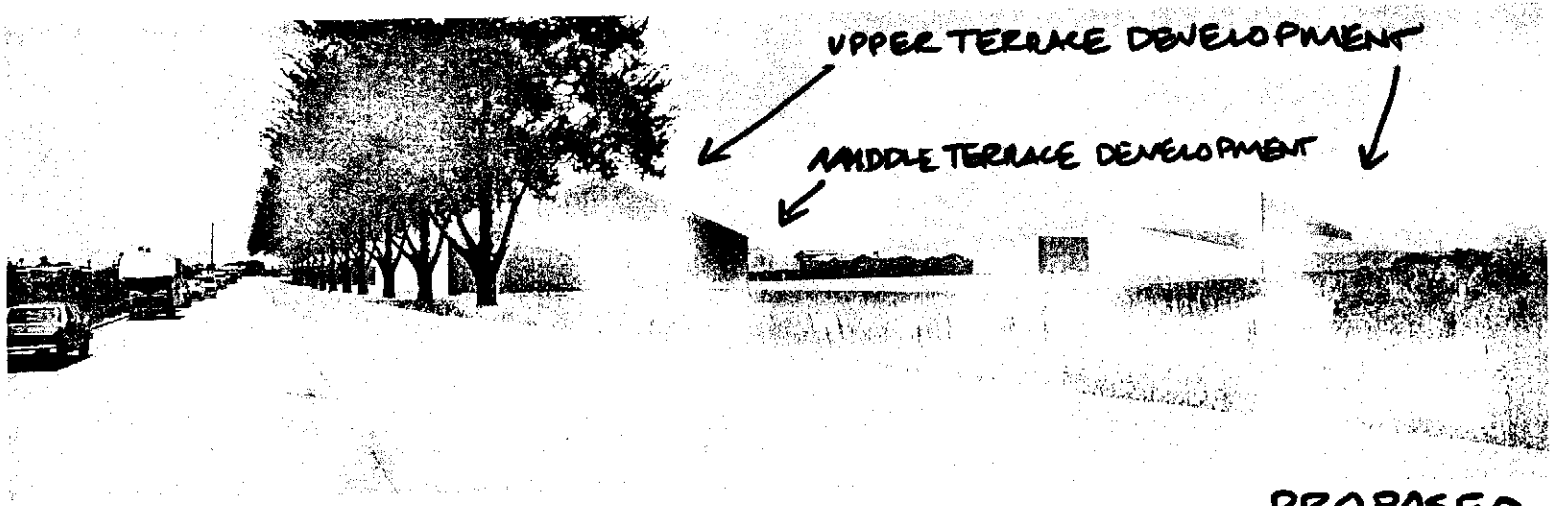
NOAA

CDFG

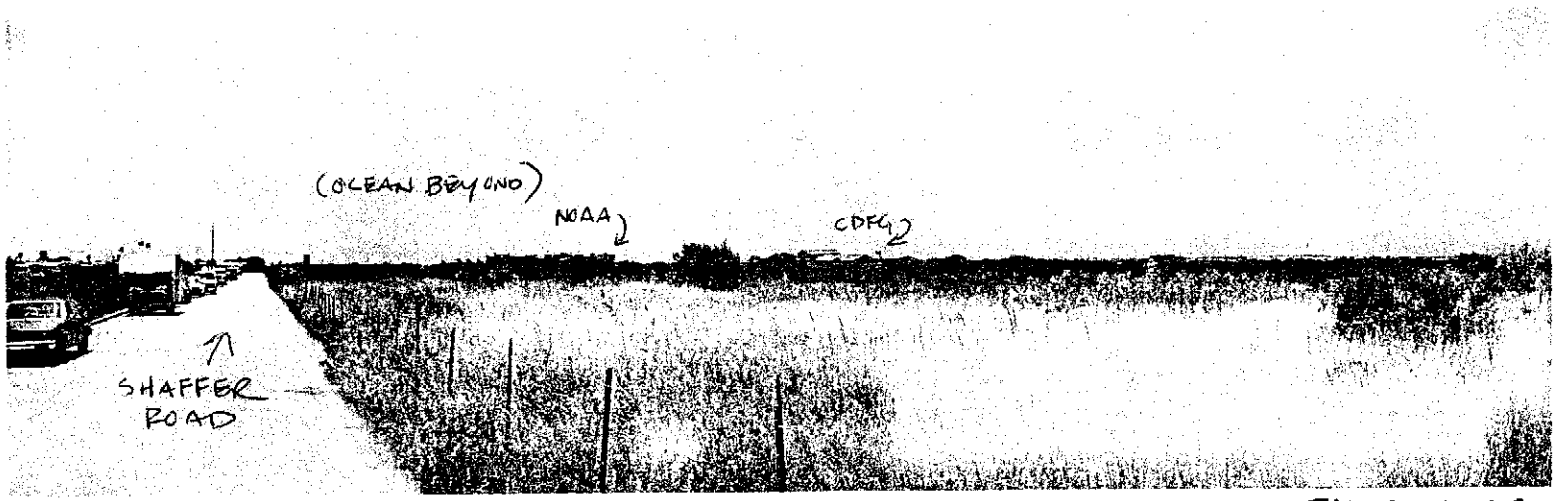
EXISTING

PHOTOSIMULATION: VIEW FROM NEAR CAMPUS ENTRANCE (VIEW TOWARDS SOUTHWEST)

CCC Exhibit D
(page 8 of 9 pages)



PROPOSED



EXISTING

PHOTOSIMULATION: VIEW FROM SHAFFER ROAD AT RAILROAD TRACKS
(VIEW TOWARDS SOUTHWEST)

Exhibit E: Proposed CLRDP with Coastal Commission Suggested Modifications

Exhibit E consists of the text of the proposed CLRDP, along with a subset of figures (mostly text-based figures). Figures not shown in Exhibit E are shown in Exhibit C (see description above). Note that the figures do not reflect the changes to them that are articulated in the University's proposed CLRDP document. In other words, these figures need to be understood as seen in Exhibits C and E and as modified by the changes to them identified by the University in Exhibit E, where these changes are typically either articulated in the text near where the figures would be located and at the end of each chapter or appendix. It is the figures as modified by the University that constitute the proposed CLRDP figures.

The cross-through and underline text identifies the Commission's suggested modifications. Exhibit E (without the Commission's suggested modifications) and Exhibit C together constitute the submitted proposed CLRDP.

PREFACE

Oceans cover 71% of the earth's surface and produce the majority of the oxygen we breathe, an important part of the protein we eat, about 25% of the oil and gas we use, and profoundly affect our weather and climate. In addition, 95% of the imported goods that enter the United States arrive by sea, including 10 million barrels of oil each day, 50% of our daily usage.

California is a coastal dependent state yet the economic value of its marine resources is largely under-appreciated. Recreation and tourism in California is a major economic engine, producing ~$10 billion in revenues annually and supporting over 500,000 jobs. The state has six major ports with a yearly economic impact of $3.4 billion. Commercial and recreational fisheries generate an additional nearly $1 billion. A 1994 study concluded that seven ocean-dependent industries contributed more than $17 billion to the state's economy annually, equivalent to the income generated by our vast agricultural enterprise to which the state devotes substantial research funds. In contrast, the coastal oceans are vastly understudied.

In order to be healthy and productive, the oceans and the industries that depend on them need to be healthy and sustainable. It is apparent in California and elsewhere, however, that the sheer increase in numbers of people, now 33.5 million in California, as well as their activities have led to land use conflicts and also significant modifications of the coastal zone's ecological systems, seriously impacting their ability to sustain themselves.

Nearshore waters receive wastewater from domestic, industrial and agricultural drainage. Many of the state's fisheries have collapsed and former economically valuable species are now on the endangered list. Contaminated sediments have increasingly begun to restrict dredging of our major ports through which 95% of our foreign trade must pass. We see the warning signs, the closed fishing seasons, the endangered species list and the posted beaches. Yet we don't have a comprehensive picture of the magnitude of these problems and their cumulative impacts on the economic well being of California.

Because the environmental and economic sustainability of our state's coastal zone is closely tied to its health, we need to understand how the marine environment functions and how human activity has affected this zone upon which we have grown so dependent. The conflicting scientific information and fruitless political debates that are found all too often in the environmental policy arena make it clear that we need a more effective way to integrate the efforts of researchers, public educators, and those making policy. Without such coordinated work we will be unable to understand the problems we now face, let alone solve them. We will find ourselves, not so many years from now, faced with truly insolvable environmental problems that we failed to address while they were still manageable.

Monterey Bay has attracted marine scientists for over a century, due in part to its unique oceanographic setting, its proximity to major features of oceanic circulation and the dramatic contours of its seafloor, including one of the world's largest submarine canyons. Straddling both subtropical and temperate climatic zones, Monterey Bay experiences a range of marine climates and is a region of extreme biological diversity. There are more species of marine mammals in the region than any other area in the northern hemisphere. It was these attributes as well as concerns about offshore drilling and other potential environmental impacts that led to a sustained sixteen-year effort to have the area

protected and designated as a sanctuary. In October 1992, 5300 square miles off the central California coast was designated as the nation's newest and largest national marine sanctuary, providing protection for one-fourth of the entire California coast and also preserving the natural resources of this area for generations to come. This not only brought critical protection to this region but also focused federal and state attention on Monterey Bay, its existing marine facilities and research capabilities, and was a catalyst for new research efforts and programs in the region.

Monterey Bay has emerged over the last decade as a nationally recognized center for marine research, in large part due to the 21 marine research institutions, laboratories, government agency programs or facilities that now rim Monterey Bay and which are joined through the Monterey Bay Crescent Ocean Research Consortium. The University of California at Santa Cruz, as the only research university on the bay, has had an important responsibility and also played an important role in the emergence of the region as a recognized center for marine sciences.

We have an obligation to the people of the region and the state, as well as to the bay, the Sanctuary and the world oceans to optimize our capabilities and our resources in order to do all we can to fully understand the oceans and anthropogenic change they are experiencing, to solve the problems we have created, and to share the knowledge we have developed with the public and those who make decisions which affect the oceans and how we use them. To do any less would be a loss of an exceptional location, capabilities and opportunities. Our challenge is to plan for optimal use of our site for marine research and education while respecting the important sensitive natural areas.

1. Introduction

The purpose of this chapter is to introduce the Coastal Long Range Development Plan (CLRDP) for the University of California at Santa Cruz Marine Science Campus. This chapter is divided into four sections. The first section sets forth the purpose of the CLRDP. The second section discusses the preparation and use of the CLRDP. The third section summarizes the relationship of other plans to the CLRDP. Finally, the fourth section outlines the regulatory context within which the CLRDP functions.

1.1. Purpose of the CLRDP

This CLRDP is a comprehensive physical development and land use plan that governs development, land use, and resource protection at the UC Santa Cruz Marine Science Campus, including Younger Lagoon Reserve (YLR). The adoption of this plan by the University of California and subsequent certification by the California Coastal Commission results in the delegation to the University of California of the authority to authorize most on-Campus development consistent with the plan without a coastal development permit, subject to Commission oversight. This plan does not directly govern the National Oceanic and Atmospheric Administration (NOAA) Fisheries facility, a federal establishment on 2.5 acres of federal land near the center of the Marine Science Campus. The Plan also does not directly govern areas where the Coastal Commission retains direct coastal permit and other development review authority, such as on public tidelands.

A Long Range Development Plan (LRDP) identifies the physical development needed to achieve the mission and goals of the institution and the facilities and site improvements required for those aims. The University of California prepares Long Range Development Plans periodically to guide development on the University's main campuses.

A Coastal Long Range Development Plan is provided for under the California Coastal Act of 1976. In addition to the elements normally found in a Long Range Development Plan, this document addresses issues arising from coastal proximity, resources specific to this site, and the urban edge location of the campus. Coastal Act policies relevant to these issues are reflected and incorporated throughout the CLRDP along with additional policies that also guide the University's stewardship of its lands.

An Environmental Impact Report (EIR) has been prepared for the CLRDP, in compliance with the California Environmental Quality Act (CEQA). The EIR includes a detailed discussion of the Marine Science Campus site environment, and the potential environmental impacts of implementing the planned facilities and site improvements described in this CLRDP. The EIR also presents mitigations to address these potential impacts and alternatives to the project as proposed.

The CLRDP is a general plan for the physical development of the site and is intended as a commitment to plans and policies that relate to general land use, circulation and parking, public access and recreation, stormwater and other environmental management, utilities and services, resource protection, habitat management, and transportation demand management, within the scope and timeframes set forth herein. The CLRDP is not intended, however, as a commitment to any specific building project, building construction schedule, or building funding priority. Within the parameters established by this CLRDP, individual buildings

and improvements will be approved on a case-by-case basis and will be accompanied by additional environmental analysis and public review, if necessary to comply with CEQA and/or the California Coastal Act.

The anticipated horizon year for the building program under this CLRDP is 2025, 20 years from the anticipated date of Coastal Commission certification. This horizon year, however, is only intended to establish a planning target to provide a finite project description for analytical buildout purposes. It neither commits the University to achieve the projected level of development by 2025 nor does the CLRDP expire at this time. Rather, this CLRDP will remain in effect indefinitely, subject to periodic update through amendments (subject again to Coastal Commission certification). The actual rate of development is subject to forecasting uncertainty and actual development may be either faster or slower than anticipated. In the event that development occurs more quickly than anticipated, an update to the CLRDP (and the EIR) may be needed before the horizon year. Conversely, in the event that campus development occurs more slowly than anticipated, either because of funding availability, changes in academic program needs, natural disasters, or other unforeseen circumstances, the horizon year for the building program under this CLRDP may extend beyond 2025.

1.2. Preparation and Use of the CLRDP

This CLRDP was prepared over a period of approximately 5 years and was initiated following the University's purchase of 57 acres adjacent to its previous smaller holdings, which included the Long Marine Lab (LML) and the adjacent Natural Reserve System (UC NRS) Younger Lagoon Reserve.

UCSC convened an advisory committee of approximately 20 persons, representing the University, the City of Santa Cruz, and California Coastal Commission staff, and initiated discussions regarding the purpose, mission and goals for the expanded Marine Science Campus site. As an initial step, and prior to development of the CLRDP, the University hired the planning/design firm of SRG Partnership to work with the committee to develop a program of principles to guide future development of the site (Planning Principles, Marine Research and Education Center, January 28, 2000). A public open house/workshop was held at the conclusion of this process so the public could review and comment on the guiding principles. At this time a website was also developed with the principles and supporting information posted. This site has been continuously maintained and periodically updated throughout the CLRDP process.

Subsequently, UCSC retained BMS Design Group and EHDD Architecture, with other technical consultants, to continue planning and design studies and to prepare the CLRDP. Concurrently, the University commissioned extensive environmental studies to understand and document the site's existing conditions and constraints. In addition to meeting regularly with the advisory committee, two additional community meetings were held to allow the community an opportunity to review ongoing work and to comment on their concerns and ideas regarding the site.

Throughout this process, California Coastal Commission staff were consulted regarding issue identification, site constraints, and potential site development concepts. In November 2000, UCSC completed a detailed Issue Identification Report for the site, and in December 2000, the Coastal Commission held a public hearing on the report, received comments from local governments and interested persons, and adopted comments to guide further development of the CLRDP. In July 2001, UCSC completed a Preliminary Constraints Analysis for Coastal Commission staff review, which focused on site constraints linked with the resource policies of

Chapter 3 of the Coastal Act. A wetland and environmentally sensitive habitat delineation and a visual analysis were also conducted with Coastal Commission staff input and review.

This CLRDP is organized into nine chapters and two appendices. Chapter 1 introduces the CLRDP by setting forth its purpose, discussing its preparation and use, explaining its relationship to other plans, and outlining the regulatory context within which it operates. Chapter 2 describes the context within which the CLRDP was developed, including the regional and local setting, existing facilities and infrastructure, and existing public access and recreational opportunities on the project site. Chapter 3 discusses site planning considerations and constraints, including the results of a multi-year effort to identify wetlands and other environmentally sensitive habitat areas on the project site. Chapter 4 describes planning objectives, provides a program overview, and discusses design principles and land use concepts used in the development of the CLRDP. Chapter 5 sets forth the policies and implementation measures of the CLRDP, including those related to: land use, resource protection, scenic and visual qualities, circulation and parking, public access and recreation, hydrology and water quality, and utilities. Chapter 6 provides design guidelines for buildings, streets, parking areas, trails, landscaping, lighting, fencing, and signage. Chapter 7 contains a prototype site plan and building studies that represent the University's best estimate as to how the site will be developed. Chapter 8 contains procedures that govern review and approval of future development projects on the Marine Science Campus under the CLRDP. Chapter 9 sets forth a capital improvement program for the Marine Science Campus. Finally, the two appendices provide additional detail regarding resource management and drainage for the Campus.

1.3. Relationship to Other Plans

Upon adoption by the University of California and certification by the California Coastal Commission, this CLRDP will supersede the most recent planning document for Long Marine Lab, the *UCSC Institute of Marine Sciences Long Marine Laboratory Master Plan* (Master Plan), which was adopted by The Regents of the University of California in 1993. This CLRDP will also supersede the *UCSC/Long Marine Lab Campus Interim Access Plan* (2000.) Other relevant plans include the *City of Santa Cruz Local Coastal Program and General Plan* and the *County of Santa Cruz Local Coastal Program.* Each of these plans is discussed below. This CLRDP is a separate document from the Long Range Development Plan for the 2,000-acre main campus of UCSC, which is located approximately two miles to the north.

1.3.1. UCSC Institute of Marine Sciences, Long Marine Laboratory Master Plan

The California Coastal Plan of 1975 recognized the potential for development of a marine research station at this site, then called Terrace Point, and noted that further special study would establish the level of access needed and the necessary protective measures to assure that critical habitats, productive agricultural areas, urban neighborhoods, and archaeological resources were not disrupted. By 1976 the California Coastal Commission had approved Phase I of the Long Marine Laboratory at Terrace Point, and in 1983 Phase II was approved. In 1993, The Regents of the University of California adopted the *UCSC Institute of Marine Sciences Long Marine Laboratory Master Plan*, which covered the 16 upland acres then under University ownership as well as the 25-acre Younger Lagoon Reserve, which was incorporated into the UC Natural Reserve System. The Master Plan has guided UCSC's development of the campus to date subject to coastal development permit review by the Coastal Commission.

The Master Plan envisioned facilities organized along McAllister Way, a north-south road that divided University property from privately-owned land to the east. The Plan defined YLR as a natural reserve and then defined two development areas: 1) the "Lower Terrace," where the Long Marine Laboratory structures were grouped, and 2) the "Upper Terrace," where a development area was created to accommodate USGS facilities and a leased aquaculture operation. The Plan also included some development alternatives involving use of portions of the adjacent privately owned land.

The Master Plan provided for: 1) improvements to the Seawater System and Mechanical buildings; 2) Field Equipment Building/Corporation Yard; 3) Vertebrate Facilities Expansion; 4) Education and Visitor Center; 5) Environmental Quality/Marine Biosphere Research Buildings; 6) Caretaker and Visitor Housing; 7) U.S. Geological Survey-Branch of Pacific Marine Geology; 8) Coastal-dependent Industry/Aquaculture, and 9) Oiled Wildlife Rescue and Rehabilitation Facility. The Coastal Commission has reviewed individual projects proposed by the University under the Master Plan through case-by-case analysis of individual permit applications for consistency with the Coastal Act.

With the University's 1999 acquisition of 57 acres on the upland terrace immediately east of Long Marine Laboratory has come the need for this expanded and updated long-range plan for the campus.

1.3.2. City of Santa Cruz General Plan and Local Coastal Program

The campus site is located entirely with the Santa Cruz city limits and within the area designated "coastal zone" under the California Coastal Act. The City's Local Coastal Program (LCP) Land Use Plan, submitted for Coastal Commission certification in 1981, included a "West-Side Study Area" which was made up of the area now designated as the Marine Science Campus and the area between the Campus and Antonelli Pond to the east, including the 57-acre parcel later acquired by the University. The City's 1981 Plan proposed to terminate existing agricultural use of the land and develop it for residential, industrial, neighborhood-commercial, and coastal-dependent uses. The Commission denied certification of this plan for the West-Side, while certifying the LCP for most of the rest of the City, because, among other things, agriculture was being actively carried out in the area. Since that time, the West-Side Study Area has remained an "area of deferred certification" that is not governed by the City's LCP but rather is subject to the original permit jurisdiction of the Coastal Commission.

Although not controlling, the City of Santa Cruz General Plan includes provisions relevant to the project area. These provisions do not have controlling effect on the Marine Science Campus because, under principles of California Constitutional and statutory law, the University of California has complete and exclusive control over the management of its lands vis-à-vis local land use regulation. Recognizing the interrelatedness of all land use in this area, the University has consulted with City representatives throughout development of this CLRDP and sought to make it consistent to the fullest extent feasible with relevant portions of the City's LCP and General Plan. The City's LCP and General Plan will continue to provide guidance as the CLRDP is implemented over the years.

City General Plan Land Use Designations for the Campus Site

The General Plan designates land south of the Delaware Avenue extension, including the existing LML site, as "coastal-dependent/coastal-related." The General Plan defines "Coastal-Dependent Lands" as "lands utilized

for coastal-dependent industries such as marine research and education, agriculture, aquaculture, mariculture, and attendant facilities that require direct proximity to the ocean." Land north of the Delaware Avenue extension is designated low-medium density residential. The City defines "low-medium" as 10.1 to 20.0 units per acre, with allowed uses being "typical multi-family residential areas with apartments, condominiums, cooperative co-housing, townhouses and detached units."

Redevelopment Area

The project site north of Delaware Avenue extension is within a Redevelopment Area designated by the City of Santa Cruz Redevelopment Agency that generally encompasses the industrial lands at the western end of the City. While this redevelopment designation has no force or effect on the CLRDP, it may encourage continued redevelopment in the neighborhoods surrounding the CLRDP site.

Specific Plan

Policy L 2.2.4 of the City's General Plan, prepared before the University acquired the 57-acre parcel at Terrace Point, requires a specific plan for the area before it is developed. Although the University is not subject to the General Plan, the following General Plan policies were considered in preparation of the CLRDP:

- *Reserve approximately 25 acres for coastal dependent uses and coastal-related use. Use intensities should not exceed 20 employees/ acre for development related to unique opportunities related to the Monterey Bay Marine Sanctuary.*

- *Reserve 6.5 acres along the coast for coastal recreation uses.*

- *The specific plan shall include at least 15 acres for housing and housing-supporting uses. Housing shall be predominately of the multiple resident type, clustered for efficient use of the land, and 25% should be affordable to very-low and low-income households. The specific plan shall address housing of greatest need in the community: affordable units, rental units, small units. The concept is a neighborhood that, while not self-contained, includes services, facilities and connections to nearby employment centers, in order to create a more pedestrian-oriented community.*

- *Provide parks and open space for the resident and employee population according to the standards of the Parks and Recreation Element. The planning process shall take into account potential unmet parks and open space needs of the City, especially for community park facilities, playing fields and agricultural uses.*

- *The specific plan shall take into account policies of the General Plan. The circulation system shall be developed in light of the overall City objective of limiting automobile trips. Environmental resources such as Antonelli Pond, Younger Lagoon, Natural Bridges Park, Moore Creek, the ocean, and agricultural land shall be buffered and/ or protected. Community design objectives shall be addressed by taking into account the various viewsheds including from Highway 1, views to and along the ocean, views internal to the project; by relating development in appropriate ways to De Anza Mobile Home Park and Long Marine Lab. Urban limit policies shall be addressed by sizing utilities to serve the specific plan area and Long Marine Lab and not include additional capacity of future development of agricultural lands beyond the city limits. Concurrency policies shall be addressed by providing facilities and services for which a demand is created by the development of the parcel. Mitigation measures shall be developed to diminish the impact on public facilities and services. Phasing of development may be considered as one way to mitigate the impact of development.*

1.3.3. County of Santa Cruz Local Coastal Program

Immediately west of the project site is rural agricultural land within the County of Santa Cruz. The area is covered by the County's certified LCP, which was last comprehensively updated in 1994. This LCP contains strong policies protecting coastal resources (including coastal agriculture, views, habitat, urban-rural boundary, and public access, among others). These policies have influenced the development of the CLRDP, and are reflected in its provisions.

1.3.4. UCSC/NRS Younger Lagoon Reserve Management Plan

The Younger Lagoon Reserve has an adaptive management plan derived from the version originally prepared as part of the LML Master Plan approved by The Regents of the University of California in 1993. The plan identifies the YLR objectives and policies. However, the plan is not part of this CLRDP, and thus it does not govern any coastal development proposed there, nor can it be used to supersede the requirements of this CLRDP.

1.4. Regulatory Context

This section discusses the California Coastal Act and other state regulations that affect development of the CLRDP.

1.4.1. California Coastal Act

Through the California Coastal Act of 1976, the California Legislature has stated goals and policies that must guide development within California's coastal zone. These provisions of the California Coastal Act seek, among other things, to protect the natural and scenic resources of coastal areas; to maximize public access to the coast consistent with resource conservation; to assure orderly and balanced utilization and conservation of coastal zone resources; to encourage coordinated planning and development of beneficial uses, including educational uses, in the coastal zone; and to assure the priority of coastal-dependent and coastal-related development over other development on the coast.

For example, the California Coastal Act has been an important factor in the protection of YLR to date. Using Section 30107.5, which defines "environmentally sensitive area," and Section 30240(a), which states in part that "environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values," ~~YLR~~ Younger Lagoon has been protected as an important coastal habitat.

All state public agencies are required to comply with provisions of the Coastal Act. For state universities, the goals and policies of the Act are implemented in either of two ways: by Coastal Commission review of individual project permit applications, or by development review under LRDP process established by the Act (Section 30605, Public Resources Code) and the implementing regulations (14 Cal. Code of Regulations, Chapter 8). Through development of this Coastal LRDP for the Marine Science Campus, UCSC has taken the latter option.

Under the coastal LRDP process, the Coastal Act provides that the University may prepare a plan, which reflects relevant policies of the Act and provides assurance that later development projects will be carried out

consistent with those policies. The plan must be developed in consultation with local government and be consistent to the fullest extent feasible with the LCPs of affected jurisdictions. The Coastal Commission reviews the proposed LRDP for consistency with state policies contained in the Coastal Act.

Once the CLRDP is certified as consistent with the Coastal Act, the primary responsibility for approving individual projects contemplated by the plan is exercised by the University. The University must notify the Commission and interested persons of project approvals prior to the start of development. The Commission, after public hearing, may determine that the development is not consistent with the certified CLRDP and impose conditions to achieve consistency.

1.4.2. Other Regulations

In addition to the regulations administered by the California Coastal Commission, development of the Marine Science Campus involves consultation with and/or permits administered by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and the Regional Water Quality Control Board. The Army Corps of Engineers has an interest in development on sites that contain wetlands under its jurisdiction. The U.S. Fish and Wildlife Service and the California Department of Fish and Game oversee development where an endangered or threatened species may be involved. Finally, the Regional Water Quality Control Board is interested in issues regarding non-point source pollution, wastewater discharge and treatment capacity, and the care and use of wetlands.

2. Context

The purpose of this chapter is to explain the context for development of the CLRDP. The chapter is divided into five sections. The first section discusses the regional and local setting. The second section summarizes pre-CLRDP facilities on the site. The third, fourth, and fifth sections describe pre-CLRDP circulation and parking, public access and recreation, and utilities, respectively.

2.1. Regional and Local Setting

This section provides a description of the Central Coast Region and the project vicinity at the time of CLRDP certification.

2.1.1. Central Coast Region

The UC Santa Cruz Marine Science Campus is situated on the central California coast, near the center of the Monterey Bay National Marine Sanctuary, one of the largest protected marine areas in the world. Stretching along one-fifth of the California coast, the 5,300-square-mile Monterey Bay National Marine Sanctuary extends an average of 30 miles from shore, reaching as far as 53 miles out to sea. On shore, it begins in Marin just north of San Francisco (abutting the Gulf of the Farallones National Marine Sanctuary) and follows the coastline south to Cambria. Coastal Santa Cruz lies at the heart of this protected coastline.

The Marine Science Campus is approximately 65 miles south of San Francisco and 40 miles north of Monterey, in the coastal zone at the western edge of the City of Santa Cruz. Younger Lagoon Reserve, a wetland-terrestrial system, including a sandy pocket beach, that is part of the University of California Natural Reserve System (UC NRS), is located on the western portion of the site. Agricultural land stretches to the west and northwest of the site in the unincorporated County. The Campus coastline is characterized primarily by a low cliff that drops to a rock shelf, and partially by the larger pocket beach fronting the Younger Lagoon area. The Campus shoreline provides for views of the ocean and a dramatic placement at the transition point between Santa Cruz County's rural North Coast area and the urbanized City of Santa Cruz.

2.1.2. Project Vicinity

While the UCSC main campus lies nestled in the rolling hills northwest of downtown Santa Cruz, the Marine Science Campus is located two miles away at the coast and is physically separate from the main campus. Except for two small caretaker trailers, no housing or University food service is presently provided on site. Western Drive in Santa Cruz is the main route used to travel in between the site and the main UCSC campus.

The north edge of the Marine Science Campus site is located about one-quarter mile directly south of Highway 1, or about three-quarter miles from the highway via connecting roads. The primary access to the Marine Science Campus is provided at the western terminus of Delaware Avenue where it intersects Shaffer Road. Access from Highway 1 is from Delaware Avenue via Natural Bridges Drive and Mission Street, or via Swift Street. Existing public access to the campus is provided via the existing City street system and via the public access trail from the De Anza Mobile Home Park that intersects the Campus near the coastal bluffs.

Just northeast of the site, Highway 1 becomes Mission Street, and passes through the City of Santa Cruz. Mission Street, a major arterial, is the location of the majority of the City's west side commercial businesses, which are generally found in strip retail developments. The closest major grocery shopping and convenience retail can be found at the intersection of Mission Street and Almar Avenue, about one mile from the campus. Banking and other essential services are generally located downtown or some distance away on Mission Street. Only a few limited commercial areas lie within walking distance to the campus.

Adjacent Agricultural Operations

The California coastline provides an iconic setting that is valued by residents and visitors alike. Much of Highway 1 north of Santa Cruz is protected under the County's Local Coastal Program and provides unimpeded ocean vistas from the road. The protection of agricultural uses (primarily brussel sprouts, strawberry and artichoke fields) is a prime policy objective of the California Coastal Act and is embodied in the policies and implementation measures of City and County land use controls. These protections assure a unique and picturesque visual environment directly west of Long Marine Lab. The agricultural uses are largely located on the ocean-side of Highway 1, as its topography is more consistently flat than the inland side of the road. The inland side of the road is largely untouched hillside, rocky cliffs and marine terraces with patches of agricultural use and grazing land.

Adjacent Residential Uses

The residential area directly adjacent to the east of the campus is De Anza Mobile Home Park, a private development where mobile home lots are on long-term leases. The mobile home park includes paved streets, landscaped yards, and a community hall with recreational facilities and a pool. The mobile home park is ~~separated from the campus by a narrow right of way that is the unimproved extension of Shaffer Rd. No access is provided from this extension of Shaffer Road into De Anza Mobile Home Park, and the Park is~~ enclosed by a perimeter masonry block wall that runs along the east side of the Campus.

The property north of Delaware Avenue and directly across from De Anza Mobile Home Park is designated in the City General Plan low density residential (1.1 to 10 dwelling units per acre) but this designation has not been certified by the Coastal Commission. The land is currently vacant but a portion is being used in the interim as community gardens. To the immediate east of this property lies Antonelli Pond, which is fed and drained by Moore Creek.

Further east of De Anza Mobile Home Park, are the neighborhoods that surround Natural Bridges State Beach and the West Cliff Drive area. Originally, these neighborhoods contained modest houses, primarily of the two or three-bedroom beach bungalow variety, and the proximity to the large industrial plants near Mission Street made them prime areas for employees of the plants to live. In recent years, however, rising property values and the premier shoreline location have contributed to making these neighborhoods some of the more desirable and expensive in the City.

Adjacent Industrial Uses

The industrial uses adjacent to the campus along Delaware Avenue originated partially in response to the location of the Southern Pacific Railway (now Union Pacific Railroad) that runs parallel to Highway 1. The City

of Santa Cruz General Plan refers to this area as Natural Bridges Industrial Park and notes the area's numerous coastal-dependent industries. Railroad-served industrial uses have a long history in Santa Cruz. Large, employee-generating industrial facilities built by such companies as Wrigley's (gum) and Lipton (tea and soup) used to line both sides of the tracks.

Recent redevelopment area activities have focused on attracting high-tech uses such as Raytek, Santa Cruz Biotechnology, and Texas Instruments. Other industrial uses along Delaware Avenue include biotechnology, fiberglass manufacturing of surfboards and windsurfing boards, and sailing-related light industrial uses. The area is now characterized as a mixed-use industrial zone of high tech and local light industrial uses among the formerly industrial sites.

2.2. Existing Facilities

Over the 25 years of the Long Marine Lab's existence there have been hundreds of research projects undertaken and still ongoing as a result of the availability of high quality seawater and research lab and pool space, ranging from the more visible pool research involving dolphins, sea lions, seals, sea otters, sharks and fish, to the invertebrate research that takes place in the sea water labs focused on a wide variety of marine invertebrate organisms and questions.

At the time of CLRDP certification, UCSC Marine Science Campus was developed with ~~162,004~~146,000 gross square feet (GSF) of research and educational facilities operated by UC or its affiliates. The facilities are summarized in the table below.

Fig. 2.12 Existing Facilities (Pre-CLRDP certification)

Facility	*Size (GSF)*
UCSC Long Marine Laboratory:	
Research Support Building	6,200
Younger Building	3,700
Service Building	2,300
Temporary Trailers	3,000
Seymour Marine Discovery Center	20,000
Ocean Health Building	23,000
Avian Facility	~~14,040~~2160
Caretaker Housing	1,400
Seawater Facility	5,000

SUBTOTAL	~~78,640~~66760
Affiliates:	
~~Leased Operations (greenhouses)~~	~~14,964~~
Fish and Game Marine Wildlife Center	20,000
SUBTOTAL	~~34,964~~20,000
Federal In-Holding:	
NOAA Fisheries Laboratory	53,400
TOTAL	~~167,004~~141460

Long Marine Laboratory buildings including Seymour Marine Discovery Center, the Center for Ocean Health building, the Avian Facility, and other buildings listed above comprise the UCSC facilities on the campus and house current program operations for the Institute of Marine Sciences, an organized research unit (ORU) managed by UCSC for the University of California. The Seymour Marine Discovery Center is a significant educational facility promoting public understanding of the importance of marine science. The Center opened in March 2000.

Two affiliates of the Institute of Marine Sciences are located within facilities at the project site. The Marine Wildlife Veterinary Care and Research Center, operated by the California Department of Fish and Game (CDFG) at the project site since 1998, is currently housed in three one-story structures in the middle of the site. In addition, in the area south of the CDFG there are greenhouses that contain leased operations.

Finally, there is one federal in-holding in the project site, which is not owned or controlled by the University of California. The National Oceanic and Atmospheric Administration (NOAA) Fisheries Laboratory, managed by the NOAA for the United States Department of Commerce, is housed in a two-story building in the center of the site.

Each of these existing facilities, plus existing outdoor support facilities, is discussed in the sections below. Figure 2.13 shows the location of existing facilities on the Marine Science Campus.

2.2.1. UCSC Buildings

The core of the existing Marine Science Campus is the Long Marine Laboratory (LML) complex owned and operated by the University. Components of this complex are discussed below.

Ocean Health Building

The Ocean Health Building is a 23,000 GSF two-story building located at the heart of the original Long Marine Lab. This building, along with a 33-car parking area located immediately north of the building, was completed in 2001. The building provides laboratory and office space, administrative support space, and meeting and teaching rooms. The administrative center for Long Marine Laboratory is housed in this building.

Research Support Building

The 6,200 GSF Research Support Building contains offices, wet and dry laboratories with fume hoods, and a meeting room which is located in loft space. This building is located on the southwestern part of the upper terrace site, adjacent to the berm that separates LML facilities from the Younger Lagoon Reserve. Opening into the marine mammal research yard this facility houses a marine mammal food preparation area with refrigerated thawing rooms and walk-in freezer, a veterinary/pathology lab, multi-user laboratories, and individual researcher labs and offices.

Younger Building

The 3,700 GSF Younger Building contains wet (i.e. seawater) and dry laboratories. This facility forms the eastern boundary of the marine mammal outdoor research yard and includes general access procedure labs for marine mammals (four-lab suite with analytical labs, procedure room, and staging room for working with live animals), multi-user seawater labs, and individual researcher labs.

Seymour Marine Discovery Center

The Seymour Center is a permanent marine education center at LML that is open to the public and is self-supporting. It occupies a 20,000 GSF one-story structure at the southern-most end of the LML complex. The center opened its doors in March, 2000. The building features an open interpretive exhibit and aquarium area, a wet and dry lab for K-12 school programs, a University marine biology teaching lab, a meeting room for up to 100 people and offices for staff.

The Seymour Center provides the public with an authentic experience inside a working marine laboratory. Neither museum, nature center, nor aquarium, the Center is a space where people can see how a marine laboratory works, who the people are who do this work, how and why they do so, and why marine research is important in ocean conservation.

A 72-car parking area is located to the north of the Seymour Center and an additional nine spaces are located west of the center. This area also accommodates bus parking for the school programs and provides short-term parking for visitors.

Service Building

The 2,300 GSF service building houses service shops and field science support facilities for boat operations and research-related SCUBA diving.

Temporary Facilities

Four mobile office trailers comprising approximately 3,000 GSF provide surge office and dry laboratory space for research groups at Long Marine Lab. Two residential trailers with total of 1,400 GSF provide housing for on-site caretakers who are responsible to respond to facility emergencies after-hours, especially seawater system problems, and for after-hours security.

Avian Facility

The Avian Facility (also known as the Oiled Seabird and Predatory Bird Facility) is a recently completed adjunct to the CDFG Marine Wildlife Center, on a site of approximately 0.9 acres. The facility consists of two office trailers comprising 2,160 GSF, which provide office and dry lab research space, ~~three pre-existing greenhouses comprising 11,880 GSF, which provide storage and staging space and are convertible to bird holding space and aviaries if necessary during an oil-spill response,~~ and a large outdoor paved area with drainage, which provides flexible space to set up temporary pools or holding structures and staging for both research needs and oil-spill response needs.

2.2.2. Affiliates

Leased Operations

Approximately 1.5 acres were formerly occupied by several commercial aquaculture operations that leased Marine Science Campus property and developed the site with eleven greenhouses to house their operations. This facility was connected to the LML seawater system, which was a necessary element of the operation.

Presently, one portion of the aquaculture site, including one 1,500 GSF greenhouse, is leased to a commercial testing operation (Toxscan) that performs tests for contaminated materials in dredged sediment samples taken from San Francisco Bay and other coastal waters. Another portion of the site, including seven greenhouses totaling 13,464 GSF, is leased to an organic plant propagation business. ~~(Three other greenhouses totaling 11,484 GSF from the original aquaculture development have been incorporated into the site of the Avian Facility and are reserved for use by the University and CDFG to accommodate oil spill response needs and research support needs of the Marine Wildlife Center and the Avian Facility. The square footage of these facilities is counted as part of the avian facility).~~

California Department of Fish and Game Marine Wildlife Veterinary Care and Research Center

The Marine Wildlife Center, operated by the Office of Oil Spill Prevention and Response of the California Department of Fish and Game, is located in a complex of three one-story buildings of 20,000 GSF between the existing main access road and Younger Lagoon Reserve. This facility is mandated by state legislation to treat birds and mammals that may be affected by oil spills off the coast of California, in particular, the California sea otter (*Enhydra lustris*), a federally listed threatened population. In addition, scientists at both the University and CDFG use the facility for year-round environmental toxicology and marine vertebrate research.

A separate 11-car parking area and outdoor service yards are located within the complex, which also includes pool areas and holding pens for birds and marine mammals, a necropsy facility and large freezer facility, an equipment storage garage, and a large seawater recirculation and disinfection system.

2.2.3. Federal In-Holding

The NOAA Fisheries Lab, a federal in-holding not owned or controlled by the University of California, occupies a 53,400 GSF two-story building located on the east side of McAllister Way. This facility serves a group of 50 scientists and support staff relocated from the Tiburon Lab and several other facilities. They study the groundfish and salmon of the Pacific West Coast, their ecology, populations, and effects of environmental change. This group also conducts fishery management advisory work. Seawater piped from the campus's main supply system serves this laboratory.

A separate 52-car parking lot serves the Lab. The NOAA Fisheries Lab and parking areas sit on a separate 2.5-acre parcel and are owned and operated by NOAA.

2.2.4. Outdoor Support Facilities

This subsection describes existing outdoor support facilities on the Marine Science Campus.

Outdoor Research Yard

The 17,000 square foot research yard is situated between the Research Support Building and the Younger Building. This yard contains five large (up to 50-foot diameter) and five small permanent marine mammal pools and space for a variety of small temporary tanks and pools and securely-fenced haulout areas. The 50-foot marine mammal tank is designed to be acoustically quiet with no parallel surfaces. There is also an underwater viewing lab with five large windows that access both the large tank and circular 30-foot tank.

Service/Boat Yard

The service/boat yard consists of approximately 14,000 square feet of outdoor space between the Service Building and the Ocean Health Building, in an area surrounding four temporary office structures. The area is covered in concrete or gravel. The concrete slab area immediately adjacent to the Service Building is used as a staging area for fieldwork. Boats and equipment are readied for work there, and/or washed down upon return from sea. The remainder of the area provides space to park boats and trailers, and to store other field equipment.

2.3. Existing Circulation and Parking

This section describes pre-CLRDP certification circulation and parking on and adjacent to the Marine Science Campus. Figure 2.26 shows the location of existing streets and parking areas.

2.3.1. Off-Site Roadways

Existing street improvements include the primary access route along Delaware Avenue and the narrow paved improvements of Shaffer Road.

Delaware Avenue

Delaware Avenue has a wide paved roadway with capacity that exceeds traffic demand but reflects previous expectations that it would ultimately be extended as an arterial to Highway 1. The extension has been removed from the City's General Plan as an expression of the current policy to not extend the urban boundary beyond the existing western city limits. Delaware Avenue connects to Natural Bridges Drive, which in turn provides a direct connection to Highway 1 via Mission Street. Swift Street also provides a direct connection from Delaware Avenue to Highway 1/Mission Street. Delaware Avenue is designated an arterial by the City's General Plan from Bay Street westward to the intersection with Natural Bridges Drive.

Shaffer Road

Shaffer Road consists of a narrow paved section located on ~~City right-of-way~~land immediately adjacent to the Campus. Shaffer Road is not a through road as it dead-ends at the railroad right-of-way (and at the small berm atop which lie the railroad tracks themselves), both heading north from Delaware Avenue and heading south from Highway 1/Mission Street extension. A future railroad grade crossing at Shaffer Road has been discussed to connect Mission Street with Delaware Avenue and thereby provide a more direct route from the Campus to Highway 1. Creating such a new crossing at the railroad tracks is not required or needed by the Marine Science Campus build-out provided for by this CLRDP. ~~The Shaffer Road right-of-way area south of the railroad crossing also is a proposed wildlife corridor. In addition, the railroad corridor itself appears destined to provide for a future recreational trail. Because the disposition of Shaffer Road connection is unknown (and outside the scope of the CLRDP), the CLRDP is structured to provide for the establishment and enhancement of a wildlife corridor across the Shaffer Road right-of-way no matter what its ultimate configuration.~~

~~The Shaffer Road right-of-way extends west past the paved edge of Shaffer (north of Delaware Avenue) and continues to the bluffs along the western edge of the De Anza Mobile Home Park. In other words, the Campus boundary on the east is the Shaffer Road right-of-way and not the paved road nor the wall at the boundary to the Mobile Home Park.~~

2.3.2. On-Site Circulation

The only developed vehicle access road on the site extends from the Delaware Avenue/Shaffer Road intersection on the east edge of the site. This road traverses the property from east to west along a previous access easement alignment (often referred to as Delaware Avenue extension) and connects to McAllister Way, a 20-foot wide oil and gravel road that runs along the edge of the former Long Marine Laboratory site. This road provides on-site access to gravel surfaced service roads, yards, and paved parking areas. Existing on-site pedestrian and bicycle circulation is provided along this existing roadway as well as by connecting trails that loop around the edge of the Campus site along the bluffs and back to the Shaffer Road/Delaware Avenue intersection. In addition, there are numerous "volunteer" trails throughout the Campus as well as a few pathways and courtyards developed with gravel or other compacted earth. A security gate with keyed access at Shaffer Road is generally closed after hours to restrict access to the Campus at night.

2.3.3. Parking

The Marine Science Campus has a total of ~~245~~ 215 parking spaces in paved and unpaved parking lots. A total of 52 spaces are located on the federally owned parcel and managed by NOAA. The remaining ~~193~~ 163 spaces

are managed by the Institute of Marine Sciences on behalf of UCSC programs and affiliates. At the present time, parking on the site is available for free on a first-come, first-serve basis for persons working on site as well as visitors to it; parking is not assigned and permits are not required.

Fig. 2.25 Existing Parking

Location	*Standard*	*Disabled*	*Surface Type*
Center for Ocean Health	31	2	Paved
Seymour Marine Discovery Center Center	70	2	Paved
Long Marine Laboratory (LML) South Area	15	1	1/2 & 1/2
~~LML Overflow~~	~~24~~	–	~~Gravel~~
NOAA Fisheries Lab	52	–	Gravel
Overflow adjacent to NOAA Lab	24	–	Gravel
~~Greenhouses~~	~~6~~	–	~~Gravel~~
Avian Facility	6	1	Gravel
California Department of Fish and Game	10	1	Gravel
TOTAL	~~238~~2 08	7	

2.3.4. Campus Shuttle and Transit Access

The Marine Science Campus is connected via shuttle bus to the main campus. An existing Santa Cruz Metropolitan Transit District (SCMTD) bus route currently provides service to the Campus entrance (route 3B providing service between the site and downtown Santa Cruz via Mission Street and Delaware Avenue).

2.4. Existing Public Access and Recreation

This section describes pre-CLRDP certification public access and recreation opportunities on the Marine Science Campus. The lands that comprise the site contain significant natural features that affect the way that public access is provided at the site. The southern edge of the site consists of a steep cliff beyond which lies open ocean, and the western portion of the site is occupied by the Younger Lagoon Reserve. There are also

wetlands on the terrace portion of the site. Pre-CLRDP access and recreation opportunities are described below.

2.4.1. General Public Access and Recreation

General public access to the Campus at the time of CLRDP certification was limited to the terrace portion of the site. Within YLR, although some unauthorized beach/surfing access occurred, general public access was not allowed. Rather, Campus visitors were provided docent-led tours to an overlook on the berm above the LML marine mammal pools and YLR. For the terrace portion of the site, access was during daylight hours via a trail network forming a loop on the terrace portion of the site that included the area along the Campus access road extending from the Delaware Avenue/Shaffer Road intersection to the oceanside bluffs (and an ocean overlook area), the trail along the terrace bluffs, and the trail along the wall adjacent to the De Anza Mobile Home Park. In addition to the trail loop, Campus parking areas were available on a first-come, first-serve basis for general public access visitors. Thus, general coastal access visitors to the Campus could access the trail loop from interior parking areas, from the main Campus entrance at Delaware Avenue, or from a coastal trail route near the bluffs adjacent to the Mobile Home Park (where a designated public access trail connected the Campus to Natural Bridges State Park).

~~Historically, public access was precluded by the prior owners to and along the Campus site, including access to Younger Lagoon and the sandy beach. During the early years of University ownership there were no restrictions on public access. The public generally accessed the site from the Shaffer Road/Delaware Avenue intersection and from the railroad tracks before making their way along well-worn paths and farm roads on the site to the bluffs and to the beach.~~

~~In 1981, the Coastal Commission allowed the University to limit general public access to Younger Lagoon and the beach there in favor of University-controlled access, including docent-led access to the overlook behind the main LML buildings. This decision was partially due to the nature of the resources present there, partially because the University indicated that it would be pursuing research studies within this area that would provide directly relevant information to the Commission for making coastal development decisions elsewhere, and partially because the Commission would continue to re-evaluate the general access closure on a regular basis to ensure that the access closure and associated trade-offs were justified in light of the Coastal Act.~~

~~Notwithstanding the closure, and as noted by the Commission, some unsupervised access to the beach and the surf break offshore had continued during the course of the time that the area was "closed." At the 2001 reevaluation, the Commission agreed to allow the University to temporarily extend the closure for another three years (subject to Commission reevaluation at the end of that time, and subject to specific criteria for the reevaluation) provided additional overlooks were developed to offset some of the impacts on public access due to such a closure.~~

~~Somewhat separate from, though obviously related to, Lagoon and beach access issues, in 1999, the Coastal Commission approved an interim public access plan acknowledging general public access parameters for the Campus (the *Interim Access Plan for the Marine Science Campus*). It was also acknowledgement that the University had by this time acquired the 57 acres of terrace land between the original LML holding and Shaffer Road/De Anza Mobile Home Park. The "interim" nature of the plan was premised on the University developing this CLRDP. This interim plan designated public access trails through the terrace portion of the site and to designated overlook areas (for viewing Younger Lagoon Reserve and the Pacific Ocean), ensured free public~~

~~parking, and confirmed the significance of the docent-led tours by the Seymour Marine Discovery Center as important public access elements. As articulated in this access plan, the majority of the terrace portion of the site is open to free public access during daylight hours on designated trails, including nearly 1,000 feet of bluff-top trail at the southern edge of the site. As provided for by the Commission's approval of it, the *Interim Access Plan for the Marine Science Campus* is superseded by this CLRDP, which embodies the principles and concepts in this interim plan.~~

Nearby the Campus and downcoast in urbanized Santa Cruz, the coastline provides an abundance of recreational opportunities, including almost continuous public access along the City's urbanized coastal frontage.West of Lighthouse Point the City shoreline is characterized primarily by high bluffs and some small pocket beaches where access is primarily by virtue of developed stairways, including staircases at Its Beach (next to the Lighthouse) and at Mitchell's Cove (at Almar Avenue). Natural Bridges State Beach just downcoast of the Campus provides general beach access to a large beach area approximately 1,000 feet east of the Marine Science Campus (on the opposite side of the De Anza Mobile Home Park from the Campus). There is a public access trail that extends from Natural Bridges through the Mobile Home Park and that enters the Campus near the coastal bluff edge; this trail, like those on the Campus, is open to general public access during daylight hours. The main beach access at Natural Bridges is related to Campus access inasmuch as it provides an entry point for the surfing break offshore Younger Beach (known locally as "Marine Labs" or "Younger"), albeit a difficult one given the paddle from the beach at Natural Bridges to the surf break offshore the Campus is over one-half mile, and even further to the associated surf breaks slightly further upcoast from Marine Labs.

Figure 2.27 shows selected access features on and near the Campus, including designated trails and access routes. In some cases, for example along Delaware Avenue Extension, these routes are located on the shoulder of an existing road or on the roadbed itself. In other cases, for example along the eastern perimeter of the site, trails follow along long established paths.

2.4.2. Public Access through the Seymour Marine Discovery Center

The Seymour Marine Discovery Center provides a significant educational and recreation-oriented visitor-serving facility. The Center is open Tuesday through Sunday and is staffed by University staff and volunteer docents. In addition to interpretive exhibits and programs in the Center itself, guided tours and interpretation are provided to some of the research facilities, including marine mammal pools, and to overlooks to Younger Lagoon Reserve and the Pacific Ocean. The Center has achieved remarkable success in reaching a wide audience, including school-age children, in meeting its mission of promoting understanding and respect for the marine environment.

~~2.4.3. Public Access Overlooks~~

~~There are two existing public access overlooks on the Marine Science Campus that overlook YLR and the ocean, and a third nearing completion. Two of the overlooks are located adjacent to YLR and provide visual access into area. Of these, one is completed and one is partially completed. The third overlook is located at the end of McAllister Way and overlooks the ocean.~~

2.5. Existing Utilities

This section describes pre-CLRDP certification utility systems on the Marine Science Campus, including: water, seawater, sanitary sewer, electrical system, natural gas, and communications.

2.5.1. Water System

Water is supplied to the Marine Science Campus through a City-owned 12-inch water main in Delaware Avenue at Shaffer Road at a static pressure of 90 pounds per square inch (PSI). On site, a 10-inch water main distributes water to Long Marine Laboratory, affiliated facilities, and the NOAA Lab.

2.5.2. Seawater System

An integral and necessary part of Marine Science Campus and its location is its seawater system. There are two complementary parts of the seawater system. The first part of the system draws up to 1,000 gallons per minute (GPM) of raw seawater from the surf zone at the south edge of the Marine Science Campus. Two 10-inch intake lines, supported on steel beams at the base of the sea cliff, draw seawater up into a 40-foot high caisson, which was drilled through the roof of a natural sea cave and is exposed to the surf. This caisson houses the primary pumps that convey seawater through underground pipes to a filter system then into two 36-foot tall storage tanks located in the main LML complex of buildings. The second part of the system draws another 1,000 GPM through a pipeline extending seaward of the sea cave, through a second and larger caisson facility, and ultimately into a third storage tank near the bluff edge. Seawater is distributed from the storage tanks to the entire developed portion of the Campus.

2.5.3. Sanitary Sewer System

Sanitary sewer service to the lower part of the site is provided through the use of a 10,000 gallon holding tank and lift station pumping to a second lift station adjacent to the NOAA laboratory. Existing buildings in the middle of the site are served by gravity sewer lines to this lift station, which pumps to the City-owned system on Shaffer Road at Delaware Avenue. Pre-CLRDP system demand on the Marine Science Campus was estimated to be 14,257 GPD. Wastewater treatment occurs at the City's treatment plant at Neary Lagoon.

2.5.4. Electrical System

The site is served by a combination of overhead and underground primary electrical lines. The system has recently been upgraded to 21,000 volts. In the lower part of the site, the PG&E primary power system terminates at two transformers. One of these is a pad-mounted transformer located west of the Seymour Discovery Center, and the other is located on the northern edge of the parking lot adjacent to the Center for Ocean Health. From there, power is fed to an electrical room located in the Younger Building and distributed underground throughout the site. Facilities in the middle part of the site are served by three transformers. Electricity (as well as data and telephone lines) is brought to the site along an easement located off-Campus in unincorporated Santa Cruz County that runs along the City limit line stretching from the Campus to Shaffer Road (inland of the railroad) and Mission Street Extension adjacent to State Highway 1.

2.5.5. Natural Gas System

Natural gas service to the site extends from PG&E's underground gas main in Delaware Avenue at the intersection of Shaffer Road along the same utility alignment shared by water and sewer. It presently serves the NOAA Laboratory and the Long Marine Laboratory buildings, and it is stubbed out for future connection to the Marine Wildlife Center.

2.5.6. Communication Systems

Telephone service to the site is provided by Pacific Bell, as well as by a private University of California owned and operated microwave telephone system. Pacific Bell facilities serve the site via a combination of overhead and underground lines. The private University system provides a microwave transmitter/receiving station mounted on the southeast corner of the Younger Building. A T-1 data communication line is leased from Pacific Bell by the University to provide high-speed data service from the site to the main UCSC Campus. High capacity fiber optic cabling currently serves the NOAA Lab, with conduit connections to Long Marine Laboratory.

Note: what follows are suggested modifications to the non-text figures of Chapter 2:

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this chapter need to be changed.

2. Figure 2.5.

    a. The area east of campus site and north of Delaware is shown as residential. This is only accurate inasmuch as City GP says this. This area is part of the area of deferred certification. **Fix**: key the land use stippling for this area to the open space legend.

    b. The land use identified for commercial areas not entirely accurate. Swift Street and Mission Street extension include mixed commercial and industrial, and Mission Street has commercial areas along it. **Fix**: change key to include a mixed commercial/industrial designation and apply this to Swift Street and Mission Street extension, and add a commercial designation and apply this to Mission Street corridor.

3. Figures 2.6, 2.7, 2.8, 2.9, 2.10, and 2.11.

    a. These are not shown in the list of figures. **Fix**: add to List of Figures on page ix.

4. Figures 2.12 and 2.13.

a. These figures are meant to be reviewed in tandem showing different information about the same topic. One of these is listing square footages, and the other is mapping the facilities listed, but the titles are different, and the text referring to them is too (leading to confusion in this and other ways major and minor – see other mods too). **Fix**: Change titles from "Existing Buildings" (Figure 2.12) and "Major Existing Facilities" (Figure 2.13) to "Existing Facilities" and make corresponding change to List of Figures on page ix.

b. Figure 2.12 doesn't include everything shown in Figure 2.13 (like the seawater facility). **Fix**: include entries in 2.12 for each of facility shown in Figure 2.13.

c. The Avian facility totals 8000 sf per the CDP, but 2.12 shows it as 2,160. University identifies some overlap with greenhouses, but CDP does not provide for this. Also, not clear that all existing greenhouses are existing square footage of existing buildings/uses. **Fix**: The numbers in 2.12 should match what is permitted.

5. Figure 2.13.

a. The seawater system expansion incorrectly shown and characterized in Figure 2.13. The label indicates the permitted expansion is shown. Problem is that there isn't a permitted expansion yet. This may be a future project, but it is not existing. **Fix**: redo figure to show actual location currently as permitted. **Note: this fix carries over to the majority of CLRDP figures (i.e., those showing the development in this area) and must be corrected in each of those too.**

b. The caretaker units are incorrectly shown and characterized. The location is actually further inland, and there are currently two units. Also, the permitted unit is only temporarily permitted. **Fix**: redo figure to show actual location and configuration currently, indicate temporary. **Note: this fix carries over to the majority of CLRDP figures (i.e., those showing the development in this area) and must be corrected in each of those too.**

c. The west wing of the NOAA facility is shown as twice as large as was allowed by the Commission and is existing on the site currently. **Fix:** the wing shall be shortened to match the permitted existing footprint of the building. **Note: this fix carries over to the majority of CLRDP figures (i.e., those showing the development in this area) and must be corrected in each of those too.**

6. Figure 2.26:

a. This figure identifies 24 parking spaces in the area between LML and NOAA on the west side of McAllister Way. This parking area is an overflow parking area that has sprung up on the site, but has not been permitted. Fix: remove the 24 space notation.

b. This figure identifies 6 parking spaces at the greenhouses west of McAllister Way. This parking area was supposed to have been removed in 2004. Fix: remove the 6 space notation.

~~6.~~7. Figure 2.27:

a. The bird-blind overlook isn't complete and isn't existing in a permitted and available sense. **Fix**: delete the bird-blind overlook.

b. The term "rudimentary trails and access routes" doesn't match the way the identifiers in the rest of the CLRDP work, particularly chapters 5 and 9 (and figures 5.5 and 9.1). **Fix**: change it to "Public Trails".

c. The figure says that beach access is available at De Anza and Natural Bridges. That is apples and oranges, and implies there is more of same nearer to the campus than there is. **Fix**: replace that text with: "Large sandy beach access downcoast at Natural Bridges State Park, and very limited pocket beach access through De Anza," and change direction and size of arrow to point further east.

d. The figure doesn't identify the location of surf break on figure. Fix: identify it on figure with name as known (i.e., "Marine Labs," "Younger," etc.)

e.

f. The figure doesn't identify trail segment at Younger Ranch. **Fix**: identify it with arrow similar to De Anza arrow.

g. The figure is called "existing public access" but it doesn't show all access (like parking), and shows some off and some on campus access (not all of either). It would be confusing to identify all access (like parking) on and off-site. **Fix**: change title to "Selected Public Access Features" (and make change in table of contents).

3. Site Planning Considerations and Constraints

The purpose of this chapter is to explain the site planning considerations and constraints that helped shape development of the CLRDP. This chapter is divided into 10 sections, each of which corresponds with a topic that has affected planning for the project site. Topic areas include: land resources, climate, topography, geology and coastal erosion, hydrology, soils, biotic resources, scenic and visual characteristics, cultural resources, and finally agricultural resources.

The Marine Science Campus project site and surrounding area have been studied extensively in the three decades preceding CLRDP certification, with over 35 technical studies produced as of December 2003. Included in this technical work are:

- Five environmental impacts reports (EIR on Proposed Coastal Marine Laboratory, 1976; Westside Properties Development Environmental Assessment, 1979; Westside Lands EIR, 1987; LML Master Plan EIR, 1993; and Terrace Point EIR, 1997)
- Fourteen biological studies, including wetland delineations, biotic assessments, studies on red-legged frog and peregrine falcon, wetland mitigation plans, and habitat management plans
- Four studies related to cultural resources
- Two transportation impact studies
- Five geotechnical/soil evaluations
- An agricultural viability report
- Various technical plans

The information contained in this section is based on these technical studies, plus analyses contained in Coastal Commission staff reports and comments of the California Coastal Commission.

3.1. Land Resources

The facilities and natural resources of the Campus are located on approximately 98 contiguous acres owned and managed by the University. Younger Lagoon Reserve is located on the western portion of the Marine Science Campus and is managed by the Natural Reserve System. Adjacent to Younger Lagoon Reserve, the existing Long Marine Laboratory complex has accommodated the needs of the Institute of Marine Sciences for its first 30 years of operation. In 1999, the adjacent terrace property was acquired by the UC Regents to accommodate future needs of the campus. A 2.5-acre federally owned parcel lies near the center of the UCSC Marine Science Campus and is occupied by the NOAA Fisheries Laboratory. Figures 3.1 provides a Campus acreage breakdown and Figure 3.2 provides a graphic depiction of the Campus acreages

Fig. 3.1 Campus Acreage

Resource	*Acres*
Younger Lagoon Reserve	25.03

Original Long Marine Laboratory Site	15.70
Remaining Terrace Portion of the Site	57.23
TOTAL	97.96

~~*The original Record of Survey was prepared by Bowman and Williams on January 24, 1973. The boundary between YLR and Long Marine Lab was first surveyed by Ifland Engineering in 1992 based on a written description contained in a UC Regents action item dated March 19, 1987 entitled: "Inclusion of Portion of Santa Cruz Campus in the Natural Reserve System." Further refinements to boundary between YLR and Long Marine Lab were made by the Huffman – Broadway Group in 2002 based on direction from Maggie Fusari and Steve Davenport.*~~

3.1.1. Younger Lagoon Reserve (YLR)

The 25-acre Younger Lagoon Reserve (YLR) was included in the University's Natural Reserve System in 1986 and is jointly managed by UCSC and the UC Natural Reserve System for teaching and research uses. The YLR has met the stringent requirements of the UC Natural Reserve System for ecological value and appropriateness for research and educational activities and has been accepted into a select group of properties, statewide, that are administered by the UC Natural Reserve System. Most of YLR qualifies as Environmentally Sensitive Habitat Area (ESHA) by Coastal Act standards and access to the Reserve has been limited during most of the time it has been under UCSC control. The lands to the north and west of YLR are in agricultural production. The lands immediately to the east are developed with the built facilities of the Marine Science Campus. The presence of Younger Lagoon Reserve on the Marine Science Campus limits the type, location, and design of development possible on the site. These constraints are discussed below in the section entitled: Biotic Resources.

3.1.2. Long Marine Laboratory (LML)

The original 16-acre Long Marine Laboratory (LML) site is located on the coastal bluff adjacent to YLR, which lies to the west. An earth berm or fence lies along much of the boundary between the two. The 30-year-old LML facility is situated above the seawater intake system that brings seawater up to the research complex. Four buildings and improved outdoor pool and yard space provide the core of the UC research facilities, along with the Seymour Marine Discovery Center, which provides the core of public service, public education and outreach for the facility. The presence of existing LML facilities on the Marine Science Campus is fully compatible with, and an integral part of, the Marine Science Campus. LML's finite size constrains the amount of development that can be placed immediately adjacent to the facility.

3.1.3. Terrace Portion of the Site

The adjacent upland terrace and coastal bluff site extends the University property along the coastal bluff for an additional 900 feet. Like the land that the LML occupies, the 57-acre remaining terrace area was once active agricultural lands and produced brussel sprouts until 1987. Since then, the property has lain fallow. The recently completed Seymour Marine Discovery Center is located on a portion of this property, adjacent to the original LML facilities, and is part of the Marine Science Campus. In addition, the NOAA Fisheries Laboratory includes laboratories and offices on a federally owned 2.5-acre in-holding within this property. Both facilities are connected to the seawater intake system. Fresh water wetlands have been identified on the property, a portion of

which drain to Younger Lagoon (see Biotic Resources section that follows). The property is bounded on the north by the Union Pacific Railroad, and on the east by ~~the~~ Shaffer Road ~~Shaffer road right-of-way and the paved section of Shaffer Road itself (north of Delaware Avenue)~~ and the De Anza Mobile Home Park (south of Delaware Avenue). The terrace portion of the Marine Science Campus is the primary location for new development under this CLRDP, and its finite size limits the amount of development possible on the site.

3.2. Climate

The Santa Cruz area enjoys a Mediterranean climate typical of many California coastal areas. Summers are dry and warm, although 30% to 40% of days are foggy, primarily in the night and early morning. Summer winds are generally from the west. Winters are cool and wet. Total precipitation averages approximately 30 inches per year. Storm winds in the winter are generally from the southwest. Due to its exposed setting the site has somewhat harsher wind velocities and more days with summer fog than other parts of the City of Santa Cruz. The site also is exposed to salt spray from the ocean. Strong winds, cool temperatures, and salt spray limit development on the site by creating the need for wider setbacks from agricultural fields to the west, by creating the need for wind protected areas, and by limiting landscaping and habitat restoration plant lists.

3.3. Topography

The campus occupies the lowest and southernmost of a series of marine terraces that rise from sea level along the coastal flank of Ben Lomond Mountain. The site itself slopes gently (1 to 2%) to the south, varying in elevation from 51 feet above sea level at the northern edge to 37 feet above sea level at the southern edge, where the coastal bluff drops sharply to the intertidal beaches below. On the lower terrace two artificial berms approximately 10 to 12 feet in height and 40 to 50 feet in width roughly follow the top of the bank along the east side of Younger Lagoon Reserve to the west. Soils for the berm were excavated from the lower terrace during facility site development, accounting for grade changes on this part of the site. The relatively flat topography of the terrace areas constrains the design of drainage systems for the site.

3.4. Geology and Coastal Erosion

Seacliffs on the Marine Science Campus are in their natural form and there are no structural protective devices along the shoreline (other than development associated with the seawater intake structures themselves). Factors affecting seacliff erosion rates include the ability of large storm waves to attack the base of the cliff, and the relative ease with which material can be dislodged. The principal mechanism of cliff retreat at the site is wave action that results in undercutting of the bedrock cliffs, and eventually the support is reduced to the point where the cliff face fails in an instantaneous rock fall. (Foxx, Nielsen Associates, 1992). One clear indication of the rate of sea cliff erosion at the site is the existence of the mast of the La Feliz, a ship that foundered just offshore in 1924. This mast has been leaning against the cliff edge in a near vertical position directly in front of the Seymour Center for over 75 years. A very resistant bedrock platform in the Santa Cruz Mudstone at the base of the seacliff has provided significant protection to this property and adjacent De Anza Mobile Home Park property for many years. The City of Santa Cruz General Plan identifies the coastline adjacent to the site as being an area at "moderate risk" of cliff erosion.

The on-going coastal erosion process along the shoreline of the Marine Science Campus limits development by requiring setbacks to protect structures from bluff erosion and cliff failure.

Although cliff retreat is often expressed in feet or centimeters per year, the erosion usually occurs in episodes that correspond with significant coastal storm events.

In this case, according to geotechnical analysis, the average long-term rate of retreat at the LML site is estimated to be less than 0.5 feet/year (Foxx, Nielsen, 1992), and the analysis recommends a 100-year setback of 50 feet from the top edge of the terrace deposit to account for both ongoing and episodic (including seismic) erosion. Based on the 0.5 feet estimated rate of long term retreat, a setback of 100 feet would provide protection for an estimated 200 years. Of course, this only an estimate, given the inherent uncertainty due to site-specific conditions, sea level rise, the episodic nature of erosion, and other unexpected factors.

3.5. Hydrology

This section summarizes basic hydrological conditions on the Marine Science Campus.

3.5.1. Younger Lagoon

The 140-acre Younger Lagoon watershed drains largely agricultural lands to the west of the Marine Science Campus and portions of the UC site. Rain, agricultural runoff, and groundwater from the terrace portion of the site are primary inflow sources. During most of the year, the action of ocean waves and littoral drift promotes the development of a barrier beach at the lagoon outlet. The beach and a bedrock shelf below the beach presumably inhibit salt and fresh water movement in and out of the Lagoon. However, flushing during winter storms does occur periodically during winter months creating alternating conditions in the lower lagoon. Maintaining hydrological conditions that sustain important habitats in Younger Lagoon Reserve impacts development on the Marine Science Campus by requiring the creation of drainage systems that maintain clean stormwater flows to the lagoon and serve to recharge groundwater on the terrace portion of the site.

3.5.2. Terrace Portion of the Site

The terrace portion of the Marine Science Campus appears to be largely a closed drainage system with only limited off-site flows entering the site. The northwestern portion of the site contains a small north-south drainage ~~ditch~~channel and a wetland area just east of it), which channel upland drainage. This upland drainage includes that coming from a culvert located under the railroad tracks (emanating from the Raytek and City of Santa Cruz sites immediately north of the Campus and the railroad right-of-way, and from the undeveloped hillsides of the Moore Creek Preserve beyond). This watercourse also drains adjacent agricultural fields west of the site. Water from this system flows directly to Younger Lagoon Reserve and is an important source of water for the lagoon.

In addition to the northwestern watercourse area, stormwater also flows through the site from rainfall in the winter months. Rainfall leaves the site primarily through evaporation, evapo-transpiration, and groundwater that flows to De Anza Mobile Home Park, the ocean cliffs, and to the steep slopes above Younger Lagoon Reserve.

According to field studies by the Huffman-Broadway Group in 2001 through 2003, the terrace portion of the site is not a perched water table system in which water percolates vertically through the soil to an impervious layer (e.g., clay, bedrock) and subsequently fills up higher layers of the soil column like a bathtub. After precipitation, water descends through the soil column at varying rates based on local soil conditions (i.e., permeability, depth to bedrock). The water continues to move vertically until it hits bedrock, upon which it moves laterally. Where bedrock is closer to the surface or surface soils have higher clay content, ponding and surface soil saturation occurs for extended

time periods. Where bedrock is farther from the surface and soils have lower clay content, water tends to move through the soil at a faster rate, precluding surface soil saturation.

Hydrological conditions on the terrace portion of the site impact development on the Marine Science Campus by requiring the creation of a drainage system that maintains clean stormwater flows to Younger Lagoon Reserve and the terrace wetlands, assures clean water, and recharges groundwater flows to the maximum extent practicable to sustain wetlands on the terrace portion of the site and in Younger Lagoon Reserve.

3.6. Soils

The coastal terrace that includes the site is underlain by the Santa Cruz Mudstone geologic formation, which is overlain with soils of varying thickness and texture. Watsonville Loam is predominant on the southern and northern portions of the site, while Elkhorn Sandy Loam is found on the central portion. On-site wetlands are found on both soil types (Strelow, 1997, Gilchrist, 1997; Huffman, 2003).

The terrace portion of the campus was formerly under cultivation for brussel sprouts, but has lain fallow since 1987. This portion of the campus constitutes primarily non-prime farmland, although some of the soil meets certain definitions of "prime" farmland~~a mix of non-prime and prime farmland may exist on the site, depending upon the criteria used to define such land~~. Given the site's location within the Santa Cruz city limits, its existing development, its several wetlands, the adjacency of intensive urban uses at De Anza Mobile Home Park, and other factors such as availability of irrigation water, renewal of agricultural use of this land is not considered to be a viable alternative by the University.

The campus site was farmed in the past using conventional methods. A pesticide investigation has identified low levels of residual DDT and DDT derivative pesticide concentrations in the surface soils. The CLRDP EIR evaluated this issue and determined that there was no significant impact associated with pesticides. Soil conditions on the terrace portion of site may constrain development on the Marine Science Campus by affecting the design of surface retention features for the drainage system.

3.7. Biotic Resources

This section discusses biotic resources of the Campus, including~~ designating known environmentally sensitive habitat areas (ESHAs) as defined under the California Coastal Act~~, wetlands, vegetation, ~~and~~ wildlife and marine resources found on and adjacent to the site, and environmentally sensitive habitat areas (ESHAs). ~~Figure 3.11 depicts ESHAs and other biotic resources and their buffers.~~

3.7.1. Wetlands ~~and Other ESHA~~

Younger Lagoon Reserve

Younger Lagoon, the largest and most significant Campus wetland, is located within the Reserve stretching from near the ocean to the upper portion of the Lagoon in its Western and Eastern arms extending towards the north of the Campus. The connection between the Lagoon and the Monterey Bay and other surrounding habitats, including the Moore Creek/Antonelli Pond system and Wilder Creek, coupled with its management as a part of Reserve with limited human disturbance, contributes to an overall high wildlife and habitat value (see below, also). The Lagoon, and its location within the NRS Reserve, limits and impacts development on the Marine Science Campus by

requiring buffers from adjacent development, special attention to building design, and standards for public access to the area.

~~Early in development of the CLRDP, University planners utilized a 1997 Corps of Engineers wetland delineation for the site for the development of the University's CLRDP. During the Issue Identification process in late 2000, however, the Coastal Commission expressed concern that site wetlands appeared to be more extensive than depicted in the 1997 delineation. In March of 2001, the Terrace Point Action Network and the Sierra Club likewise raised further concerns about the accuracy of the 1997 wetland delineation and produced a map depicting *Baccharis douglasii* found on the site.~~

~~In response to these concerns, the University of California retained the Huffman-Broadway Group (HBG) to undertake detailed biological surveys and to identify ESHA for the Marine Science Campus, including (preparing a new wetland delineation. In Younger Lagoon Reserve, which has been identified as ESHA since at least the early 1990s, HBG found wetland, riparian, and terrestrial ESHA. All of these YLR areas provide excellent wildlife value, especially for birds and mammals. In the terrace portion of the site, HBG found various seasonal wetlands (designated as wetlands W1 through W8) that qualified as ESHA (other than wetland W7 – see below section), but found no ESHA otherwise. The absence of ESHA other than wetland on the terrace portion of the site was supported by a biological assessment performed by EcoSystems West Consulting Group (2001 and 2002). HBG also identified the intertidal area seaward of the Marine Science Campus as an ESHA (see also "Marine Habitats" section that follows).~~

~~At the time of CLRDP certification, the areas that qualified as ESHA on the Marine Science Campus comprised a total of 32.14 acres (i.e. 25.03 acres in Younger Lagoon and 7.11 acres on the terrace portion of the site). Figure 3.10 shows an acreage breakdown of the ESHA areas corresponding to their mapped locations shown in Figure 3.11. Figure 3.11 also shows other resources (including wetland W7, the beach, the ocean, etc.).~~

Terrace Portion of the Site

Eight wetland areas comprising approximately 7 acres have been delineated on the terrace portion of the site based on the wetland definition contained in the Coastal Act and the Coastal Commission's Regulations. These wetlands support six vegetation types (seasonal ponds, freshwater marsh-coastal terrace, willow herb-Douglas' baccharis, moist meadow, willow riparian forest, and annual grassland). In addition, some wetland indicator species, such as Italian ryegrass and Douglas' baccharis, are patchily distributed in upland areas. The eight terrace wetlands were identified as W1 through W8, and were located in four main Campus areas: the wetland complex extending northeast from Younger Lagoon (identified in this CLRDP as wetlands W1, W2, W3, W6, and W8), the pond near the center of the terrace adjacent to the De Anza Mobile Home Park (wetland W4), the large seasonal pond located between the NOAA facility and LML proper (wetland W5), and a small wetland area near the northeast corner of the Campus (wetland W7). The wetland areas, and then the various wetland vegetation types are described below. More detail can be found in Appendix A.

~~*Fig. 3.10 On-Campus ESHA Acreage*~~

~~*Designated ESHA Area*~~	~~*Total Area (acres)*~~
~~Younger Lagoon Reserve~~	~~25.03~~
~~Wetland W1~~	~~0.11~~
~~Wetlands W2 and W3~~	~~4.49~~
~~Wetland W4~~	~~0.42~~
~~Wetland W5~~	~~1.99~~
~~Wetland W6~~	~~0.09~~
~~Wetland W8~~	~~0.01~~
~~TOTAL~~	~~32.14~~

~~*Source: Huffman-Broadway Group, 2003*~~

The presence of ~~ESHA~~ wetlands (including the degree to which they are also ESHA - see also ESHA section below) limits development on the Marine Science Campus by reducing the amount of land available for buildings, roads, trails, and other development. In addition, Wetlands ~~ESHA~~ must be buffered from adjacent development, and these buffer areas are also unavailable for development. Wetland~~/ESHA~~ buffers for the Marine Science Campus are a minimum of 100 feet, unless it can be demonstrated through the use of berms, walls, fencing, building design or other methods that narrower buffers would prevent development from significantly degrading ~~ESHA~~ wetlands on the site. Conversely, in some locations buffers in excess of 100 feet are necessary due to the sensitivity and value of the resource (e.g., portions of Younger Lagoon and wetland W5 near the LML complex, etc.). This approach is consistent with typical wetland buffers required by the California Department of Fish and Game and by the California Coastal Commission in prior actions at the Campus (e.g., the California Coastal Commission approved the Long Marine Laboratory Center for Ocean Health with a 100-foot buffer from the seasonal pond area south of the NOAA Fisheries development). The presence of wetland ~~ESHA~~ on the site also impacts development by requiring special attention to building design and controlling public access to the areas. Finally, because water is an essential element of the habitat, special care must be taken in the design of the drainage system to maintain the quantity and quality of water that flows from the developed area of the site into ~~ESHA~~wetlands.

~~*3.7.2. Wetland W7*~~

~~In addition to finding wetlands that qualified as ESHA on the Marine Science Campus, HBG found one additional wetland that did not qualify as ESHA: wetland W7. Wetland W7 was determined to have no plant or animal life or habitat that was either rare or especially valuable because of its role in the ecosystem. Wetland W7 was approximately 43 square feet, and was located in the northeast~~

~~corner of the site approximately 150 feet south of the northern property line. The presence of this wetland still constrains development on Marine Science Campus by limiting disturbance and development of the area except in conjunction with an approved habitat restoration project. In this case, and as also described in the wildlife section that follows, wetland W7 is to be encompassed within an enhanced wildlife corridor on the northern portion of the site.~~

3.7.3~~2~~. Vegetation

Younger Lagoon Reserve

The YLR consists of Younger Lagoon and the slopes bordering the lagoon, which are divided into two arms north of a point just south of the center of the reserve. Eleven distinct habitat types occur in the YLR. Seven of these habitat types occur in the lowlands: coastal strand, coastal salt marsh (pickleweed), three types of freshwater marsh (cattail, bur-reed, and Pacific oenanthe), central coast arroyo willow riparian forest (extending onto upland slopes in some areas), and barren area. Four habitat types occur in the uplands: coastal scrub, coastal scrub-grassland, central coast arroyo willow riparian forest, and ruderal.

In the lowland portion of the site, coastal strand occurs at the south end of the site, nearest the ocean. The coastal salt marsh (pickleweed) habitat type borders the open water of the lagoon continuously throughout the site except at the lower end near the ocean, and extends for some distance up both arms of the lowland beyond the upper end of open water. The three freshwater marsh habitats occur in the central portions of the two arms of the lowland. Central coast arroyo willow riparian forest occurs in the upper portions of both arms; it is continuous in the east arm, but occurs as more localized patches in the west arm. Coastal scrub occupies most of the upland portion of the YLR site. The coastal scrub-grassland habitat type occurs along the ridgeline separating the two arms and on a smaller spur ridge to the west, between the main lagoon and a small tributary drainage. The ruderal habitat type is a small area at the head of the west arm.

During surveys conducted in 2000 and 2001 by EcoSystems West Consulting Group, no special-status plant species were found in the YLR. This is consistent with the findings of previous botanical surveys (Habitat Restoration Group 1993; 1994; and John Gilchrist & Associates, 1997).

Vegetation communities found in YLR impact development on the Marine Science Campus by requiring special management in YLR to control invasive species and prevent the degradation of the vegetation communities. Management of vegetation on the terrace portion of the site is also required to prevent the dispersal of invasive plant species into YLR.

Terrace Portion of the Site

Seven distinct habitat types exist on the terrace portion of the site that are not associated with human activity or recent heavy or repeated human disturbance. These include non-native grassland, coyote brush scrub-grassland, coastal bluff community (with two phases: mixed and ice plant), seasonal pond, freshwater marsh - coastal terrace, herb community dominated by willow-herb and *Baccharis douglasii*, and moist meadow. Three additional habitat types on the site are associated with human activity and intensive disturbance: ruderal, developed/ruderal, and planted berm. Non-native grassland and coyote brush scrub-grassland occupy most of the site. The coastal bluff community occurs only in a very narrow zone along the edge of the coastal bluff at the south end of the site. The seasonal pond occurs south of the NOAA facility in the central portion of the site. Three small freshwater marsh habitat complexes occur on the site: one just north of the CDFG Wildlife Center, one just north of the access road near the western boundary of the site, and one along the northern

boundary of the site near the northwestern corner. The herb community dominated by willow-herb and *Baccharis douglasii* habitat type is a specialized wetland assemblage that occurs only in a small patch within the grassland in the east-central portion of the site. Other wetland areas dominate the northern portion of the Campus, and are also found just northeast of the NOAA facility as well as between NOAA and LML. ~~See Figure 3.11~~.

No special-status plant species were found on the terrace portion of the CLRDP project site during surveys conducted in 2000 and 2001. This is consistent with the findings of previous botanical surveys (Habitat Restoration Group, 1993; 1994; and John Gilchrist & Associates, 1997).

Vegetation communities found in the terrace portion of the site constrain development on the Marine Science Campus by requiring special management to control invasive species and prevent the degradation of the vegetation communities in open space and habitat areas, including their interrelated wetland/ESHA value. Management of vegetation on the terrace portion of the site is also required to prevent the dispersal of invasive plant species into YLR.

3.7.4~~2~~3. Wildlife

Younger Lagoon Reserve

Both the aquatic and upland areas of the YLR provide excellent wildlife habitat for vertebrates and invertebrates. The beach and associated cliffs in the reserve provides high quality habitat for wildlife to nest, rest and/or forage on. A high diversity and abundance of birds also occurs throughout the remainder of the YLR boundaries. Over 200 species of birds have been seen in or near Younger Lagoon since the onset of record keeping in the 1970s, and 15 of these species have nested in the Reserve. During surveys conducted by EcoSystems West Consulting Group in 2000-2001 nesting birds observed included: pigeon guillemots, pelagic cormorants, western gull, black phoebe, cliff swallows, barn swallows, Wilson's plover, and killdeer. Additionally, a pair of saltmarsh common yellow throats (a California Department of Fish and Game (CDFG) species of special concern), were observed to show nesting behavior in the YLR. Other special-status birds have been observed foraging in the YLR, but no other sensitive bird species were observed nesting, or demonstrating nesting behavior in 2000-01.

Coyote and bobcat are abundant within the reserve area. Other native mammals known to use Younger Lagoon Reserve included mountain lion, wood rat, gray fox, non-native red fox, raccoon, and stripped skunk. San Francisco dusky-footed woodrat (a CDFG species of special concern) and western red bats (a Western Bat Working Group "High Priority" species) may also occur in the YLR.

Fish species known to occur in Younger Lagoon Reserve include tidewater goby (a federal endangered species and a CDFG species of special concern) and three-spine stickleback. Additionally, California red-legged frog (CRLF) (a federal threatened species), may occasionally move across the upper drainages of the northern portion of the YLR; however, the seasonal drainages that feed the YLR appear too ephemeral to support CRLF reproduction or non-reproductive rearing habitat. Moreover, the lagoon proper ~~is~~ appears too saline to provide CRLF habitat. No other special-status wildlife species are known to occur, or are expected to occur in the YLR.

Wildlife in YLR, which factors into the designation of a portion of this area as an ESHA (see also below), limits and impacts development on the Marine Science Campus by requiring buffers from adjacent development, special attention to building design, and standards for public access to the area.

Terrace Portion of Site

The upland and seasonal wetland areas (when dry) of the terrace portion of the site sustain populations of small rodents, lizards and insects. The wetland areas contain green foliage for an extended season, which in turn provides an extended food source for the small mammal populations. Small mammals observed on this portion of the site include California meadow voles and Botta's pocket gopher. Other mammals that may use the site include house mouse and deer mouse.

Small mammal species (especially the California vole and white-footed mouse) provide an abundant food source for raptors (falcons, hawks, and owls). During the 2000-2001 surveys conducted by EcoSystems West Consulting Group, raptor species observed using the terrace for foraging included: white-tailed kite, a pair of American kestrels, barn owl and a pair of northern harrier hawks. Other foraging species observed included: morning dove, rufous-sided towhee, black-headed phoebe, California towhee, American robin, California quail, white crowned sparrow, Anna's humming bird, barn swallow, tree swallow, Stellers jay, American crow, and purple finch. No special-status bird species were observed nesting, or are expected to nest, on the terrace portion of the site. A pair of mature northern harriers (a CDFG species of special concern), was observed foraging regularly across the terrace portion of the site during the 2000-2001 bird surveys as noted above. The 2000-2001 surveys, as well as previous surveys (Mori, 1997), indicate that this species does not nest on the site. A white-tailed kite (a federally protected species), was also observed foraging on the terrace portion of the site. Other special status bird species, including loggerhead shrike, peregrine falcon, black swift, and merlin may also occasionally use the site for foraging. Additionally, burrowing owl formerly nested on the site.

Adult Pacific tree frog and tadpoles have been observed in the seasonal pond south of the NOAA facility. Reptiles that are expected or known to occur include alligator lizard, western fence lizard, gopher snake, ring necked snake, and garter snakes.

Regarding the potential presence of California red-legged frog (CRLF) on the site, according to work conducted by EcoSystems West Consulting Group prior to CLRDP certification (2000, 2001 and 2002), one small CRLF was observed in May 2002 in a pool along the drainage ~~ditch~~channel adjacent to the railroad tracks along the northern margin of the site. Three juvenile CRLF were observed at this same location in 1997 (Mori, 1997). No other frogs were found on the site during focused surveys conducted in 1994, 1997, 2000, 2001, and 2002.

Aquatic habitats on the terrace portion of the Marine Science Campus appear too ephemeral to support CRLF reproduction, as surface water is unlikely to be present through late June, as is necessary to support successful reproduction. Additionally, these areas appear too ephemeral to support rearing habitat for non-reproductive juveniles.

The pool where the frogs were found in 1997 and 2002 provides known aquatic habitat for non-reproductive CRLF. Other wetlands along the northern and western margins of the site (specifically wetlands W1, W2 and W6) may also provide potential aquatic habitat, and/or temporary hydration points for CRLF during winter movements. Other wetlands in the central and southern part of the site are not likely to provide potential aquatic habitat, upland habitat and/or temporary hydration points for CRLF during winter movements, due to their location, duration of ponding, and poor cover. Moreover, frogs have not been observed in these areas during past survey work conducted between 1997 and 2002.

The non-aquatic upland areas on the terrace portion of the site are considered to have extremely low potential for use by CRLF. The vegetation cover is of low height and offers little protection from predators. Moreover, frogs have not been seen in these upland areas during past survey work

conducted between 1997 and 2002. No other special-status species are expected to occur on this portion of the site.

Wildlife on the terrace portion of the site limits and impacts development on the Marine Science Campus by requiring buffers from adjacent development, special attention to building design, and the ~~control~~ standards for~~of~~ public access ~~in ESHA areas~~.

Wildlife Movement

The northern portion of the site ~~may~~ appears to be used by wildlife that moves between Moore Creek, Antonelli Pond and YLR. This wildlife movement probably occurs along existing transportation corridors such as the existing Campus access road from Delaware Avenue and the railroad right-of-way (adjacent to the northern Campus boundary) and across the undeveloped fields of the Upper Terrace. Movements of amphibians that require moist conditions may concentrate along wetlands W1 and W2, which extend in a north-south direction and connect to YLR through wetland W6.

Wildlife movement on the upper terrace portion of the Marine Science Campus could be facilitated through the establishment of enhanced wildlife corridors in this area that focus such corridors through the designated wetland and buffer areas and away from proposed development areas. These enhanced corridors would incorporate wetlands W1, W2, W6, and W8, (and their buffers) for the north-south portion, and would include connecting west-east portions extending both along the railroad tracks (incorporating wetland W7) and through wetland W3. These corridors will help ensure continued habitat connectivity between YLR and Antonelli Pond/Moore Creek. These corridor areas are designated as 20 feet wide with varying width buffers. Together, the corridor/buffer area will provide space sufficient for wildlife passage provided the animal is protected from disturbances that would discourage its passage. Thus, the area in the corridor/buffer needs to provide for appropriate vegetative terrain and cover, through connections at potential blockage points (e.g., at Shaffer Road and/or trails) and improvements both within corridors and at their periphery for the blockage of lights, noise, movements, and any other activity that would deter the animal from moving freely to and from YLR.

As such, ~~establishment of~~ these wildlife corridors and associated buffer areas could limit development on the Marine Science Campus by reducing the amount of land available for buildings, roads, and trails. In addition, the wildlife corridor and buffer areas on the site impact development by requiring special attention to adjacent building and public access design and control of public access into the area.

3.7.5~~4~~. Marine Habitats

Intertidal Rock Benches

The shoreline adjacent to the project site consists of loosely consolidated soil atop terraces of soft mudstone. The marine portion of this area is within a cell of longshore sediment transport, and much of this area is seasonally covered and uncovered by sand. Many of the marine organisms present at this site are adapted to the rather harsh effects of sand inundation.

The rocky shore biotic community adjacent to the site is typical of many of the rocky shores in northern Santa Cruz County. Qualitative observations of species diversity and community structure were made during a site visit in December 1992. During this visit, 108 species of marine plants and animals were observed along the shore between the bluffs and approximately -1.0 ft below mean lower low water (MLLW) tidal elevation.

Throughout the area, benches were incised by deep channels that provided considerable spatial habitat diversity. Vertical walls normal to and parallel to incoming waves resulted in extremely exposed or relatively protected habitats, respectively.

There are two sea caves in the vicinity of the LML site; the larger one contains the intake structure for the existing LML seawater system. This cave is approximately 60 feet deep, with steep mudstone walls and a sandy bottom. The walls of the cave were covered mostly by sessile invertebrates and motile gastropods. The absence of any plant cover in the cave is likely the result of light limitation. The overall species composition of animals was similar between the two caves, although there were fewer species found in the smaller, easternmost cave. ~~HBG has identified the intertidal area seaward of the Marine Science Campus as an ESHA.~~

The presence of an intertidal area limits development on the Marine Science Campus by requiring buffers from adjacent development. ~~Also, because the area provides access to YLR, the limitation of public access to the area is required to protect YLR~~. Because water is an essential element of the habitat, special care must also be taken in the design of the drainage system to maintain the quality of water that flows from the developed area of the site. Finally, the presence of an intertidal area affects the design and operation of seawater intake facilities for the site.

Subtidal Habitats

The subtidal nearshore habitats consist of a mudstone substratum. The bottom forms a series of sloping ridges, with the faces of the ridges oriented toward the shore, and a shallow overall slope. This repeated ridge-and-depression topography produces sediment traps, and results in both sand-covered and uncovered substratum. Sediment enters the near coastal system from a number of small coastal streams, and from longshore transport of sand, predominantly from the west.

The distribution of benthic organisms in the area was apparently partly controlled by the availability of rocky substratum and the rates of movement of sand, which previous studies have concluded occurred at a relatively high rate (Mattison, et al, 1974). This was inferred from the presence of organisms (primarily colonial tunicates, sponges, cnidarians and algae) normally found on exposed surfaces, "living" under several centimeters of sand. This is consistent with conditions in the intertidal area, where sand inundation was commonly observed, and periodic movement of sand apparently resulted in high abundances of some species that are resistant to sand burial.

Previous studies have identified 227 species of marine plants and animals along subtidal transects directly offshore and adjacent to the site. The distributions of most groups of organisms were closely correlated with bottom type. Some species were found only on exposed shale (e.g., giant kelp and ascidians) while others were observed primarily on sand-covered rock (e.g., *Pterygophora californica*, and the ascidians). Although some species were only observed where sand cover was minimal or absent (i.e., on vertical faces of rock), all species in the area must have been accustomed to frequent sand movement and occasional burial. Species that generally grow in relatively sediment-free environments were rare. There was a dense kelp forest (*Macrocystis pyrifera*) beginning approximately 65 feet offshore in fairly shallow water that is continuous along the coastline. The extent of this kelp forest has not changed appreciably since 1974.

Overall, the subtidal biotic community near the LML site is diverse, represented by a wide array of taxonomic groups, and is strongly influenced by local variations in sediment distribution. There are no indications of negative effects of the existing stormwater discharge, but no recent subtidal surveys have been conducted.

The presence of subtidal habitats impacts development on the Marine Science Campus by requiring special care in the design of the drainage system to maintain the quality of water that flows from the developed area of the site. These habitats also affect the design and operation of seawater intake facilities for the site.

Special Status Species

Certain species whose continued well-being may be compromised by human activities are listed by state and federal agencies as being threatened or endangered. These species are afforded special protection from alteration of habitat or taking, which may include harassment. There are several marine species that are State or federally listed as threatened or endangered that, although they may be present in the vicinity of the Marine Science Campus, are not solely dependent on the area surrounding the site. These include the southern sea otter, the brown pelican, and the California gray whale, which are further described below.

Southern Sea Otter. Southern sea otters (*Enhydra lutris nereis*) are listed as threatened by both state and federal agencies. These animals were reduced by hunting to a small population of approximately 50 animals in the early part of this century. Sea otters expanded their northern range in the mid- and late 1970s beyond Point Santa Cruz and into the area adjacent to the project site. Since that time, otters have moved farther north and are commonly observed from Año Nuevo Island to Pigeon Point. The population at the time of CLRDP certification was estimated at approximately 1,464 individuals distributed between Point Año Nuevo and the Santa Maria River. At that time, a small number of otters could be observed feeding in the kelp forest offshore adjacent to the Marine Science Campus on most days. There has been no indication of negative effects of the existing seawater system on distribution, abundance or health of sea otters.

Brown Pelican. Brown pelicans (*Pelecanus occidentalis californicus*) are common in the Monterey Bay area and use the waters between Point Año Nuevo and Point Lobos. They are listed as endangered by both state and federal agencies due to severe population declines experienced during the 1960s and 1970s as a result of elevated concentrations of DDT in coastal waters that caused reproductive failure in several breeding populations. Many populations of brown pelicans have rebounded since major sources of DDT have been eliminated from the environment. DDT is not introduced into the environment through Marine Science Campus facilities, and there has been no indication of negative effects of the existing seawater system at LML on health or abundance of pelicans. Primary summer and fall nighttime roosting areas for the brown pelicans are in the Moss Landing Wildlife Area and Año Nuevo Island. Overnight roosting areas are the most prone to disturbance and their protection is among the primary objectives of the recovery plan for the species. During the daytime, pelicans fish in the waters of Monterey Bay and surrounding areas and are commonly observed offshore of Santa Cruz and the project vicinity. Although birds do roost on a small offshore outcrop near Point Santa Cruz, there are no large roosting sites in the project vicinity.

California Gray Whale. California gray whales (*Eschrichtius robustus*) pass through the Santa Cruz area from November through January en route to breeding and calving lagoons in Baja California, Mexico, and through March through June en route to feeding waters in Alaskan and Canadian waters. In general the animals pass nearer to shore on the southern trip and father from shore on the northerly trip. Feeding during the migration is minimal, although animals have occasionally been observed frolicking in kelp beds. Gray whales have recently been "delisted" as a result of a decision that the North Pacific population has completely recovered from the effects of hunting in the last century and the beginning of the twentieth century, and has stabilized. Although it is no longer listed as threatened or endangered, it is still protected under the Marine Mammal Protection Act, which has

provisions regarding habitat and harassment. There has been no indication of negative effects of the existing seawater system on the California gray whale population.

The presence of special status species in the marine habitats on and adjacent to the Marine Science Campus impact development by requiring special care in the design of the drainage system to maintain the quality of water that flows from the developed area of the site. The presence of these species may also affect the design and operation of seawater intake facilities for the site.

3.7.5 ESHA

The Coastal Act defines environmentally sensitive habitat area (ESHA) as any habitat 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. As described in the preceding sections, it is clear that the Campus is home to significant and interrelated biotic resources. Some of these biotic resource areas are considered ESHA by this CLRDP, and some are not. For example, although the majority of Campus wetlands are considered ESHA, wetland W7 is not. Similarly, although a number of raptors and other bird species, including several listed species, forage on the terrace portion of the site, this area has not been deemed ESHA by this CLRDP. In the same manner, Younger Lagoon and related portions of the Reserve are clearly rich in resource value, but not all of the Reserve constitutes ESHA. Specifically, the sandy beach area seaward of the Lagoon and the worn access path to it from the bluff edge are not unlike other beach access locations and are not considered ESHA. Although this beach area, particularly the inland coastal strand nearest the Lagoon, has been known to foster habitat at times for special status species (e.g., snowy plover), and for which temporal and spatial restrictions may be necessary at times during the year, the beach area does not constitute ESHA for the purposes of this CLRDP. The remainder of YLR, though, has been deemed ESHA. See Figure 3.11 for biotic resource areas on the Campus, including ESHA areas.

ESHA limits and impacts development on the Marine Science Campus by requiring buffers from adjacent development, special attention to building design, and standards for public access to the area.

3.8. Scenic Resources and Visual Characteristics

The campus site is located in a coastal location and the site is visible from several public vantage points, including portions of Highway 1, Wilder Ranch State Park, Moore Creek Preserve~~the Bombay property~~, and Natural Bridges State Park, as shown in the following photographs. (Figures 3.12 and 3.13) From the terrace portion of Wilder Ranch the site is at approximately the same elevation, and major vegetation screens large portions of the upper site. The site is more visible from higher elevations within Wilder Ranch. From Natural Bridges, also at a similar elevation, homes in the De Anza Mobile Home Park screen most of the site from view, although ~~and~~ existing campus buildings are ~~barely~~ visible above the homes and nearest the bluff. From Highway 1, which lies somewhat above the terrace in elevation, the site may be seen intermittently from a traveling vehicle. Here the view is more complex: the ocean beyond the site is clearly visible above existing buildings; some of the flat terrace portion of the site can be made out as well. From the ~~Bombay property~~Moore Creek Preserve, which lies north and at a significantly higher elevation, the terrace portion of the site itself can be seen, and existing buildings fall ~~considerably~~ mostly below the cliff horizon line, so that they ~~do~~ only minimally~~not~~ block views of the ocean~~at all~~.

Panoramic views of Monterey Bay and Younger Lagoon are available from vantage points on the site, although from the more northern portions of the site, undulating site vegetation, while low, blocks

views of the water. Closer to the cliff edge, the water view unfolds ahead. The site itself provides a visual transition between the more urban City of Santa Cruz to the north and east and the rural north coast to the west.

The existing LML complex is an assemblage of weathered original Lab buildings with board-and-batten siding and gray colored roofs, and newer buildings that have been designed to be complementary to this initial design aesthetic. Seymour Marine Discover Center and the Center for Ocean Health Building both have exterior finish treatments that pick up on colors in the site landscape. The NOAA Fisheries building is similarly finished to replicate the green and tan colors of the site.

The coastal scrub and coastal strand vegetation along the edges of the site form a low mat of gray-greens and browns. The vegetation of the terrace portion of the site ranges from deep green to browns and tans, depending on the season.

The need to maintain the scenic resources and visual characteristics of the Marine Science Campus and the surrounding area limit and impact development by reducing the amount of land available for buildings, roads, and trails. Maintaining scenic resources and visual characteristics also affects the design, scale, and number of buildings on the site, including necessitating height and mass limitations, and limitations in the use of color and materials in construction. Finally, maintaining scenic resources and visual characteristics affects how buildings may be arranged on the site.

3.9. Cultural Resources

The Marine Science Campus appears to have low archaeological sensitivity or potential. An archaeological study and field reconnaissance conducted on the site in conjunction with the previously proposed Westside Lands Plan found no indications of cultural resources on the Marine Science Campus (ACRS, 1985) although a potential prehistoric resource was identified on the upper terrace area. Subsequent surveys found no indications of prehistoric or other cultural resources. In 2000 an updated records search of the entire property and a field reconnaissance of the Younger Lagoon Reserve also found no prehistoric or historic archaeological resources on the site. Comments in the public record have noted a 1924 shipwreck, the La Feliz, lies offshore of the site. The Seymour Marine Discovery Center has incorporated an interpretive display that includes the ship mast of the La Feliz.

Sensitive paleontological resources are identified along the coastline, from Younger Lagoon to approximately Monterey Street near Cowell Beach. The Santa Cruz mudstone that composes the majority of the seacliff face on the Marine Science Campus, however, appears to contain few fossils (Strelow, 1997).

There are no known cultural resources on the Marine Science Campus, and therefore development is not constrained in this regard. Nonetheless, the La Feliz ship mast should continue to be preserved for the education and enjoyment of future generations. If currently unknown cultural resources are discovered during the course of developing the terrace portion of the site, development activity will have to be regulated to ensure no adverse impacts on any such resources.

3.10. Agricultural Resources

The Marine Science Campus is adjoined immediately to the west by agricultural fields in production of crops. The daily operations of agricultural fields, which can include plowing, spraying, or the use of heavy machinery, can potentially cause conflicts with adjoining urban uses. An existing agricultural road acts as the established crop line within the agricultural property, and all crops have

been planted west of this road for many years. While the agricultural operation does not currently used Telone II, the capability to use this in the future is an important part of the continued viability of the agricultural use. Telone II requires 300 feet of separation between the area of application (crop line) and adjacent non-agricultural uses.

Pre-CLRDP certification existing development on the site, which is separated from agricultural lands by Younger Lagoon Reserve, is set back from agricultural uses by approximately 150 to 700 feet. The closest building is the CDFG Marine Wildlife Center. Although prevailing winds sweep west to east from the adjacent farmland towards the Campus, UCSC and CDFG uses coexisted with adjacent agricultural operations for years. In the three decades that the Marine Science Campus has been operational, no formal complaints have ever been made by staff working at the site.

In addition to potential conflicts with adjoining urban uses, stormwater and irrigation runoff from agricultural fields west of the campus have resulted in erosion problems and the deposition of agriculture-related chemical pollutants into YLR. There is also a concern that on occasion farmworkers use YLR as a toilet thereby disturbing vegetation and wildlife in the area. Separating urban uses from adjoining agricultural uses is an important consideration in the development of the site.

Figure 3.14 identifies agricultural setbacks associated with selected developments at or near the Campus prior to CLRDP certification.

Fig. 3.14 Distance to Adjacent Agricultural Property for Development at or near the Marine Science Campus

Facility (Year of Approval)	*Distance (feet)*
Long Marine Laboratory (1976 - 1997)	400
California Department of Fish and Game (1994 and 1996)	150
NOAA Fisheries Laboratory (1998)	700
Raytek (1975)	20
Raytek (2000)	200 bldg; 15 parking
Monarch Village Apartments (2002)	238

Source: California Coastal Commission; Steve Davenport

In all of these cases, proximity to agricultural uses was a factor considered in the site layout and design.~~the case of existing facilities, the Long Marine Laboratory and the National Marine Fisheries Service, no buffer was required for these buildings because they are located on the lower part of the site and separated from adjacent agricultural uses by Younger Lagoon. In the case of the California Department of Fish and Game (CDFG) building, however, proximity to agricultural uses was a factor considered in the site layout and design.~~

The presence of adjacent agricultural resources limits and impacts development on the Marine Science Campus by requiring setbacks that limit the area for development. Appropriate setbacks for the Marine Science Campus are 200 feet from the property line and 300 feet from the established crop line for non-residential uses (depending on the use's proximity to existing buildings and YLR) and 500 feet from the property line for residential uses (see Figure 3.15). Proximity to agricultural resources may also require special design features to minimize conflicts between Campus use and standard agricultural practices (such as chemical spraying and fertilizing) or ongoing agricultural by-products (such as dust and noise from machine operations – cultivating, spraying, harvesting, et al).

3.10. Conclusion

The Marine Science Campus and surrounding area has many sensitive coastal resources. These resources limit the location and intensity of development that can occur on the site. Figure 3.16 maps some of these constraints, including ESHA locations, agricultural setbacks, and geologic hazard setbacks.

Note: what follows are suggested modifications to the non-text figures of Chapter 3:

~~The agricultural setbacks can be mapped along with the geologic and ESHA setbacks to show Campus areas that are "off-limits" in various ways to development. See Figure 3.16.~~

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this chapter need to be changed.
2. Figure 3.2.
    a. The title is misleading, and doesn't correspond to what is shown and/or described in the Figure preceding this (and connected analytically to it). **Fix**: change title to "Campus Acreage" (and make change in table of contents).
    b. The figure shows YLR boundary out in ocean. This is incorrect. **Fix**: move it inland to correct boundary location.
    c. This figure maps the eastern Campus boundary to the centerline of Shaffer Road. The actual Campus boundary (to the edge of the ~~City's right-of-way~~Road) needs to be shown. **Fix**: show actual eastern boundary. **Note: this fix carries over to the majority of CLRDP figures (i.e., those showing the eastern Campus boundary) and must be corrected in each of those too. In addition, any improvements shown outside of the Campus eastern boundary (i.e., in City right of-way) in CLRDP figures need to instead be shown on UCSC land.**
3. Figure 3.4.
    a. The title is "Mouth of Younger Lagoon." However, the figure shows a picture of the beach and ocean and surf break area. Although technically the mouth of Younger Lagoon connects at that interface, it is not shown in the picture, and the title contradicts the access features that are shown. **Fix**: change title to "Beach Area Fronting Younger Lagoon" (and make change in table of contents).
4. Figure 3.6.
    a. The title is "Younger Lagoon Reserve Looking Northwest." Like figure 3.4, this too includes a portion of the beach access resource in the foreground of the picture. **Fix**: change title to "Looking Northwest into Younger Lagoon Reserve" (and make change in table of contents).
5. Figure 3.9.

a. This figure shows the 100 foot geologic setback, but only shows it for about two-thirds of the bluffs. **Fix**: extend to map whole thing.

6. Figure 3.11.
   a. This figure makes a number of distinctions between different types of ESHAs, but the CLRDP doesn't use any of them. Leads to lack of clarity. Likewise, the buffers shown are both ESHA and other buffers. **Fix**: collapse the different ESHAs into one ESHA category, call buffers "Resource Buffers." Note that sandy beach area is not ESHA.
   b. Indicate area of "enhanced wildlife movement."
   ~~b.~~c. Only the summary figure should include "Constraints" in the title. **Fix**: change title to "Biotic Resources" to match construct of other figures making up the final constraints figure (and make change in table of contents).
   ~~c.~~d. It is not at all clear where the edge of ESHA is supposed to be mapped in relation to bluffs. **Fix**: clarify consistent with rest of CLRDP and clearly show in figure.
7. Figures 3.12 and 3.13.
   a. These figures reference the "Bombay Property." This reference is no longer correct. This area is now the City's "Moore Creek Preserve." **Fix**: change names.
8. Figure 3.15.
   a. The 500 foot setback stops on the upper portion of site, and doesn't show on lower portion. It is still relevant there too. **Fix**: show 500 foot setback on lower portion too.
   b. The legend looks the same for both the 300' and 500' buffers. **Fix**: make clearly different.
9. Figure 3.16.
   a. This figure combines the other figures of chapter 3. Thus, it needs all the corrections the other Figures of Chapter 3 needed. **Fix**: make corrections in this figure too.

4. Planning Objectives, Program Overview, Design Principles and Plan Concepts

The purpose of the chapter is to discuss the objectives of the CLRDP and justification for the development program that it contains. This chapter is divided into four sections. The first section sets forth planning objectives for the CLRDP. The second section provides an overview of program needs. The third section sets forth design principles for the Marine Science Campus based on the rural/agricultural landscape, and the last section describes campus land use concepts. These Chapter IV elements are reflected in and implemented by the chapters that follow and the CLRDP appendices.

4.1. Planning Objectives

The purpose of the CLRDP is to facilitate the orderly, flexible, and environmentally sensitive expansion and development of the UCSC Marine Science Campus in support of the academic, research and public service mission of the University of California, consistent with the Coastal Act. The UCSC Institute of Marine Sciences and the UC Natural Reserve System, which share responsibility for managing the UCSC Marine Science Campus, seek to promote the health of the oceans and their coasts by conducting and supporting marine science instruction and research and by facilitating the application of that knowledge for public education, environmental awareness and decision making.

The following are the University's planning objectives for the campus (organized under subheadings) that are addressed in this Coastal Long Range Development Plan.

Planning Objectives

- Develop a world-class marine research, education, ocean health, and public service campus with the scope, diversity, and excellence in program and facilities necessary to respond to the growing need for marine science, to establish the University's leadership in the field, and to attract sustained funding.
- Develop a marine science campus with access to large volumes of fresh seawater and proximity to the ocean environment for research, education, ocean health, and public service activities.
- Develop a marine science campus sufficiently close to the main UCSC campus to enable integration with programs on the main campus and utilization of support services that do not require location close to the ocean.
- Develop an affordable campus that makes cost-effective use of the limited public funds available for research, education, and ocean health activities by expanding existing facilities on the Marine Science Campus and attracting governmental, non-profit, and private research and education affiliates that bring additional financial resources to the campus.

- Maximize the efficient use of land resources on the Marine Science Campus for coastal-dependent uses, coastal-related uses, and support facilities, consistent with identified resource constraints so as to reduce the future need for development of other coastal lands in the service of marine research and education.
- Remedy space and program deficiencies that existed in 2003 at the Marine Science Campus through the expansion and enhancement of University and affiliated facilities.
- Create a campus with opportunities for new marine research, education, and ocean health activities that: (1) are proximate to the ocean environment and thereby allow the keeping of marine plants and animals in an environment that approximates their natural setting, (2) can be undertaken adjacent to existing facilities on the Marine Science Campus to promote interaction and collaboration, (3) complement and broaden existing research, education, and ocean health activities, (4) have access to large volumes of fresh seawater, and (5) are provided sufficient expansion area to meet anticipated demand for new and expanded facilities.
- Create a campus that promotes round-the-clock immersion in the research environment and extends interaction and collaboration among scientists, students, and administrators beyond formal work settings by providing support housing for researchers, educators, students, caretakers, and visitors that is adjacent to coastal-dependent activities and of sufficient capacity to support approximately 20 percent of projected campus population.
- Create a campus with the functionality to provide support to scientists, students, and administrators who need meals, meeting places, and lecture halls.
- Create a campus with the functionality necessary to support a wide range of marine research and education and ocean health activities by providing equipment storage, maintenance, and outdoor laydown areas that are within easy and quick access of campus laboratories, offices, and classrooms and of sufficient size to maintain and equip ocean vessels with scientific instrumentation.
- Provide public access and recreation opportunities on the Marine Science Campus where campus users and coastal visitors may exercise, recreate, and enjoy coastal resources.
- Provide a seawater system capable of delivering and discharging large amounts of fresh seawater for use in research, education and ocean health activities.
- Maintain and enhance natural resources at Younger Lagoon Reserve for teaching and research.
- Facilitate the development of complementary state, federal and private programs at the campus.
- Develop the Marine Science Campus in a manner that maximizes the clustering of similar or complementary uses in order to: (1) enhance opportunities for interaction and collaboration among researchers, educators, and students, (2) provide convenient access to essential research and teaching facilities, (3) provide convenient access to support facilities (e.g., food service, conference facilities, meeting rooms, etc.), and (4) support a sense of a campus community.
- Site new development to provide for convenient access to existing utility infrastructure (e.g., seawater, water, sewer, etc.) thereby reducing cost and site disturbance to the extent feasible.

Protecting Natural Resources on the Site

- Avoid or minimize adverse effects on the natural physical setting where it is feasible to do so, consistent with the resource protection provisions of the California Coastal Act and other environmental regulations, and consistent with achieving the planning objectives described above.
- Rely on infill and clustering of facilities to provide for efficient use of the land while minimizing development of undeveloped lands to the extent feasible.
- Protect and enhance environmentally sensitive habitat areas and other coastal resources including vegetative and wildlife habitats.
- Site development in areas with similar uses to support pedestrian travel and to minimize vehicle use for circulation within the site.

Protecting Offsite Resources

- Avoid or minimize adverse effects on adjacent land uses, the local community and the region where it is feasible to do so, consistent with the California Coastal Act and the planning objectives described above. Enrich the quality of life in the local and regional community by providing a facility that interprets marine research at the University and promotes understanding of the central California coastal marine environment.
- Maximize public access to onsite coastal resources to the extent feasible and consistent with protection of fragile resources, while ensuring the security of the campus.
- Provide a mix of uses on the project site and incorporate design features that support transportation alternatives in order to minimize traffic impacts on local roadways.
- Provide on-site housing to accommodate some of the project-related housing demand in order to minimize housing impacts on the community.
- Maintain views of the ocean and the mountains from important public vantage points in order to minimize visual impacts on the community.
- Develop a site plan that is compatible with existing and planned development in the area.
- Limit infrastructure and other measures to foster establishment of a stable urban boundary .

4.2. Program Overview

This section provides an overview of program needs for the Marine Science Campus.

4.2.1. Marine Research and Education (Including Outdoor Research Area)

Oceanography and marine sciences in the century ahead will be very different than that of the past. Due to the global scale and interdisciplinary nature of the problems and research questions we now face, it has become clear that individual scientists working in isolated laboratories cannot by themselves answer these questions and resolve these issues. Consortiums of marine institutions and scientists and integrated or interdisciplinary science has become necessary to deal with these complex local and global scale problems. The Ocean Drilling Program (ODP), Partnership for Interdisciplinary Studies of the Coastal Ocean (PISCO), and the Consortium for Oceanographic

Research and Education (CORE) are a few examples of such groups. Scientists within the Institute of Marine Sciences at UC Santa Cruz are involved with these and other groups that are making important contributions to our understanding of the Monterey Bay, the Monterey Bay National Marine Sanctuary, and the global oceans.

Over the past decade the Institute of Marine Sciences has responded to these changes and issues and focused efforts in three directions:

1) Assisting in the development of excellent academic programs and outstanding marine instrumentation facilities.
2) Developing partnerships and collaborations with state and federal marine agency programs and the private sector to strengthen programs and expand capabilities at a time when University resources have been limited.
3) Developing public education and policy related programs to compliment and fully utilize our marine research capabilities and resources and share the results of research with the public at large and decision makers at all levels.

Program Development

Over the past two decades the Institute of Marine Sciences has worked with the UCSC academic departments of Ocean Sciences, Biology, Environmental Studies, and Earth Sciences to develop outstanding academic programs. UCSC is also the only Ph.D. granting institution in the Monterey Bay area and the top quality students drawn to the campus have been important assets to agency partners who want to relocate here. The Institute has also focused and leveraged resources to build a state-of-the-art set of marine instrumentation facilities, which are important attributes of any regional or national centers.

Partnerships and Collaborations

The University of California, Santa Cruz is now a state-assisted institution with nearly two-thirds of its budget coming from non-state sources. In the area of ocean research, the Institute's 42 marine faculty and approximately 30 researchers brought $10.5 million in external funds to the campus in 2000 - 2001 to support marine research, approximately 16% of the extramural funds brought to the entire campus. Marine sciences has been an integral part of the campus teaching and research efforts since the campus opened 36 years ago and has become increasingly important as the campus has grown, as ocean issues and concerns have become more paramount, and as the research and teaching opportunities associated with the unique location on Monterey Bay have been realized. The Institute of Marine Sciences and Long Marine Laboratory (LML) have long recognized that campus resources were limited and there are many benefits and opportunities available by working with state and federal agencies to develop cooperative programs and co-located facilities. By 2005 they had successfully developed collaborative research programs with:

- The National Oceanic and Atmospheric Administration (NOAA) Fisheries Service
- The United States Geological Survey (USGS) - Coastal and Marine Group

- The California Department of Fish and Game (CDFG)
- The Coastal Waters Program of the Nature Conservancy
- NOAA's Center for Marine Protected Area Science

These partnerships have brought new programs, scientists, funding, facilities and capabilities to the region which strengthen programs and expand collective ability to study and resolve important questions and problems about the ocean; the fate of sea otters impacted by oil spills; the status of salmon and sustainability of California fisheries; and impacts of El Niño events on the central coast are a few examples of some of this collaborative work.

These partners have significantly increased the University's capabilities and ability to undertake broad scale marine research and also train the next generation of scientists. UCSC has the foundation and the potential to become a world-class marine research and education center and the Marine Science Campus site offers an ideal set of conditions to continue to pursue this goal. An oceanfront site with access to high quality seawater on the margin of the nation's largest national marine sanctuary, the presence of a strong core of internationally recognized marine scientists, a cadre of intelligent and motivated graduate students, as well as all the attributes of a major research university have become magnets to which others continue to be drawn.

Developing Public Education and Policy Programs

The University of California is charged by the state Master Plan for Higher Education to carry out programs in teaching, research and public service. The Marine Science Campus offers unique opportunities to develop programs in each of these areas and to benefit both the people of the region and the state but also the oceans.

Long Marine Lab has developed a very successful public education program, which has now been in existence since 1978, including its expansion in 2000 with the opening of the Seymour Marine Discovery Center. This privately funded facility is intended to ultimately serve 75,000 to 100,000 visitors each year, including 20,000 school children. The focus on a Window to Discovery and interpreting the research carried out by the Institute's marine scientists is unique in California. Public lecture series, summer programs for children, workshops for teachers, and a six day/week visitation and tour program are examples of contributions in this area, which may expand in the future.

The Center for Ocean Health is a research center at the Marine Science Campus with a focus on marine research with policy implications and activities, such that the results and findings can be integrated and shared with policy makers and agency staff in order to make more informed future decisions.

Looking to the Future

The foundation for a world-class marine research, education and policy center now exists in 2005 at the time of CLRDP certification. With the existing seawater system and laboratory research facilities, the Ocean Health building, the Seymour Marine Discovery Center for public education, the Younger Lagoon Reserve, the CDFG's Marine Wildlife Center, the NOAA Fisheries Laboratory, the NOAA

Center for Marine Protected Area Science, and an Avian Facility (Oiled Seabird/Raptor Center), the Institute of Marine Sciences has developed unique capabilities and partnerships at the Marine Science Campus that make the whole greater than the sum of its parts.

The University's group of marine scientists will grow and expand its capabilities as the campus reaches build out under its pre-CLRDP master plan, and they will need additional office, teaching and research facilities. The University already has more requests by school groups for its public education program than it can accommodate indicating a need to plan for future growth in its public programs.

In 2001, the UCSC Division of Natural Sciences, the department that oversees both the Institute for Marine Sciences and the Younger Lagoon Natural Reserve, completed a strategic plan that projects growth and program development for the department to 2011. According to the strategic plan, marine sciences faculty will continue to play a major role in the research and educational mission of the campus and are projected to increase four-fold over the plan period (for a total of 21 faculty members). Eleven of these faculty members would logically be located on the Marine Science Campus. This 57% increase in faculty would be accompanied by a similar level of growth in graduate students, post-doctoral students, researchers, and lab assistants. Unfortunately, the Center for Ocean Health reached capacity in the early 2000s, including using approximately 3,000 square feet of portable office space located behind the Center for Ocean Health. There was no additional office, laboratory, or graduate student/researcher space available to house these additional scientists and staff. The strategic plan projected the need for the Phase II of the Center for Ocean Health by 2006.

The University envisions the need for up to 254,500 square feet of additional marine research and education facilities on the Marine Science Campus under the CLRDP. The University also envisions the need for 70,000 square feet of additional outdoor research area. This projection is sufficient to accommodate future growth in UCSC and affiliated programs consistent with the need to provide open space and protect natural resources on the Marine Science Campus.

4.2.2. Support Facilities

An effective marine science and education program requires support facilities where scientists, faculty, and students can meet with their peers to discuss ideas, debate policy, and set agendas for future research. This CLRDP projects the need for a small seminar auditorium, meeting rooms, and food service. The auditorium will be suitable for lectures and presentations and will enhance the ability of the Marine Science Campus to conduct meetings and workshops of a state, national or international scope, internal academic seminars and lectures, and community education activities. Meeting rooms will be included to complement the auditorium and will facilitate small conferences and symposia that can be conducted in smaller seminar-type space accommodating 50 to 75 people each. Finally, a small dining hall will be included to provide food service for seminars and lectures and to reduce the need for on site researchers, staff and students to leave the campus for meals.

4.2.3. Support Housing

Another important aspect of achieving a fully integrated education and research environment involving different types of scientists and students is the creation of on-site work-live capabilities for those whose learning experience or research requires or would be enhanced by their presence on the campus during extended hours. Those who would benefit from such facilities include scientists and degree candidates whose research effectiveness could be optimized by their ready access to laboratories, classrooms, aquaria, and marine mammal pools at all hours; students and K-12 teachers involved in immersion research and education programs; visiting scientists; young people attending short-term educational programs; and certain other students, researchers, and faculty.

Without such on-site accommodations, the campus would lose the important ability to attract short-term visiting scientists who can add immeasurably to the work being undertaken. The University would also lose the potential to develop onsite immersion programs for K-12 teachers, pre-college students, and university undergraduate students. Many decades of experience at leading marine research and education institutions such as Woods Hole Oceanographic Institution, Bodega Marine Laboratory, Oregon Institute of Marine Biology, Friday Harbor Marine Laboratory, Hopkins Marine Station, and the Hawaii Institute of Marine Biology indicate that providing some live-work accommodations for scientists and students yields opportunities and interactions which enrich the research and educational environment in a way not otherwise possible.

The campus lies within the California Coastal Zone, and planning for the campus has been guided by policies of the California Coastal Act concerning protection of resources of the Coastal Zone. Under the guidance of those governing policies for the Coastal Zone, planning has eliminated any consideration of any proposed use of a residential nature that is not integrally related to the coastal-dependent core marine research and educational functions of the Marine Science Campus. The housing that is planned for the Marine Science Campus supports and is integrally related to the core functions of the campus. These core functions, in turn, require close proximity to the existing and planned seawater pools, aquaria, laboratories, marine mammal facilities, and other ocean-linked facilities.

The University projects the need for 80 apartment/townhouse units, 30 researcher housing rooms, and 10 visitor accommodation rooms. This projection represents a small fraction of the total accommodations required for the people who will work and study on the Marine Science Campus at buildout, but is consistent with competing needs to provide open space and protect natural resources on the Marine Science Campus. The support housing planned for the Marine Science Campus fall into six categories, and these are discussed below.

Caretaker Accommodations

The nature of marine research activities, with facilities, animals, sea water supply, and mechanical systems sensitive to mishap and human contact, makes it essential to provide security and protection 24 hours a day. On-site caretakers have provided this protection and have been an integral part of the campus since its operations began. This need will remain and expand as the program continues to develop.

Visiting Scientist Accommodations

The presence of distinguished visiting scientists on-campus is of great importance to the strength and vitality of campus programs. These scientists, typically on sabbatical leave from other institutions, immeasurably enrich the facility they visit though collaborative research, lectures, and involvement with other faculty, researchers and students. During a typical stay of several months to a year, a visiting scientist living close to laboratories and work spaces can be available on a continuous basis to interact with colleagues and students and to participate in the marine research and learning activities. Without such housing, the ability to attract such scientists is greatly diminished.

Accommodations for Coastal Research and Learning by University Students

The greatest need in this category is for opportunities for graduate students to live in close proximity to their research laboratories, experiments, and observations. Graduate students typically are completely immersed in their research for a 2-to-4-year period. Their workdays do not normally end at 5 o'clock; research activities, seminars, and interactions with faculty and colleagues typically extend into the evening hours and weekends.

There is also need for some on-site accommodations for undergraduate students who would benefit from immersion in the marine research and education environment. During the academic year, some 70 undergraduate students are projected to be working directly with marine scientists at the labs. Living on site would enrich their opportunities for day-to-day interaction and discussion focused on marine science. In particular, these students' continuous presence on the campus will broaden opportunities for their senior thesis and research projects by expanding their access to graduate students, faculty, and use of Seymour Center as an undergraduate teaching laboratory. In addition, summer university-level classes relating to marine sciences (scientific diving, marine biology/ecology, etc.) are envisioned. These programs have become possible through addition of the Seymour Center and its teaching laboratory as well as the seminar/classroom in the Center for Ocean Health.

For both graduate and undergraduate students, the live-study experience at the campus will provide for enriched learning opportunities that could not be obtained in any other way.

Temporary Housing for K-12 Teachers and Students

The public education program at the Marine Science Campus has historically provided marine education programs for schoolteachers, and has expanded to include opportunities for junior high or high school students, interns and other short term site residence programs. With the completion of the Seymour Marine Discovery Center requests for these programs substantially increased. This CLRDP envisions the development of on-site quarters to accommodate visiting teachers and students during summer residence programs and teacher immersion programs.

Temporary Housing for Short-Term Visiting Scientists

Scientists working at the campus will attract a number of very short-term visitors who may present talks or seminars, collaborate on research, and engage in conferences or meetings. Typically these stays span from a few days to a week or two. There is need to house these visitors on-campus in

order to maximize the time they can spend on activities that enrich the programs. On-site residential accommodations will extend the potential hours of these visitors' involvement in campus activities and release them from the time-consuming problems of finding off-campus accommodations and commuting.

Temporary Residential Facilities for New Faculty and Researchers

To sustain excellence, the campus must be able to attract excellent new faculty and researchers. In the effort to do so, the campus must compete for the same talent with other distinguished marine science institutions. For faculty and researchers starting their careers, the foremost challenge is getting their laboratory/research and teaching program up and running and becoming productive scientists in their first several years. This time is critical to their progress in the tenure and promotion process, and typically they spend long hours in the research and/or teaching settings during these years. Thus, the ability to offer close-to-work, affordable living accommodations for the first few years of an academic's career becomes an extremely valuable tool for the University and its affiliates to compete successfully and attract the high quality faculty and researchers necessary for the campus to succeed.

4.2.4. Public Access, Recreation, and Education

Another important program component envisioned for the Marine Science Campus is public access, recreation, and education. These activities complement the public service and education aspects of the Marine Science Campus mission and maintain historic access opportunities to coastal resources as mandated by the California Coastal Act. Recreational activities are also important for the health and productivity of scientists, faculty, and students who work long hours. This CLRDP envisions an expanded network of public trails and controlled access trails on the Marine Science Campus that allow visitors and other site users to walk to overlook points at the ocean, Younger Lagoon Reserve, and other natural resource areas on the site. The plan also accommodates controlled access into natural resource areas for research, nature study, and habitat restoration work. The plan also accommodates access to the pocket beach fronting Younger Lagoon. Finally, the plan envisions the development of approximately 8,000 square feet of paved and non-paved sport courts integrated into developed areas of the Marine Science Campus. This is sufficient to provide two courts (e.g., one volleyball court and one basketball court) for campus users and visitors.

4.2.5. Equipment Storage and Maintenance

Marine research and education requires operations and maintenance of ocean-going vessels and outfitting of highly specialized equipment. Shared warehouses and equipment yards are planned for the Marine Science Campus, which will allow continued on-site research outfitting of vessels and storage, maintenance and repairs of expensive and sensitive equipment. This plan projects the need for up to 37,500 square feet of centralized warehouse and storage facilities and 70,000 square feet of open laydown yard. This program is less than what has been requested by interested tenants (for example, USGS has expressed a need for up to 40,000 square feet of warehouse for its use alone) but is consistent with competing needs to provide open space and protect natural resources on the Marine Science Campus. The equipment storage and maintenance function will not replace facilities

occupied by the University and others at boat harbors, where larger vessels are stored and many vessels are launched.

4.2.6. Seawater System

The primary reason for establishing Long Marine Laboratory at this site in the late 1970s was to develop a facility where marine research that required large volumes of high quality seawater could be carried out adjacent to an uncontaminated source. The seawater system pumping, filtration and storage system was developed to provide the supply, and the two original buildings, the Younger Building and the Research Building, were built with seawater supplied to all of the research laboratories. These facilities have functioned effectively since their construction. The marine mammal research complex with the specially designed large tanks and pools was also built to take advantage of the high quality seawater supply system and has allowed UCSC to develop the nation's strongest marine mammal university research program. The seawater system has been continuously upgraded and improved to meet expanding quantity and quality needs that have resulted from ongoing development of the campus.

With the expansion of the campus, new facilities requiring seawater have been constructed or have chosen to locate on site. The Seymour Marine Discovery Center has a significant seawater supply and distribution system to provide seawater for the large aquariums, the wet classroom, and also the University wet teaching laboratory and student research area. As part of the operations of the Seymour Center a large storage tank was built to provide backup seawater storage for sustained operations in the event of power failure or system breakdown. The CDFG Marine Wildlife Center requires large volumes of seawater to maintain the tanks and pools for both sea otters and birds during an oil spill (the facility has been used for multiple spills already) and also for related research projects involving marine animals that are held in seawater pools. CDFG also built its own seawater storage tanks and disinfection system.

The NOAA Fisheries Laboratory also requires large volumes of running seawater to conduct its research operations. Because the LML seawater system was not adequate to provide for the increasing seawater demands, NOAA requested additional federal funds for a joint UCSC-NOAA project to expand the seawater pumping, filtration, and storage system to provide for immediate NOAA needs (including NOAA's own seawater storage tank to provide short-term backup supply) as well as expanded future needs and additional LML demands. These seawater system upgrades were completed just prior to CLRDP certification. The University envisions a need for up to 6,000 gallons per minute of seawater capacity at buildout.

4.2.7. Parking Facilities

Finally, development of the Marine Science Campus requires the development of parking for site users and visitors traveling to the site in motor vehicles. This CLRDP envisions the development of expanded parking opportunities in proportion to the development of new building space on the site, and this includes parking for visitor-oriented facilities such as the Seymour Marine Discovery Center. In addition, the CLRDP includes parking spaces for those who visit the Marine Science Campus to enjoy its public trails, ~~and~~ overlooks, and other resources. The CLRDP envisions a need for 550

additional parking spaces on the Marine Science Campus, including spaces to accommodate visitors who travel to the site to enjoy informal coastal access. This projection assumes an aggressive transportation management program wherein 40 percent of all person-trips to the campus will be made using an alternative mode of transportation rather than single-occupant vehicles.

4.3. Design Principles of the Rural/Agricultural Coastal Landscape

The model for design of the Marine Science Campus is the rural, open space, and agricultural coastal landscape of Northern California. Located in the zone of transition from urban development to rural and open space land uses, the campus should echo characteristics of both natural and man-made elements which comprise the rural, open space, State Park, and agricultural landscape extending upcoast to the west. The campus should extend the visual quality of the rural landscape into the transition area, softening the transition and creating a visually pleasing environment.

The principles on which such design should be based are to be found by viewing the rural, open space, State Park, and agricultural coastal landscape in its broadest context, including the buildings, plantings, natural areas, and water bodies. So viewed, the rural-agricultural landscape yields several key principles which will guide design of the campus.

- Buildings (e.g., agricultural complexes) are often tightly clustered and surrounded by broad open or forested areas, where natural landforms are undisturbed.
- Buildings may contain components that are quite tall, such as silos, lighthouses, and water towers; such tall elements, however, are seldom bulky and are usually subordinate to the character of the setting.
- Roof profiles are shallow.
- Plant communities and their resulting visual patterns are strong and simple, often with large areas that give the appearance of a single prominent species.
- Windbreaks and hedgerows of large trees provide structure at a large scale in the landscape. Generally, these are associated with building clusters to provide weather shelter and visual/habitat screening. They are usually perpendicular to the coast and tend to screen building complexes from view resulting in a much more naturalistic looking scene.
- Many buildings that would otherwise appear large are diminished in scale through plantings of large shrubs and small trees that reduce the apparent height and bulk of a building from the ground up. This is particularly noticeable and effective in areas where building groupings are surrounded by open agriculture or grasslands.
- Roadside drainage swales and other seasonally wet areas also provide the rural landscape with a strong, simple pattern of plant materials.
- The structure of the larger landscape is provided through interplay of topography, natural and man-made vegetation patterns. A dendritic drainage pattern is reinforced by vegetation that flows down from upland coastal grasslands and agricultural areas, culminating in incised canyons and gullies on the coastal edge. Layered onto this are the man-made structural landscape elements of hedgerows and windrows.

- The appearance of buildings is visually compatible with the character of the surrounding areas. The color, material, and style of buildings reflect the natural elements of the landscape. Common elements are earth tones colors, natural wood sidings, and low roof lines.
- Site fencing is minimal, purpose-driven, and constructed out of natural materials that are visually compatible with natural elements in the landscape and the coastal/agricultural architecture.
- Site signage is constructed out of natural materials that are visually compatible with natural elements in the landscape and the coastal/agricultural architecture.
- Buildings are designed to avoid impacts to ecological areas in terms of noise, lights, and other visual impacts.
- Wildlife habitat and habitat connectivity are maintained and enhanced.

In summary, the principles that have influenced the design of the Marine Science Campus reflect the goal of establishing a natural and built environment expressive of the rural-agricultural coastal landscape.

4.4 Campus Land Use Concepts

This Long Range Land Use Development Plan envisions a physical campus suitable in character, size, and facilities to enable fulfillment of the objectives set forth in Chapter 4. Integral to those objectives is treatment of this unique campus site in a manner that protects and respects its natural resources and visual qualities. The land use concepts discussed below are divided into two categories – the built environment and the open space environment. These items are not formal land use designations and should not be mistaken for such. Instead, they are concepts that were used to shape the various elements of the development plan. Formal land use designations are presented in a subsequent section. Campus land use concepts are discussed below.

4.4.1. The Built Environment

The Marine Science Campus is intended be an integrated, fully developed education community consisting of coastal-dependent and coastal-related uses in support of marine education, research, and public service. The campus includes natural lands, laboratories, teaching and meeting facilities, offices, direct program-support facilities, and short-term accommodations for students, visiting scholars, newly recruited faculty, and others involved in the marine research and education activities of the campus. Maintenance of this campus in this location, distant from support facilities and services, also requires on-site food services, informal recreation areas, and similar support functions.

Development Zones

The built environment is organized into three zones of development, one each in the lower, middle, and upper portions of the site, referred to in this CLRDP as Lower Terrace, Middle Terrace, and Upper Terrace. Each development zone is intended to include a mix of marine research and education uses. Support housing is limited to the two inland development areas. These zones of development will be of varying scale and should evoke the rural complexes of buildings and landscape found on the coast to the north of the site. They are also planned and located to create a

modulated transition from the continuous urban development of the city directly to the east, with its industrial and residential development nearby, to the open fields and clusters of rural agricultural buildings to the west.

Compact Development Patterns

Within each development zone, buildings are arranged in compact clusters. This arrangement of uses creates a predominantly open space transition zone between the continuous urban development of the city directly to the north and east of the site, and the open agricultural areas to the west. It also helps protect site visitors, employees, and residents from frequently strong westerly winds.

Location of High Activity Uses

Facilities that attract users from throughout the campus, such as conference rooms and dining areas, are located in the Middle Terrace. In addition to convenience, this central location provides a venue for interaction and socialization among students, faculty, and visitors – an important ingredient of the education, research, and public service program elements. The central location places these facilities within walking distance for all, minimizing potential traffic and parking impacts.

Public Access To and Within the Site

The public is able to freely access the campus in their automobiles via existing and new campus streets linked with public roads. Parking is located conveniently throughout the site, with signs marking visitor parking. Wherever possible, parking is to be provided in small lots that are tucked between buildings in areas of the site where they will have the least visual impact.

Key visitor destinations and facilities are located primarily in the Middle and Lower Terrace areas. Seymour Marine Discovery Center, in the Lower Terrace, continues to serve as a focal point for public education and community outreach and also serves as a base for docent-led resource-oriented site tours. The Middle Terrace conference area will occasionally host events open to the public. This area includes overnight accommodations for use by school groups participating in science programs. A network of trails provides public pedestrian and bicycle access across the site, along the coastal bluff edge on the southern perimeter, and along portions of the western bluff to the beach and overlooking Younger Lagoon. Overlooks linked with the trails provide viewing of the beach and ocean, Younger Lagoon, and the main terrace wetland.

Protection of Scenic and Visual Qualities of the Site

Important views from the site to the ocean, the coastal hills, and the northerly agricultural lands are maintained through the clustering and design of buildings and placement of plantings. Where appropriate, views are provided to scenic natural features such as Younger Lagoon, seasonal wetlands, the beach and ocean, and coastal bluffs. Development of the campus emphasizes the creation of attractive interior and ocean vistas within the campus.

From outside the site, views of the campus encompass cypress windbreaks and transitional landscaping, which mitigate the scale of the buildings and partially screen them from view. The

relatively low scale of buildings and their arrangements in clusters allows views from public vantage points to be maintained over and through the site to the ocean.

Protection of Ecological Elements Adjacent to Development

Lighting and human access that would adversely impact the wildlife and vegetation of Younger Lagoon Reserve and all of the terrace habitat areas are limited and carefully controlled in keeping with the mission of UCSC and UC NRS to protect habitat values and wildlife. In addition developments are sited to maximize the available habitats and minimize hydrologic impacts, especially to YLR. Finally, policies are incorporated to prevent roaming pets, weeds, uses of pesticides and fertilizers, and other activities that would impact ESHA and other resources on the site.

4.4.2. The Open Space Environment

The UCSC Marine Science Campus is located on a spectacular stretch of Monterey Bay coastline. The site includes important natural landforms, wildlife, and habitat. In such a place, the un-built portions of the campus are as important as the built portions. The campus has been planned to respect the site's natural and scenic values and to incorporate them into the programs of learning to be carried on within the campus.

Planning and treatment of open spaces within the campus are guided by the design principles of the rural-agricultural coastal landscape, summarized in the section above. The intent is to incorporate visual qualities of that landscape into open areas of the campus, thus preserving the look of a rural place and providing a pleasing transition to intensive urban uses east of the campus.

The principal organizing elements of the open-space environment are:

- The Structural Landscape
- Natural Resource Protection Areas and Buffers
- Natural Drainage Areas
- Upland Grasslands and Coastal Scrub
- Transitional Landscape
- Ornamental Landscape

The Structural Landscape

The rural-agricultural coastal landscape is characterized by elements that provide large-scale structure. These include:

- The rugged coastal edge, with its cliffs, incised edges, lagoons, and gullies.
- Natural patterns of the upland drainage systems and related vegetation, typically characterized by only a few species.

- Large-scale man-made tree plantings in straight-line windbreaks or massings. Typically these plantings are perpendicular to the coastline, providing shelter from north-westerly winds and creating ocean view corridors from the uplands. These windbreaks are a component of the built aesthetic.

On the campus site, the large-scale structure is dominated by the visible presence of the rugged coastal edge and Younger Lagoon Reserve. Addition of large-scale plantings and a natural-based drainage system contemplated by this CLRDP will reinforce the structural landscape. Most prominent will be continuous single and/or double rows of large-scale trees planted at close spacing. The dominant pattern runs in a north-south direction, parallel to primary site circulation, reinforcing views toward the ocean and dissipating strong westerly winds. These strong tree patterns serve to screen or reduce the scale of new and existing buildings, subordinating them to the scale of nearby natural elements.

Natural Resource Protection Areas and Buffers

Resource protection areas located on the Marine Science Campus include the Younger Lagoon Reserve, various seasonal wetlands in the terrace portion of the site, and the cliff face and intertidal area at the ocean. With the exception of the portions in which trail, beach, and ocean access are provided for through this CLRDP, ~~T~~these habitat areas are permanently protected and managed in their natural states, and a buffer is provided for each to separate the habitat from development. Wildlife corridors ~~are established and enhanced to accommodate wildlife~~facilitate movement across the Campus between Younger Lagoon and Moore Creek/Antonelli Pond. Specific management regimes and design criteria will assure that impacts are minimized and resources protected.

Natural Drainage Patterns

The overall surface drainage system of the site has been planned to reinforce the rural coastal landscape image of the site as a whole. Stormwater detention basins and drainage courses have been designed using Best Management Practices to ensure high water quality, curb erosion of the coastal bluffs, and reinforce the natural landscape patterns of the site. In most cases, new detention basins have been designed as part of an open linear swale system. Like most areas in the coastal rural landscape, drainage will be conveyed in open swales adjacent to roadways and through constructed depressions in upland areas. This addresses functional requirements and adds a layer of interest to the naturalistic landscape.

The models for this approach are the roadside swales and minor drainage courses that exist throughout northern California. Generally, these areas support a unique mix of seasonal non-woody plant materials that change throughout the year, depending upon available moisture. They also provide additional habitat and protection for wildlife.

The detention basins and swales on the Marine Science Campus are designed to function in similar fashion. New drainage swales and detention and retention basins will be planted with materials that assist in the filtration and absorption of stormwater runoff and that are complementary to the rural environment.

Upland Grasslands and Coastal Scrub

Upland grasslands serve to enhance ocean and upland views between the clusters of buildings and to maintain the predominant sense of open space on the site. Grasslands will have a native component and will be managed for wildlife and vegetation habitat enhancement, with appropriate allowance for public and research access. Much of the grassland area is available for access by members of the University community and general public through a defined and signed system of trails. A native coastal scrub community will be established near the coastal bluff with species adapted to climatic conditions in that area.

Transitional Landscape

Transitional landscape refers to the landscaped area between new buildings and natural areas such as grasslands and wetlands. Transitional landscapes serve to mitigate the visual impact of structures and screen or buffer sensitive environmental areas from disturbance by development and activity that could degrade the resources. Specific landscape responses in these transition areas are determined in light of the characteristics of the resources to be separated from development and the scale and design of the affected building. As opposed to the structural landscape elements, these plantings would be less linearly arranged and ordered.

Ornamental Landscape

In general, the ornamental landscape of the Marine Science Campus consists of those un-built areas within building complexes that will be planted and maintained for passive and active recreational or strictly ornamental purposes. These areas are found only within the building envelopes of the three development zones. Special landscape improvements for a variety of purposes, including research, passive and active recreation, and gardens may be located within the sheltered courtyards, walkways and entrances in these areas. All efforts will be made to use a native, rural aesthetic in these plantings.

These areas may contain a more garden-like landscape of ornamental trees, shrubs and groundcovers that will vary depending upon the projected use of the area. ~~In most cases o~~Ornamental plants native to the Central California coast will be used. Weedy species with the potential to become invasive will be avoided. The ornamental landscape areas include:

- Active/passive recreation areas. This may include a small turf area within a building cluster suitable for active recreation, such as volleyball and Frisbee tossing. Sheltered areas with benches, special paving and seating areas suitable for picnicking and outdoor meetings will be provided.
- Building courtyards and pedestrian areas. These areas are generally improved with a "naturalistic" look using wildflowers and grasses and accent plantings.

- Roadways and parking areas. The landscape of major roadways traversing the internal areas of the site will be dominated by major tree species of the structural landscape and water-loving plantings associated with the drainage/infiltration swale system. Shrub screening of roadways occurs within the three clustered building areas of the campus. Roads outside these clusters, which pass through open meadows in some areas should be planted with major structural plantings such as Monterey cypress or pass through the meadow without landscape improvements other than restoration/enhancement plantings.

Note: what follows are suggested modifications to the non-text figures of Chapter 4:

1. Figure 4.13 (and 4.14, 4.17, 4.18, 4.21, 4.22, and 4.23).

   a. These figures show development zones, but they don't match the actual boundaries of the resultant zones to lesser and greater degrees (e.g., where the upper doesn't match, it shows additional "development" area where there is wetland and habitat corridor), and they don't match between figures Fix: modify boundaries to match Upper, Middle, and Lower boundaries, and modify so each is consistent with the others.

2. Figure 4.16.

   a. This figure only maps a subset of the trails. **Fix**: Add in other public trails.

   b. This figure doesn't identify a beach access trail. **Fix**: add it.

   c. This figure omits one YLR overlook, and omits one terrace wetland overlook. **Fix**: add overlooks.

3. Figure 4.19:

   a. This figure omits the wildlife corridors. **Fix**. Add in.

4. Figure 4.21:

   a. This figure omits the second wildlife corridor. **Fix**: add it in.

5. Figure 4.22:

   a. This figure doesn't map the landscaping adjacent to the wildlife corridors where it is most crucial. Fix: add landscaping to this effect.

5. Long Range Land Use Development Plan

The primary purpose of this chapter is to set forth a Long Range Land Use Development Plan for the Marine Science Campus. The building program, land use designations, diagrams, and policies in this chapter are an expression of the relevant provisions of Chapter 3 of the Coastal Act. This Long Range Land Use Development Plan reflects the planning objectives, program overview, design principles, and plan concepts discussed in Chapter 4 and should be considered and interpreted in light of the narrative and diagrams of that chapter. Chapter 7, Illustrative Plans and Building Studies, is based on this Long Range Land Use Development Plan, with the intervening design guidance of Chapter 6.

The Long Range Land Use Development Plan includes eight elements, which are presented in the sections that follow. These eight elements are:

5.1 Application of the Long Range Land Use Development Plan,

5.2 Land Use,

5.3 Natural Resource Protection,

5.4 Scenic and Visual Qualities,

5.5 Circulation and Parking,

5.6 Public Access and Recreation,

5.7 Hydrology and Water Quality, and

5.8 Utilities.

Each section is structured with a narrative introduction to the issue area, followed by policies that detail related requirements in that issue area, and then followed by implementation measures where necessary to help further define specific parts and/or aspects of the policy requirements.

As used in this chapter "may" is permissive in the sense that the activity or development in question is allowed under the CLRDP, provided all applicable requirements are met. "Shall" is mandatory. "Cumulative," "cumulatively," and "cumulative effect" mean the incremental effects of an individual project when reviewed in connection with the effect of past, current, and probable future projects.

5.1 Application of the Long Range Land Use Development Plan

This section sets forth the manner in which Long Range Land Use Development Plan shall be applied in order to ensure conformity with Chapter 3 of the California Coastal Act.

Development, as defined by the California Coastal Act and as that term is understood in this CLRDP, means:

On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing,

dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (PRC Section 30106).

5.1.1 Policies Governing Interpretation and Use of the Long Range Land Use Development Plan

Policy 1.1 Development Consistency

Development shall be deemed consistent with the CLRDP if ~~(1)~~ it is contained in the CLRDP and it is consistent with the provisions of Chapters 5 ~~and~~ 6, 7, 8, and ~~(2) applies the building and site plan concepts reflected in the illustrative plans of chap 7, and (3) implements the provisions of Chapter~~ 9, and Appendices A and B.

~~Implementation Measure 1.1.1 – Diagrams of Chapter 5 Control. *With respect to the development, maintenance, and use of the Marine Science Campus, the diagrams of Chapter 5 are definitive and have controlling effect in the interpretation and application of the narrative and diagrams of Chapter 4 and of the narrative and policy elements of Chapter 5, excepting the provisions of the Building Program shown in Figures 5.1 and 5.3, which are definitive.*~~

Implementation Measure 1.1.2 – Lease Agreements. *Any lease or similar agreements between the University and tenants/affiliates (i.e., those entities occupying, using, or otherwise operating in Campus buildings and facilities, on Campus lands, etc.) shall include enforceable provisions that require the tenants/affiliates to fully abide by and implement the policies, implementation measures, required mitigation, required conditions, and other related provisions of this CLRDP that are applicable to the leased interest.*

Implementation Measure 1.1.3 – Federal Inholding and CLRDP. *Although the CLRDP is not the standard of review for development within the 2.5-acre federal inholding, the CLRDP does provide non-binding guidance should development be proposed there. Development within the federal inholding should be consistent to the maximum extent practicable with this CLRDP.*

Policy 1.2 University Commitments

Development shall be authorized by the University and allowed to commence only if all University commitments identified in this CLRDP, including but not limited to the improvements identified in Chapter 9, have been pursued, undertaken, and completed according to the requirements and the time frames associated with each as identified in the CLRDP. ~~by the University and, to the extent they are in the University's control, have been undertaken as provided for in this CLRDP. Upon learning of any default on such a University commitment due to circumstances beyond the University's control, the Planning Director shall notify the Executive Director of the manner in which the University proposes to remedy the default and a mutually acceptable schedule for monitoring and reporting progress on correcting the deficiency.~~

5.2. Land Use

This section sets forth the general plan for land use on the Marine Science Campus.

5.2.1. Building Program

The building program for the Marine Science Campus consists of eight program elements, and each of these is described below. Figure 5.1, Building Program (New Construction Only), sets forth the maximum allowable floor area for each building program element prescribed by this plan. Facilities that are ancillary to each of the eight program elements (such as outdoor patios, walkways, minor storage and service areas, etc.) are allowed as part of each element. Aboveground ancillary facilities (e.g., storage sheds, etc.) shall be counted as part of the maximum square footages identified in each case, but ground-level ancillary facilities (e.g., walkways, patios, etc.) shall not.

Marine Research and Education Facilities

These are the major facilities associated with the operation of marine research laboratory and educational facilities and are limited to all existing facilities (except facilities specifically identified for removal in Figure 5.1 below), plus a total maximum of up to 254,500 additional square feet of facilities for the following uses:

- Laboratories, wet and dry, connected with the marine sciences,
- Teaching and seminar rooms associated with the marine educational or scholarly activities, and
- Offices in support of the primary laboratory or educational activity

Outdoor Research Areas

This includes existing outdoor research areas, plus a total maximum of up to 70,000 additional square feet of outdoor research area to be used in conjunction with marine research and education activities, including:

- Outdoor marine research pools, and
- Other organized outdoor marine research facilities.

Support Facilities

These facilities provide places for scientists, faculty, students, staff, and visitors to meet, eat, and recreate, and are limited to:

- A seminar auditorium with a maximum of 350 seats, with a maximum of 5,000 square feet,
- Meeting rooms with a maximum of 200 seats total, with a maximum of 2,500 square feet total,
- Food service facilities, with a maximum of 3,500 square feet total,
- Paved and unpaved outdoor court sports areas (e.g., basketball and volleyball), with a maximum of 8,000 square feet total.

Support Housing

The types of support housing allowed on the Marine Science Campus are limited to apartments, townhouses, researcher housing, overnight accommodations, and caretaker units, solely for use by faculty, researchers, staff, students and visitors who are working on the Campus site or directly involved with University marine research and education programs that require their on-site presence on a regular and substantial basis. Facilities are limited to:

- A maximum of 80 units of apartments and townhouses, with a maximum of 82,000 square feet total,

- A maximum of 30 rooms of researcher housing, with a maximum of 12,000 square feet total,

- A maximum of 10 rooms of overnight accommodations, with a maximum of 2,500 square feet total,

- A maximum of two caretaker units, with a maximum of 1,600 square feet total.

Equipment Storage and Maintenance Facilities

These include facilities and improvements that are required to service the campus, limited to:

- Centralized warehouse and storage facilities, with a maximum of 37,500 square feet total,

- Open laydown yards, fenced or enclosed, with a maximum of 70,000 square feet total.

Public Access and Recreation Facilities

These include facilities for formal and informal active and passive recreation that serve campus occupants and visitors, such as trails, overlooks, and other improvements to support active and passive recreation and enjoyment by the campus population and visitors.

Seawater System

This includes all components of the seawater system, including: intake, treatment, storage, distribution, and discharge, and is limited to the existing system capacity, plus an additional 4,000 gallons per minute of capacity through a system expansion with a maximum of 12,000 square feet, where both interior space square footage and footprint square footage for structures without interior spaces are additive towards the 12,000 square feet maximum.

Parking Facilities

These include ~~245~~ 215 existing parking spaces at the time of CLRDP certification, plus ~~550~~ 580 additional parking spaces. Of the total number of spaces at any time, a minimum of 50 shall be designated exclusively for access to the Seymour Marine Discovery Center and for general public access (see Policy 5.3) and 30 shall be designated solely for general public access parking, per Policy 5.3. Parking facilities include all driveways and sidewalks necessary to access parking spaces.

Fig. 5.1 Building Program (New Construction Only)

Program Element	*Quantity*	*Units*
NEW BUILDINGS		
Marine Research and Education Facilities		
Marine Research and Education Uses	254,500	sq ft (gfa)
Temporary Office Trailers (to be removed)	-3,000	sq ft (gfa)
~~Greenhouses (to be removed)~~	~~-26,844~~	~~sq ft (gfa)~~
Support Facilities	19,000	sq ft (gfa)
Support Housing		
80 Apartments and/or Townhouses	82,000	sq ft (gfa)
10 Visitor/Overnight Accommodations	2,500	sq ft (gfa)
30 Researcher Housing Rooms	12,000	sq ft (gfa)
2 Caretaker Replacement Housing Units	1,600	sq ft (gfa)
Temporary Caretaker Housing (to be removed)	-1,400	sq ft (gfa)
Equipment Storage and Maintenance		
Centralized Warehouse	37,500	sq ft (gfa)
SUBTOTAL NEW BUILDINGS	~~377,856~~404,700	sq ft (gfa)
OUTDOOR DEVELOPMENT		
Outdoor Research		
Outdoor Research Area	70,000	sq ft
Equipment Storage and Maintenance		
Open Laydown Yards	70,000	sq ft
4,000 GPM Seawater System Expansion	12,000	sq ft
SUBTOTAL OUTDOOR DEVELOPMENT	152,000	sq ft
ADDITIONAL PARKING	~~550~~580	spaces

Note: *gfa means gross floor area*

5.2.2. Land Use Designations and Diagram

Five land use designations have been created for the UCSC Marine Science Campus: 1) research and education mixed use, 2) resource protection, 3) resource protection buffer, 4) wildlife corridor, and 5) open space. Figure 5.2, Land Use Diagram, shows the geographic location of these designations on the Marine Science Campus. The full-size version of this diagram is included in a pocket behind the back cover of the CLRDP. Figure 5.3, Locational Restrictions for Building Program, provides additional control over the location of individual building program elements within the Research and Education Mixed Use designation. The intended effect of the designations established by this subsection, the location of these designations and of uses within these designations, and the uses allowed within each are set forth below.

Research and Education Mixed Use

The primary purpose of this land use designation is to accommodate the building program elements set forth in Subsection 5.2.1 above. The building program elements allowed in each of the three areas

designated for Research and Education Mixed Use and their maximum allowed intensities are specified in Figure 5.1. Additionally, utilities, lighting, signage, trails, drainage facilities, and landscaping are allowed in this designation.

The distribution of building program elements among the Lower, Middle, and Upper Terrace development zones, as shown in Figure 5.3, reflects the allocation of developable campus land that directly borders the sea primarily to new development that is most coastal dependent: the seawater system, marine research and education, coastal public access and recreation, and limited parking related to these uses. The other building program uses, which support these more coastal-dependent uses, are precluded from the Lower Terrace. The one exception is the caretaker housing units, which may be located close to the outdoor research areas located in the Lower Terrace.

Resource Protection

The primary purpose of this designation is to protect wetlands and Environmentally Sensitive Habitat Areas (ESHA). Areas that are identified in this CLRDP as Resource Protection include the entirety of Younger Lagoon Reserve, intertidal areas along the coast, and the delineated seasonal wetlands on the upland terrace. Uses and development allowed in the Resource Protection designation shall include adequate measures to ensure that resources are protected against any significant disruption of habitat values and are limited to:

- Habitat creation, enhancement, and restoration,
- Scientific and educational study,
- Nature/interpretative study,
- Other resource-dependent activities,
- Public access, including trails and other access and recreation facilities and features shown in Figure 5.5 and/or described in Section 5.6,
- Existing underground utility corridors,
- Seawater systems located in the coastal cliff area,
- Fencing, berms, and vegetative screening
- Interpretive panels and signage

~~Stormwater discharge apparatus directing filtered/treated runoff from the stormwater ponds (e.g., end point of a swale, pipe, etc.; see Appendix B) and repair and maintenance activities necessary to ensure its proper function, and~~

- Repair and maintenance of existing and future facilities authorized by the CLRDP, including: trails, underground utilities, and seawater systems.

No other uses or development are allowed.

Resource Protection Buffer

The primary purpose of this designation is to protect wetlands and environmentally sensitive habitat areas, from impacts that would significantly degrade them, and to enhance wildlife corridors by

providing additional area within which movement and protection of wildlife can occur. Areas identified in this CLRDP as Resource Protection Buffer are located adjacent to Resource Protection Areas and Wildlife Corridors, and the size of these buffers is 100 feet unless a different width is designated in Figure 5.2. Buffers are narrower where existing roads or other site features interfere, where the use of berms, fencing, vegetation, and building design can support a smaller buffer, and where differing elevations provide vertical separation. Buffers are also different for the proposed wildlife corridors, where in conjunction with resource management measures a varying buffer ranging from 50 to 200 feet is provided. Uses and development allowed in the Resource Protection Buffer designation shall be sited and designed to prevent impacts that would significantly degrade the areas being buffered and are limited to:

- All uses and development allowed in areas designated Resource Protection,
- Existing (i.e., pre-CLRDP certification) streets and trails,
- The non-forebay portion of stormwater wet ponds and the discharge attenuation swales located either (1) adjacent to the Upper Terrace development zone, or (2) adjacent to the northwestern corner of the Middle Terrace Development zone as described in Appendix B only, and repair and maintenance activities described in Appendix B necessary to ensure the proper function of such features.

No other uses or development are allowed.

Wildlife Corridor

The primary purpose of this designation is to facilitate wildlife movement along the northern and southern perimeters of the Upper Terrace development zone that, in tandem with the Resource Protection Buffer area applied to them, provide for enhanced wildlife movement between Resource Protection areas on the Marine Science Campus and the Moore Creek/Antonelli Pond complex located east of the project site.

Uses and development allowed in the Wildlife Corridor designation shall include adequate measures to ensure that the wildlife corridors are protected against any significant disruption of habitat values and are limited to:

- All uses and development allowed in areas designated Resource Protection.

No other uses or development are allowed.

Open Space

The primary purpose of this designation is to maintain and enhance the scenic and visual quality of the Marine Science Campus. Open Space areas include all other areas of the campus not contained in one of the above designations. These areas, along with Resource Protection, Resource Protection Buffer, and Wildlife Corridor areas, will be maintained as open space to allow continued views of the ocean, agricultural coastline, and northern hillsides from and through the campus. Uses and development permitted in the Open Space designation are limited to:

- All uses and development allowed in areas designated Resource Protection Buffer,
- Streets, parking, entrance kiosk, and trails consistent with Sections 5.5 and 5.6,
- Lighting for safety and wayfinding.

- The non-forebay portion of w~~W~~et ponds and discharge attenuation swales, and repair and maintenance activities necessary to ensure the proper function of such features, subject to Appendix B,

No other uses or development are allowed.

Fig. 5.3 Locational Restrictions for Building Program

Program Element	*Lower Terrace Development Zone*	*Middle Terrace Development Zone*	*Upper Terrace Development Zone*
Marine Research and Education	No locational restrictions for this building program item		
Outdoor Research Area	Limited to existing uses, plus a combined total maximum of 10,000 square feet of additional outdoor research area	Limited to existing uses, plus a combined total maximum of 60,000 square feet of additional outdoor research area in the Middle and Upper Terrace development zones together	
Support Facilities	Limited to existing facilities	In the Middle and Upper Terrace development zones together, limited to a combined total of one 5,000 gross square foot maximum seminar auditorium with a maximum of 350 seats, 2,500 gross square feet maximum of meeting rooms with a maximum total of 200 seats, 3,500 gross square feet maximum of food service, and 8,000 square feet maximum of paved and unpaved outdoor sport courts; all support facilities shall be located east of McAllister Way	
Support Housing	Two caretakers units	In the Middle ~~and Upper~~ Terrace development zones only, limited to a combined total maximum of 30 rooms of researcher housing, 80 apartments and/or townhouses, and 10 visitor/overnight accommodations, ~~if located in the Middle Terrace development zone,~~ where support housing will be located east of ~~McAllister Way~~the realigned Campus Road and north of wetland W4. In all cases, all longer-term housing (such as apartments) shall be located further from the shoreline than shorter term housing (such as overnight units)	

Program Element	*Lower Terrace Development Zone*	*Middle Terrace Development Zone*	*Upper Terrace Development Zone*
Equipment Storage and Maintenance Facilities	Limited to existing facilities, plus new facilities ancillary to allowed uses	Limited to existing facilities, plus: a) a combined maximum total of 70,000 square feet of open laydown yard in the Middle and Upper Terrace development zones, and b) new facilities ancillary to allowed uses	In the Upper Terrace development zone, a total of 37,500 square feet of centralized warehouse, storage facilities, and workshops, plus: a) a combined maximum total of 70,000 square feet of open laydown yard in the Middle and Upper Terrace development zones, and b) new facilities ancillary to allowed uses
Public Access and Recreation Facilities	No locational restrictions (see Figure 5.5, Coastal Access and Recreation Diagram		
Seawater System	No locational restrictions for this building program item		
Parking Facilities	No locational restrictions for this building program item		

5.2.3. Land Use Policies

Stable Urban/Rural Boundary

Policy 2.1 Maintaining a Stable Urban/Rural Boundary
Development and use of the site shall be carried out in a manner designed to limit urban development north and west of the campus.

Implementation Measure 2.1.1 – Oversizing of Utility Lines Prohibited. *Utilities on the campus shall be limited to the size necessary to serve only the projected needs of the campus.*

Implementation Measure 2.1.2 – Utility Prohibition Zone. *This CLRDP establishes a permanent one-foot wide utility prohibition zone at the western edge of the Campus through which new sewer and/or water utility lines and/or expansion of existing such lines shall be prohibited.*

Policy 2.2 Strengthening the Urban/Rural Boundary through the Protection of Adjacent Agricultural Resources
The urban/rural boundary shall be strengthened by minimizing, and where feasible, avoiding conflicts with adjacent agricultural uses.

Implementation Measure 2.2.1 – Setback of Non-Residential Development and Uses from Adjacent Agricultural Use. *All non-residential development and uses shall be located no closer than 300 feet from established crop lines (see Figure 3.15) and 200 feet from the western Campus property line, except that existing development and uses (i.e., pre-CLRDP certification) shall be allowed to remain without restriction with respect to agricultural setback. Redevelopment and/or reuse of existing development in these zones shall be allowed.*

Implementation Measure 2.2.2 – Setback of Residential Development and Uses from Adjacent Agricultural Use. *All residential development and uses shall be located no closer than 500 feet from the western Campus property line in the Upper and Middle Terrace development zones.*

Policy 2.3 Designing for the Urban Edge

Development on the Marine Science Campus shall be sited and designed to sustain a logical transition from urban landscape to rural and agricultural landscape.

Implementation Measure 2.3.1 – Cluster Development. *Except for specified drainage facilities, development shall be clustered within, and open space shall be preserved outside of, areas designated for Research and Education Mixed Use including through such means as building clustering, building articulation and scale reduction at the boundary of development zones, rural/ agricultural building design, limited lighting, and vegetative and other screening of development, as well as by use of agricultural setbacks, habitat buffers, natural habitats, view corridors, and open space areas. Among other things, this siting and design approach is intended to reinforce the sense of urban edge created by the canyon topography of Younger Lagoon Reserve, existing development, and the Santa Cruz city limit.*

Implementation Measure 2.3.2 – Impervious Coverage. *At least 30 percent of land area within each of the three development zones designated for Research and Education Mixed Use (i.e., the Lower, Middle, and Upper Terrace) shall be maintained in a pervious state and free of impervious surfaces.*

Implementation Measure 2.3.3 – Windbreak Trees. *Development sited adjacent to windbreak/ screening trees ~~locations identified in Figure 7.14~~ shall include as part of it installation of and long-term maintenance parameters for the designated windbreak/ screening trees.*

Implementation Measure 2.3.4 – Buildout Planning. *Development shall not interfere with the ability to site and design future buildings and other development in a manner than can fully conform to the CLRDP, and shall not interfere with the University's ability to meet all commitments identified in the CLRDP.*

Implementation Measure 2.3.5 – Management of Undeveloped Land Within Development Zones. *Undeveloped land within the three development zones shall be maintained in open space and shall be managed to protect public views and public access, and to minimize impacts on adjacent habitat resources, prior to it being developed.*

Support Housing

Policy 2.4 Support Housing

As demand presents itself, support housing may be developed on the Marine Science Campus solely for short-term use by Marine Science Campus users.

Implementation Measure 2.4.1 – Support Housing Use Restrictions. *All housing on the Marine Science Campus (researcher housing, overnight accommodations, apartments and townhouses, and caretaker units) shall be solely for the use of faculty, researchers, affiliates, staff, students and visitors who are working on site or directly involved with marine research programs that require their on-site presence on a regular and substantial basis. All housing shall be for short-term rental or lease where housing users shall be limited to a stay of up to three years, and only as long as they remain directly involved with marine research programs that require their on-site presence on a regular and substantial basis. The eligibility, rental/ lease, and length of stay terms stated in this measure above shall be incorporated into, and made enforceable parts of, all rental or equivalent agreements applicable to Campus housing.*

Implementation Measure 2.4.2 – Support Housing Location Restrictions. *Residential uses shall be limited to sites in the Middle and Upper Terrace development zones that are located east of McAllister Way, except that two*

caretakers units are allowed in the Lower Terrace area if they are designed to emulate adjacent marine research and education buildings (including an absence of publicly visible outdoor residential development and yard space) and/or are seamlessly integrated into adjacent marine research and education buildings. The two existing (at the time of CLRDP certification) temporary caretaker units in the Lower Terrace development area do not conform to the above-described design parameters and shall be replaced by units that do conform concurrent with development in the Lower Terrace development area that involves the caretaker trailers' footprint. If the caretakers' trailers have not been replaced as described herein within 5 years of CLRDP certification, then the exterior of the caretaker's trailers (i.e., siding, roofs, windows, etc.) shall be modified at that time to emulate the design of adjacent marine research and education buildings. This replacement/exterior surfacing requirement shall be made a condition of approval of the first development project authorized pursuant to the certified CLRDP.

Implementation Measure 2.4.3 – Support Housing Demand. ***Support housing shall only be developed to fulfill demand.***

Implementation Measure 2.4.4 – Support Housing Conversion. *Support housing that has been constructed pursuant to CLRDP authorization may be converted to Research and Education Mixed Use uses. The square footage of any such support housing that is so converted shall not be counted against the Building Program maximums provided for Marine Research and Education Facilities in Section 5.2 and Figure 5.1 provided that an equivalent square foot reduction in the Building Program maximums allotted for Support Housing is made an enforceable component of any such change in use.*

5.3 Natural Resource Protection

This section sets forth plans, policies, and implementation measures related to the protection of natural resources on the Marine Science Campus.

5.3.1 Protection, Enhancement, and Restoration of Natural Resources

Land use decisions affecting the natural resources of the Marine Science Campus are guided by the overarching goal of the University to protect, maintain, and as feasible, enhance and restore the natural resources of the campus. For the Younger Lagoon Reserve (YLR) portion of the site, which is a component of the University's Natural Reserve System, decisions are also guided by the UCSC Natural Reserves office and the Natural Reserve System's additional goal of providing the best possible environment for coastal-dependent and coastal-related research and education activities that: 1) are supportive of the University of California, Santa Cruz campus' academic plan, 2) are consistent with the mission and goals of the University of California Natural Reserve System, and 3) serve the best interests of the citizens of California.

The plan for managing natural resources on the terrace portion of the Marine Science Campus is set forth in Appendix A, Resource Management Plan. One important feature of the Resource Management Plan is the restoration of wetlands on the northwestern part of the site. The primary purposes of this wetland restoration program are to restore wetlands located in this part of the Marine Science Campus to their historic functional value, to enhance the area's suitability to serve as a corridor for wildlife movement to YLR, and to establish a stable boundary between wetlands and urban uses on this part of the Marine Science Campus.

The Resource Management Plan also contains measures designed to protect and enhance other seasonal wetlands, maintain open space areas, facilitate wildlife movement, protect special-status species, enhance public access, and provide long-term maintenance and monitoring of habitats.

The resource protection policies, implementation measures, and other provisions set forth below address both the terrace portion of the Marine Science Campus and Younger Lagoon Reserve. For the terrace portion of the site, the resource protection policies set forth below ~~are accompanied~~

~~by~~include implementation measures that rely on the Resource Management Plan, and this plan in turn contains detailed management measures and other provisions to carry out the policies.

~~For the Younger Lagoon Reserve, the CLRDP has controlling effect, but the resource protection policies set forth below are refined and implemented through provisions of the Younger Lagoon Reserve Management Plan. The Reserve Management Plan is consistent with provisions of the CLRDP and includes additional conditions and restrictions necessary to carry out objectives and adaptive management measures of the reserve system. In any future amendment by the Natural Reserve System, the Reserve Plan is required to remain consistent with the CLRDP.~~
For the purposes of this CLRDP, environmentally sensitive habitat area (ESHA) is 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. The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary:

- Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.
- Areas that contribute to the viability of plant or animal species designated or candidates for listing as rare, threatened, or endangered under State or Federal law.
- Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated 1b (Rare or endangered in California and elsewhere) or 2 (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.
- Any designated Area of Special Biological Significance, or Marine Protected Areas.

Wetland is defined by Section 30121~~212~~ of the Coastal Act as lands within the coastal zone that may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. The definition of wetland is further detailed by Section 13577 (b)(1) of the California Code of Regulations as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to vegetated wetlands or deep-water habitats.

It is clear that the Campus is home to significant natural resources, including wetland areas and ESHA areas (including wetlands that are ESHA). The Resource Protection designation has been applied to various resource areas. These include ESHA and wetland areas that were identified at the time of CLRDP certification. The dynamic nature of ~~these areas~~ sensitive habitats and wetlands is recognized by the CLRDP, and the policies below also include the requirement that project areas be evaluated at the time of proposed development to determine whether circumstances that existed at the time of CLRDP preparation have substantially changed in a manner that would necessitate further protections for these resources~~is likely to significantly affect biological values~~.

5.3.2 Natural Resource Protection Policies

General

Policy 3.1 Protection of the Marine Environment

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.

Implementation Measure 3.1.1 – Seawater System. *The Campus seawater system shall be maintained and can be expanded consistent with Subsection 5.2.1 to supply the Marine Science Campus with fresh seawater for research and education uses, provided such maintenance/expansion is consistent otherwise with the CLRDP and proceeds in a manner that maintains, enhances, and where feasible restores marine resources..*

Implementation Measure 3.1.2 – Discharge of Drainage/Stormwater. *The Campus drainage system shall be maintained and may be expanded consistent with Section 5.7, provided such maintenance/expansion proceeds in a manner that maintains, enhances, and where feasible restores marine resources~~is protective of marine resources consistent with the CLRDP~~.*

Policy 3.2 Protection and Restoration of Habitat Areas

The biological productivity and the quality of coastal waters, streams, and wetlands, appropriate to maintain the 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 wastewater discharges, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural watercourses.

Implementation Measure 3.2.1 – Restoration of Wetlands on the Marine Science Campus. *As part of the University's comprehensive effort to manage natural resources on the Marine Science Campus, wetlands on the northern part of the site shall be connected, expanded, and restored to enhance their functional values. Such restoration program shall include integrating the hydrology of Wetlands W1 and W2 and expanding this consolidated area to provide enhanced biological values. The areas both east and west of the combined Wetland W1/W2 hydrologic corridor shall be restored as functioning wetland upland/transitional habitat, including as described in Appendix A (Resource Management Plan ~~per Table 7 in Appendix A (Resource Management Plan)~~. The restoration program shall also enhance plant biology in Wetlands W1, W2, and W6 to create a consolidated north-south corridor for wildlife movement to YLR. As part of any development project involving wetland manipulation, a restoration plan shall be prepared consistent with this CLRDP including its Resource Management Plan (Appendix A) and submitted to the California Coastal Commission, California Department of Fish and Game, and the U.S. Fish and Wildlife Service for review and comment.*

Implementation Measure 3.2.2 – Management of Seasonal Wetlands. *The terrace wetlands shall be protected and enhanced by improving surface water flow, removing non-native and invasive plants, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the Drainage Concept Plan (Appendix B), controlling access by humans and non-native animals, and implementing other enhancement measures in accordance with the standards and measures contained in this CLRDP, including its Resource Management Plan (Appendix A).*

Implementation Measure 3.2.3 – Protection and Enhancement of Wildlife Movement.
Wildlife movement across the site shall be facilitated and enhanced by establishing two enhanced wildlife corridors and associated buffers adjacent to the Upper Terrace development area (as shown in Figure 5.2) that provide enhanced habitat value and wildlife connectivity in the area between Younger Lagoon Reserve and the Moore Creek/Antonelli Pond system east of the Campus. Conditions for wildlife movement in these areas shall be enhanced by eliminating invasive weeds, planting native species to provide better protective cover and visual screening for wildlife than existing

vegetation, controlling access by humans and non-native animals, providing fencing/building elements at the development zone boundary that screen Upper Terrace development zone noise, lights, and activities from wildlife in the corridors/buffers, and other enhancement measures in accordance with the standards and measures contained in this CLRDP, including its Resource Management Plan (Appendix A). The University will also coordinate with the owners of the properties immediately east of Shaffer Road and the City of Santa Cruz (in the case of Shaffer Road itself) to promote the extension of the wildlife corridors across ~~the~~ Shaffer Road ~~right-of-way~~ and to Moore Creek/Antonelli Pond in the manner most protective of wildlife (see also parameters for wildlife corridors in the Resource Management Plan (Appendix A).

Implementation Measure 3.2.4 – Management of Special Status Species Habitat. *Special status animal species and their habitats shall be protected, and their habitats enhanced consistent with the Resource Management Plan (Appendix A), including through protection and enhancement of wetland habitats (including for California red-legged frog) and grassland/scrub-grassland habitats outside of development zones (including for special status bird species), through protection from non-native predators, and through implementation of other enhancement measures in accordance with the standards and measures contained in this CLRDP.*

Implementation Measure 3.2.5 – Management of Habitats on the Marine Science Campus. *Habitat areas on the Marine Science Campus shall be protected against degradation from human intrusion by developing trails and interpretive signs, managing trail use, and implementing other enhancement measures in accordance with the standards and measures contained in this CLRDP.*

Implementation Measure 3.2.6 – Management of Natural Areas. *Except in areas designated "Research and Education Mixed Use," grassland, ruderal, coyote brush scrub-grassland, and coastal bluff areas shall be protected and enhanced, including through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings (including replacing non-native vegetation with native vegetation), preventing unauthorized trail development, and implementing other enhancement measures in accordance with the standards and measures contained in this CLRDP.*

Implementation Measure 3.2.7 – Management of Water Quality and Drainage Features. *Water quality shall be protected and enhanced and erosion shall be minimized, by means including implementation of the Drainage Concept Plan contained in this CLRDP (see Appendix B). The wet ponds, vegetated filter strips, vegetated swales, and other natural drainage features to be installed per the Drainage Concept Plan may exhibit wetland and/or habitat characteristics over time, but their primary function is for water quality filtration and treatment, flow control, and infiltration. As such, maintenance within them on a regular basis is expected and necessary in this respect, and is allowed per this CLRDP (see maintenance parameters in the Drainage Concept Plan). It is the intent of the California Coastal Commission in approving installation of these drainage features that they not be treated as wetlands including for purposes of Implementation Measure 3.2.9, except that site specific mitigation measures other than setbacks may be required for development proposed adjacent to such features, to minimize impacts of construction and development on any sensitive resources identified pursuant to Implementation Measures 3.3.1 and 3.4.4 ~~for any state or federal land use or regulatory purpose, including regulation under Section 400 of the Clean Water Act and the California Coastal Act~~.*

Implementation Measure 3.2.8 – Maintenance and Monitoring of Terrace Habitats. *Long-term maintenance and monitoring programs for the terrace habitats shall be developed and implemented in accordance with the standards and measures contained in this CLRDP.*

Implementation Measure 3.2.9 – Wetland Buffers. *Development shall be sited and designed to minimize impacts to any wetlands delineated pursuant to Implementation Measure 3.3.1, and development shall be prohibited within at least 100 feet of any such wetlands unless it is development allowed within areas designated Resource Protection Buffer. The 100-foot minimum distance is the minimum wetland buffer, and a buffer greater than 100 feet may be necessary if site specific biological evaluation so indicates. To the extent wetland areas are identified pursuant to Implementation Measure 3.3.1 and the minimum buffer area is not already designated Resource Protection Buffer on Figure 5.2, the Resource Protection Buffer*

designation shall be applied to the minimum wetland buffer area. The buffer may be less than 100 feet only if supported by a site specific biological evaluation indicating that a reduced buffer would not result in a significant adverse effects to the wetland. In no case shall wetland buffers be reduced beyond those indicated in Figure 5.2.

Policy 3.3 Use and Alteration of Marine Resources

The diking, filling, or dredging of open coastal waters and wetlands shall be permitted 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) incidental public service purposes, including but not limited to, burying cables and pipes or inspection of existing intake and outfall lines, (2) restoration purposes, and (3) nature study, aquaculture, or similar resource dependent activities. In addition, the diking, filling, or dredging of existing wetlands shall maintain or enhance the functional capacity of the wetland.

Implementation Measure 3.3.1 -- Pre-development Evaluation of Wetland Conditions. *An evaluation of the development ~~site~~ area shall be conducted prior to each development project. The evaluation shall include any changed site conditions that could affect wetland values protected by this CLRDP. To the extent wetland areas are identified during this process that are not already designated Resource Protection on Figure 5.2, the Resource Protection designation shall be applied to the newly identified wetland area and uses and development limited in accordance with that designation (see section 5.2.2, Resource Protection). For any newly identified wetland area, an appropriate buffer shall be established, based upon site-specific conditions in accordance with Implementation Measure 3.2.9~~the buffer provisions of section 5.2.2 (Land Use Designation and Diagram)~~.*

Policy 3.4 Protection of Environmentally Sensitive Habitat Areas (ESHAs)

Environmentally sensitive habitat areas (ESHAs) shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Development in areas adjacent to environmentally sensitive habitat 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 areas. ESHAs have been designated as "Resource Protection" in this CLRDP. ESHAs shall be buffered from urban uses as shown in Figure 5.2 and described in Section 5.2.2 (Resource Protection Buffer subsection). Additional measures for buffering of sensitive areas include those specified in Implementation Measures 3.4.1, 3.4.2, ~~and~~ 3.4.3, and 3.4.4.

Implementation Measure 3.4.1 – Additional Measures to Protect Habitat Areas. *Buffering of sensitive habitat areas shall also be achieved through development restrictions consistent with the policies and programs of this CLRDP, including those that regulate the location of windows, lighting, access, signage, and noise-generating equipment that would disrupt protected habitat values.*

Implementation Measure 3.4.2 – Noise Intrusion into Terrace ESHA. *Development shall be sited and designed so that noise sources are no closer than 100 feet from designated Resource Protection areas located in the terrace portion of the Marine Science Campus (other than development, such as paths, that may include minimal noise sources and that is planned and/ or located within 100 feet of these areas and where measures are taken so that noise potentially audible from within these areas is minimized to the maximum extent feasible). Use of Campus facilities shall occur in a manner that does not result in undue noise into designated terrace area Resource Protection areas. Noise shall be monitored periodically or upon complaint and appropriate noise attenuation measures shall be immediately implemented to lower any unacceptable noise generation.*

Implementation Measure 3.4.3 – Noise Intrusion into YLR. *YLR shall not be exposed to noise generated by human activity on the terrace portion of the Marine Science Campus in excess of 60 dBA CNEL, as measured at the boundary of the YLR. For the purposes of this measure, "dBA CNEL" means a 24-hour energy equivalent level derived from a variety of single noise events, with weighting factors of 5 and 10 dBA applied to the evening (7pm to 10pm) and nighttime (10pm to 7am) periods, respectively, to allow for the greater sensitivity to noise during these hours.*

Implementation Measure 3.4.4 -- Pre-development Evaluation of ESHA Conditions. *An evaluation of the development ~~site~~ area shall be conducted prior to each development project. The evaluation shall include changed site conditions that may affect ESHA values and new information that was not known at the time of the original ESHA determination. To the extent ESHA areas are identified during this process that are not already designated Resource Protection on Figure 5.2, the Resource Protection designation shall be applied to the newly identified ESHA and uses and development limited in accordance with that designation (see section 5.2.2, Resource Protection). For any newly identified ESHA area, ~~an appropriate~~ buffer of 100 feet shall be established and designated as Resource Protection Buffer, unless site specific biological evaluation dictates a greater buffer distance is required to prevent impacts which would significantly degrade ESHA~~, based upon site-specific conditions in accordance with the buffer provisions of section 5.2.2 (Land Use Designation and Diagram)~~.*

Implementation Measure 3.4.5 – Rodenticides. R*odents on the Campus may be controlled as necessary. The impacts on non-target species from any rodenticide used on the Campus shall be minimized to the maximum degree feasible. Rodent control areas shall be reviewed for the potential presence of special-status species and the rodent control methods tailored to minimize non-target species impacts. When chemical control is necessary, the use shall be guided by label restrictions and any advisories published by the California Department of Pesticide Regulation or the County Agricultural Commission. In areas occupied by burrowing owls, fumigants shall not be used unless specifically determined safe by a qualified biologist. If necessary, alternative methods of rodent control shall be determined by a qualified biologist. The rodenticide applicator shall remove carcasses of poisoned animals, when they are found, to minimize secondary toxic effects on raptors or other wildlife. Carcass survey and disposal shall be performed in the treated area beginning on the third day following the initial exposure of toxic baits. Any exposed carcasses shall be disposed of in a manner inaccessible to wildlife. Carcass surveys shall continue for at least 5 days after toxic baiting has ceased and thereafter until no more carcasses are found.*

Policy 3.5 Non-Invasive Native Plant Species Required

Landscaping (including screening vegetation and otherwise) on the Campus~~, except immediately adjacent to buildings~~, shall be limited to non-invasive native plant species that are appropriate to the habitat and region and that are grown from seeds or vegetative materials obtained from local natural habitats so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Except for the planting of Monterey cypress, only locally collected seed, cuttings, and/or other propagules shall be used for landscaping. If possible, materials should be collected from coastal habitats that are located within approximately one mile of the Campus and seaward of Highway 1. ~~In all cases, landscaping shall be limited to non-invasive species.~~

Younger Lagoon Reserve

Policy 3.5 Special Protection for Younger Lagoon Reserve

The University recognizes the special biological significance of Younger Lagoon Reserve for habitat value and for research and education and therefore shall continue to provide special protection for the property by retaining it as part of the University's Natural Reserve System and protecting it consistent with this CLRDP.

Implementation Measure 3.5.1 – Protection and Enhancement of YLR Habitats. *The native plant and animal habitats of Younger Lagoon Reserve shall be protected and enhanced, by controlling and removing non-native and invasive plant species, promoting the abundance and diversity of native plant species through small-scale plantings and re-vegetation of areas where exotics and/or invasives have been removed, implementing the Drainage Concept Plan (Appendix B), maintaining and installing fencing/barriers consistent with this CLRDP to control trespass from the terrace portion of the site into* YLR, *limiting access by humans, prohibiting domestic pets, and other appropriate means that may become available.*

Implementation Measure 3.5.2 – Protection of Special Status Species in YLR. *Habitats for special status animal species that use Younger Lagoon Reserve shall be protected and enhanced.*

Implementation Measure 3.5.3 – Protection of YLR Resources. T*he biological productivity and quality of* YLR *shall be protected, including by minimizing the effects of stormwater discharges and entrainment, controlling runoff, preventing depletion of ground water supplies, maintaining natural vegetation buffers areas and minimizing alteration of natural features.*

Implementation Measure 3.5.4 – Development of Monitoring and Maintenance Program. *Long-term maintenance and monitoring programs for Younger Lagoon Reserve shall be developed and implemented to assist in long-term preservation of species and habitats in accordance with the standards and measures contained in this CLRDP.*

Implementation Measure 3.5.5 – Siting of Windbreak/Screening Trees. *The windbreak/screening trees required by this CLRDP in connection with new development in the terrace portion of the site (see for example Section 6.5 and Figure 6.7) shall be sited to maximize their ability to screen terrace development as seen from Younger Lagoon Reserve.*

Implementation Measure 3.5.6 – YLR Manager Consultation. *Development shall not be authorized by the University without consultation with the YLR Manager. Development shall incorporate measures to address issues and impacts identified through the consultation.*

Implementation Measure 3.5.7. Movement Not Visible From YLR. *Movement associated with development (including within outdoor activity/research areas and buildings, and including all windows in buildings) shall not be visible from within YLR.*

Policy 3.6 Public Access to and within YLR

Access to Younger Lagoon Reserve may be controlled consistent with the need to protect YLR resources from disruption and degradation and to provide maximum public access consistent with the Coastal Act.

Implementation Measure 3.6.1 – Provision of Controlled Access within YLR. *Physical access within YLR by authorized management, emergency, research, student personnel, and/or docent-led general public consistent with the public access and recreation diagram and policies contained in this CLRDP shall be provided.*

Implementation Measure 3.6.2 –Visual Access to YLR. *Visual access to YLR shall be provided for the general public through overlooks (see Figure 5.5), at least one of which shall be available for unescorted (i.e., non-docent) public use.*

Implementation Measure 3.6.4 – Beach Access within YLR. *The general public shall not be prohibited from accessing the sandy beach area fronting Younger Lagoon and the waters offshore via the Public Trail shown on Figure 5.5 during at least daylight hours (i.e., one hour before sunrise until one-hour after sunset). Interpretive signs, low-key fencing and/or barriers, and other habitat protection measures may be employed if necessary to protect inland YLR habitat resources and if they are as non-disruptive as possible to sandy beach public access. Habitat protection measures, such as snowy plover exclosures and signage, may also be used on the beach as necessary, consistent with this requirement to provide general beach access and if they too are as non-disruptive as possible to sandy beach public access.*

Implementation Measure 3.6.5 – Beach Access Trail Improvements. *Except for signs identifying use parameters for the trail, and except for the ensuring that the gate is open during daylight hours (i.e., one hour before sunrise until one-hour after sunset), improvements to the beach access trail (from the ocean overlook to the beach fronting Younger Lagoon) are a discretionary and conditional requirement. Such trail improvements may be pursued as public access demand and use patterns dictate. Improvements shall be required when significant obstacles to continued public access are documented. The University shall evaluate trail demand for this segment on at least a yearly basis, and shall*

include this evaluation (including recommendations for improvements as necessary to meet CLRDP requirements) in all Public Access and Recreation Plans required by Chapter 5.

Coastal Bluffs and Blufftops

Policy 3.7 Protection of Coastal Bluff and Blufftop Areas
New development that creates or contributes to erosion or geologic instability ***or that would require the construction of*** *protective devices that would substantially alters natural landforms along the bluffs shall be prohibited. Coastal bluff and blufftop vegetation shall be expanded and enhanced in accordance with the provisions of this CLRDP.*

Implementation Measure 3.7.1 – Bluff Setbacks. ***New development shall be sited and designed in such a*** *manner as to avoid the need for shoreline armoring over the development's lifetime, and shall include enforceable provisions for addressing any future bluff retreat/erosion danger to the development without shoreline armoring (e.g., moving the development, removing the development, etc.). Development within100 feet of the top edge of the coastal bluff shall be prohibited other than existing streets, existing and proposed access and recreation amenities (see Section 5.6 and Figure 5.5), infrastructure improvements necessitating a near bluff edge location contemplated by the CLRDP (i.e., seawater system facilities), habitat restoration/enhancement, and directly related minor structures (such as irrigation, public safety fencing, etc.) that are consistent with the CLRDP.*

Implementation Measure 3.7.2 – Coastal Bluff and Blufftop Area Protection and Enhancement Measures. *The coastal bluff environment of the Marine Science Campus shall be protected and enhanced in accordance with the standards and measures contained in this CLRDP, including through University enhancement and management of the 100-foot bluff setback area identified in implementation measure 3.7.1 pursuant to the Resource Management Plan (Appendix A).*

Implementation Measure 3.7.3 – Protecting Existing Development from Coastal Erosion. *Shoreline armoring shall be allowed only as a last resort to protect structures existing at the time of CLRDP certification that are in danger from erosion, and only if: (a) less-environmentally damaging alternatives to armoring are not feasible (including relocation of endangered structures); and (b) the armoring has been sited, designed, and accompanied by feasible measures to proportionately mitigate any unavoidable negative coastal resource impacts (on views, sand supply, public access, etc.).*

Agricultural Resources

Policy 3.8 Protection of Adjacent Agricultural Resources
The University shall minimize and where possible avoid conflicts with adjacent agricultural uses.

Implementation Measure 3.8.1 – Cooperation. *The University shall work cooperatively with the adjacent agricultural users to identify means of minimizing or avoiding any potential use conflicts (including the improvement of water quality in YLR), and to implement mutually acceptable conflict-avoidance strategies.*

Implementation Measure 3.8.2 – Agreement to Indemnify and Hold Harmless. ***Prior to start of*** *construction of any CLRDP facilities located north of the designated Lower Terrace Development Zone, the University shall offer to enter into an agreement substantially in conformance with the existing agreements (see Appendix C) with the owners of the agricultural property located adjacent to the Marine Science Campus and currently known as Younger Ranch, to indemnify and hold harmless the owners, lessees, and operators of the property from liability and costs resulting from the effect of normal and necessary farm operations upon the Marine Science Campus and its employees, students, agents, and invitees.*

Cultural Resources

Policy 3.9 Conservation of Cultural Resources
Reasonable mitigation measures shall be required, including those that may be identified through consultation with appropriate Native American representatives, where development would adversely impact archaeological and/or paleontological resources.

Implementation Measure 3.9.1 -- Construction Monitoring. *Should archaeological and/or paleontological resources be encountered during any construction on the Marine Science Campus, all activity that could damage or destroy these resources shall be temporarily suspended until qualified archaeologist/paleontologists and Native American representatives have examined the site and mitigation measures have been developed that address and proportionately offset the impacts of the project on archaeological and/or paleontological resources. Development shall incorporate measures to address issues and impacts identified through any archaeologist/paleontologist and/or Native American consultation.*

Hazardous Materials Management

Policy 3.10 Hazardous Materials Management
The Marine Science Campus environment shall be protected from contamination caused by the transportation, storage, and use of petroleum products and hazardous materials.

Implementation Measure 3.10.1 – Hazardous Materials Management. *The University, through the Office of Environmental Health and Safety, shall manage the use, and in the event of spillage the containment and cleanup of, hazardous materials and petroleum on the UCSC Marine Science Campus in compliance with federal and state regulations related to the storage, disposal, and transportation of hazardous substances.*

Implementation Measure 3.10.2 – Protective Measures for Laydown Yard. *The University shall install appropriate features around the perimeter of that part of the Upper Terrace development area laydown yard dedicated to the maintenance and servicing of heavy equipment to ensure that hazardous materials do not enter the stormwater drainage system, water courses, and/or groundwater. (See also Implementation Measure 7.1.12).*

Air Quality and Energy Consumption

Policy 3.11 Energy Efficiency in New Construction
Sustainable practices shall be used wherever feasible in the design, construction, and use of campus facilities.

Implementation Measure 3.11.1 – Energy Efficiency in New Construction: *Sustainable design and construction practices shall be incorporated into, and sustainably produced materials shall be used in the construction of new facilities as feasible.*

Implementation Measure 3.11.2 – Energy Efficiency in Use: *New development shall incorporate sustainable practices into ongoing facility use (including in typical daily operations, special events, ongoing maintenance, etc.) as feasible.*

Policy 3.12 Air Quality and Energy Conservation through Land Use and Transportation Controls.
The University shall foster good air quality and energy conservation on the Marine Science Campus through land use and transportation controls.

Implementation Measure 3.12.1 – Air Quality and Energy Conservation through On-Campus Housing. *As demand presents itself, support housing may be provided consistent with Policy 2.4 and its accompanying implementation measures to reduce travel demand to the Marine Science Campus.*

Implementation Measure 3.12.2 - Air Quality and Energy Conservation through Controlling Travel Mode Split. *The University shall work to achieve a 40 percent travel mode split consistent with Policy 5.2 and its accompanying implementation measures, in order to limit the number of single-occupant vehicles traveling to the Marine Science Campus.*

Implementation Measure 3.12.3 – Air Quality and Energy Conservation through Parking Control. *Parking shall be controlled consistent with Section 5.5 (including Policies 5.3, 5.4, and 5.5 and their accompanying implementation measures) to discourage automobile trips to the Marine Science Campus.*

Implementation Measure 3.12.4 – Air Quality and Energy Conservation through Alternative Transportation. *The University shall promote walking, bicycle use, and transit use consistent with Sections 5.5 and 5.6 to encourage energy efficient forms of travel.*

Implementation Measure 3.12.5 – Air Quality and Energy Conservation through Transportation Demand Management. *Transportation demand shall be managed consistent with Policy 5.8 and its accompanying implementation measures to encourage alternatives to automobile, and particularly single-occupant automobile, transportation for site users and visitors.*

Natural Resource Protection Plan Required

Policy 3.13 Natural Resource Protection Plan Required
For new development that may significantly affect natural resources, individually or cumulatively, the Project Report and other supporting information identified in section 8.2 (E) of Chapter 8~~, below~~, shall describe the manner in which the proposed development is consistent with and implements the natural resource protection provisions of the CLRDP, including those in Section 5.3 (Natural Resource Protection), Chapter 9 (Capital Improvement Program), and Appendix A (Resource Management Plan). The section 8.2 (E) supporting information shall also include a long-term program for monitoring potentially affected natural resources and for maintaining consistency with CLRDP standards.

5.4. Scenic and Visual Qualities

This section sets forth plans, policies, and implementation measures related to maintaining scenic and visual qualities on the Marine Science Campus.

5.4.1. Scenic Corridor Protection

The Land Use Diagram (Figure 5.2) has been designed so that development and open space areas are located in such a manner as to protect significant public view corridors to the ocean, the agricultural coastline, and surrounding hillsides. For development areas, siting and design parameters, including regulation of building heights, are also required to protect public views that include the site, as well as to protect the visual character of the site itself.

5.4.2. Scenic and Visual Resource Policies

Policy 4.1 Protection of Scenic ~~Corridors~~ Views
New development at the Marine Science Campus shall be sited and designed in a manner that protects public views, including the public view corridors depicted in Fig 3.16, and that minimizes development outside of the three Campus development zones to the maximum extent feasible.

Implementation Measure 4.1.1 – Location of Development. *The University shall cluster development on the Marine Science Campus as shown in Figure 5.2 so as to leave ample open space that protects identified public view corridors. ~~The University has structured the land use designations described in Section 5.2.2 and designed the Land Use Diagram as shown in Figure 5.2 to protect these public view corridors, and development consistent with these designations and diagram will be considered to be fully consistent with Policy 4.1 and this implementation measure.~~*

Policy 4.2 Protection of Scenic Quality
New development at the Marine Science Campus shall be sited and designed to minimize impacts on public views and to be compatible with existing Campus development and surrounding areas.

Implementation Measure 4.2.1 – Design Standards and Illustrative Campus Buildout Site Plan. *Decision on siting, materials, height, clustering, and other aspects of project design shall be consistent with Chapter 5 and the Design Standards of Chapter 6 and shall be guided by the Illustrative Campus Buildout Site Plan and the Preliminary Designs of Chapter 7.*

Implementation Measure 4.2.2 – Alteration of Natural Land Forms. *Development shall be sited and designed to minimize the alteration of natural landforms.*

Implementation Measure 4.2.3 – Building and Other Structure Heights. *Buildings on the Marine Science Campus shall be no more than two stories tall and shall be no higher as measured from natural grade to the top of the roof than the maximum height limits shown in Figure xxx[Note: this is new figure required by figure mods – see end of chapter], except that laboratory buildings located within the area limited to 30-foot heights may be as high as 36 feet above ~~finished floor~~natural grade subject to Implementation Measure 4.2.4. Flat roofs shall be prohibited. Minor mechanical equipment above building roof planes (such as pipe vents) may exceed the maximum height limits up to a maximum of 10% above the maximum heights, provided it is minimized to the degree feasible; it is hidden, screened, and/or camouflaged so as to be as visually inconspicuous as possible; and it does not significantly degrade public views. Those portions of buildings that are located nearest the perimeter of the development zones shall be stepped down in height relative to the building (see also Chapter 6).*
All other (i.e., non-building) structures shall be no higher as measured from ~~finished floor~~natural grade to the topmost element than the maximum height limits shown in Figure xxx.

Implementation Measure 4.2.4 – Laboratory Buildings. *Laboratory buildings located within the area limited to 30-foot heights may be as high as 36 feet above ~~finished floor~~natural grade if it is not feasible to meet the 30-foot height limit due to the vertical clearance necessary for specialized laboratory requirements (for mechanical systems, ductwork, etc.).*

Implementation Measure 4.2.5 – Minimum Building Separation. Buildings shall be separated from each other by: at least 175 feet in the Upper Terrace development zone; at least 40 feet in the Middle Terrace development zone, and at least 100 feet where a road or parking area is located between the buildings; and at least 50 feet in the Lower Terrace development zone.

Implementation Measure 4.2.6 – Maximum Building Gross Square Footage. *Individual new buildings shall not exceed ~~25~~20,000 gross square feet in the Lower Terrace development zone, shall not exceed 37,500 gross square feet in the Upper Terrace development zone, and shall not exceed ~~80~~40,000 gross square feet in the Middle Terrace development zone.*

Implementation Measure 4.2.7– Maximum Additional Gross Square Footage in Lower Terrace. *New building development in the Lower Terrace development zone after the CLRDP is certified shall not exceed ~~50~~40,000 gross square feet in total.*

Implementation Measure 4.2.8– Construction Materials. *Stained vertical wood siding, roughcast concrete, high-quality shingle roofing, and other materials with compatible appearances (e.g., stone, wood, cor-ten steel, etc.) shall be used for the exterior of all buildings and other structures to ensure design compatibility among all buildings on the Marine Science Campus.*

Implementation Measure 4.2.9– Building Setbacks. *New buildings on the Marine Science Campus shall be located no closer than 15 feet from campus streets and no closer than 20 feet from the pavement edge of Shaffer Road, as improved per Implementation Measure 5.1.3.*

Implementation Measure 4.2.10 – Building Length Limitations. *New building sections constructed on the Marine Science Campus shall not exceed 175 feet in continuous building length adjacent to a street or parking area.*

Implementation Measure 4.2.11– Placement of Utility Lines Underground. *All utility lines on the Marine Science Campus shall be located underground.*

Implementation Measure 4.2.12– Windbreak /Screening Trees. *The windbreak/screening trees required by this CLRDP in connection with new development in the terrace portion of the site (see Section 6.5 and Figure 6.7) shall be sited to screen development from public view without interfering with that portion of the public view not encumbered by development (e.g., maintaining ocean/horizon views over and around buildings), ~~provided that siting shall not interfere with implementation of Implementation Measure 3.5.5.~~*

Implementation Measure 4.2.13 – Development in Northernmost Portion of Middle Terrace. *Development in that portion of the Middle Terrace development zone that is located in the 12 foot height limit area identified in Figure xxx shall be limited to low intensity uses and facilities that require a more isolated location and shall be sited and designed to minimize impacts to public views as seen from trails shown on Figure 5.5; buildings and other development that significantly blocks through views shall be prohibited in this area.*

Implementation Measure 4.2.14 – Development West of McAllister Way in Middle Terrace. *Development in that portion of the Middle Terrace development zone that is located west of the location of McAllister Way at the time of CLRDP certification: shall be limited to uses that integrally relate to the CDFG Marine Wildlife Center, and/or that require a location adjacent to YLR, and/or that otherwise require a more isolated location; shall be limited to low intensity (i.e., low noise, lights, and activities) development and/or naturalistic development (such as water quality wet ponds and related features) in that area located within the 12-foot height limit identified in Figure xxx [Note: this is new figure required by figure mods – see end of chapter], and shall give preference to such development elsewhere; shall be located as close to McAllister Way (and as far from YLR) as possible unless a more westerly location better protects coastal resources (e.g., in the case of siting a wet pond); and, for building development specifically, shall be limited to a maximum of four additional (additional to that existing at CLRDP certification) buildings with a combined maximum footprint of 25,000 square feet in total, and an individual building maximum footprint of 10,000 square feet, that are located at least 50 feet from the boundary of the development zone.*

Implementation Measure 4.2.15 – Development Along Edge of Lower Terrace. *Development in that portion of the Lower Terrace development zone that is located in the 6-foot and/or 12-foot height limit areas identified in Figure xxx [Note: this is new figure required by figure mods – see end of chapter] shall be limited to low intensity uses and facilities that shall be sited and designed to minimize impacts to public views as seen from trails and other access and recreation facilities and features shown on Figure 5.5 and/or described in Section 5.6; shall, if located south of the southernmost extent of the Marine Discovery Center, (a) in the 12-foot area, be limited to outdoor research area development, caretaker units, and public access improvements, or (b) in the 6-foot area, be limited to seawater system, circulation, parking, and public access improvements; shall exclude building development and other development that significantly blocks through views in the 6-foot area and that portion of 12-foot area located east of McAllister Way at the time of CLRDP certification; and shall, if located within the footprint of the berm (along the western edge of the zone), be no taller than the top of the berm at the time of CLRDP certification.*

Implementation Measure 4.2.16 – Building Development West of McAllister Way in Lower Terrace. *Building development in that portion of the Lower Terrace development zone that is located west of the location of McAllister Way at the time of CLRDP certification shall be limited to uses that integrally relate to the Center for Ocean Health, need a location adjacent to YLR, or otherwise require a more isolated location.*

Policy 4.3 Visual Intrusion and Lighting
Development on the terrace portion of the Marine Science Campus shall be sited and designed so that activity and direct light does not significantly disrupt wildlife. ~~*in ESHA and wildlife corridors and wildlife corridor buffers.*~~

Implementation Measure 4.3.1 – Visual Intrusion into YLR. *Development adjacent to YLR shall be sited and designed so that activity and direct light will not be visible from within YLR.*

Implementation Measure 4.3.2 – Visual Intrusion into Terrace ESHA and Other Areas Outside of Development Zones. *Development shall be sited and designed so that activity and direct light that may be visible from outside of development zones is minimized to the maximum degree feasible, and so that any activity and/or direct light that is unavoidably visible is minimized in its intensity. In determining the measures needed to minimize visual intrusion to the maximum extent feasible, the University shall consult with the manager of Younger Lagoon Reserve and the California Department of Fish and Game.*

Implementation Measure 4.3.3 – All Lighting. *Lighting on the Marine Science Campus shall be provided at the lowest levels necessary to achieve safety and efficient navigation.*

Implementation Measure 4.3.4 – Building Lighting. *Exterior lighting shall be located only at entries and usable interior courtyards. No other exterior lighting of buildings, such as façade or accent lighting, shall be allowed, except where necessary for safety. Interior lighting shall be located so as to minimize, the potential for light and glare to be visible from within Resource Protection, Resource Protection Buffer, and Wildlife Corridor areas and be consistent with the Uniform Building Code.*
Implementation Measure 4.3.5 – Street and Trail Lighting. *Streets on the Marine Science Campus may be lighted within the development zones of the campus. Trails shall be lighted as needed for safety. Only low-intensity lights attached to low-height, wood bollards (i.e., up to 36") shall be used for trail lighting, and all trail lighting shall be downward directed.*

Implementation Measure 4.3.6 – Parking Lot and Maintenance Yard Lighting. *Lighting in parking lots and maintenance yards shall be the lowest intensity levels necessary to provide safety and security. Only parking areas located within the perimeter of the development zone shall be lighted. All parking lot and maintenance yard lighting shall be full cut-off type lighting and shall be downward directed. Pole mounted lighting shall not exceed 12 feet in height.*

Implementation Measure 4.3.6 – Sign Lighting. *Sign lighting on campus shall be limited to signs identifying important destinations, restricted areas, and/or dangerous terrain. All sign lighting shall be the minimum necessary to achieve design objectives. No backlighting of signs or use of neon shall be allowed.*

Implementation Measure 4.3.7 – Lighting Plan Required. *New development that includes lighting shall be authorized by the University only if it includes a lighting plan that details the manner in which the development individually and/or cumulatively is consistent with and implements the lighting parameters of this CLRDP, including Policy 4.3 and its implementing measures, and including long-term lighting system monitoring and maintenance.*

5.5. Circulation and Parking

This section sets forth plans, policies, and implementation measures related to circulation and parking on the Marine Science Campus.

5.5.1 Circulation and Parking Discussion

The development of circulation and parking facilities on the Marine Science Campus is primarily guided by the objectives, design principles, and land use concepts of Chapter 4 and by the policies of Chapter 5. Design standards for campus streets and parking is set forth in Chapter 6 (Section 6.2, Campus Street Design and Section 6.3 Parking Design). The location of campus streets is prescribed in the next section, which includes Figure 5.4, Circulation Diagram, but notably, the specific location of parking facilities is not prescribed in this CLRDP. Instead, as the location of parking facilities is dependent upon site design, this information is illustrated in Figure 7.2.

New Main Campus Street and Abandonment of Part of Former Access Road

One key feature of the circulation plan for the Marine Science Campus is a new main access street section mostly located east of the existing Campus Street (see Figure 5.4) and the abandonment of a section of McAllister Way/Delaware Avenue Extension between Shaffer Road and the California Department of Fish and Game facility. This abandonment will take place concurrent with the construction of the new portion of the campus street shown in Figure 5.4. The majority of the existing pavement along this alignment will be removed except for a curvilinear portion of it that will remain to become a public access pathway. The roadbed fill will be retained to maintain terrace wetland hydrology, and the disturbed areas will be replanted with appropriate wetland and wetland buffer plant species.

Parking for Campus Use and Public Access

Another key feature of the circulation plan is the development of parking for campus use and coastal access. Parking on the Marine Science Campus is limited to the ~~245~~ 215 existing parking spaces at CLRDP certification along with ~~550~~ 580 additional spaces contemplated through buildout under this CLRDP (a total of 795 spaces), and the University will control almost all of this parking through the use of parking permits and/or parking meters (except for public access parking) to ensure that spaces are available for high-priority users such as visitors seeking coastal access and campus teachers, researchers, and staff. Without such controls, demand for parking by students could overwhelm capacity and result in parking shortages for higher priority users. Unless otherwise specified, parking areas are located in the Research and Education Mixed Use designation.

Parking to be provided on the Campus is purposefully limited so as to avoid covering large portions of the Campus with parking areas (thus better protecting on-site resources) and to reduce Campus reliance on automobile transportation (thus reducing its attendant adverse impacts on and off-site). Because of this parking space limitation, and because all Campus parking demand is to be accommodated on-site, the CLRDP includes aggressive transportation demand management programs designed to bring Campus users to the Campus by means other than automobiles, and if by automobile, by alternatives to the single-occupant vehicle automobile. To ensure that parking controls and parking space limitations have the minimum impact on public coastal access, the CLRDP policies in Section 5.5.3 below also include provisions for dedicated and shared public coastal access parking areas as follows:

- Unregulated (i.e., free, first-come, first-serve, and no permits required) parking in all Campus parking areas before 8:00 am and after 5:00 pm each weekday, and all day on Saturdays, Sundays, and State holidays, during public use hours per Implementation Measure 6.2.1* (Public Use Hours for the Marine Science Campus).

- A minimum of f~~F~~ifteen (15) free, first-come, first-serve, and no permits required parking spaces provided exclusively for public coastal access use only (i.e., reserved for public access parking for access to coastal resources and not for use by: (a) University or Campus affiliate staff, researchers, or students, or visitors to same; (b) Campus residents or visitors to same; and/or (c) visitors to University or Campus affiliate facilities) located at the campus entrance trailhead (adjacent to the intersection of Shaffer Road and Delaware Avenue) that will be available 24 hours a day, 365 days a year,

- A minimum of f~~F~~ive (5) ~~metered~~ parking spaces in the Middle Terrace development zone located adjacent to Campus support facilities (e.g., east of the NOAA Fisheries inholding) in that portion of the support facilities' parking area that is located as close to the public trail as possible that are reserved exclusively for public coastal access use only between the hours of 8:00 am and 5:00 pm each weekday, through the issuance of free permits on a first-come, first-serve basis,

- A minimum of f~~F~~ifty (50) permit parking spaces in the Lower Terrace development zone reserved exclusively for public coastal access use and for use by visitors to the Seymour Marine Discovery Center between the hours of 8:00 am and 5:00 pm each weekday through the issuance of free permits on a first-come, first-serve basis, and

- A minimum of f~~F~~en (10) ~~metered~~ parking spaces in the Lower Terrace development zone that are located as close to the shoreline as possible and that are reserved exclusively for public coastal access use only between the hours of 8:00 am and 5:00 pm each weekday through the issuance of free permits on a first-come, first-serve basis.

Shaffer Road Improvements

The University intends to improve the Shaffer Road/Delaware Avenue Intersection and that portion of Shaffer Road extending to the Upper Terrace development zone (where the shared laydown and warehouse facility is located). These improvements will be coordinated with the City of Santa Cruz and with property owners across Shaffer Road from the campus, to the degree feasible. Improvements will be limited to those necessary to serve Campus development.

The driveway entrance into the Upper Terrace development zone will be located in the center of the zone (e.g., as shown on Figure 7.2) so as to avoid the wildlife corridor and buffer areas both to the north and south of the development zone. Campus development does not require Shaffer Road to be extended north across the railroad tracks. Given the location of the wildlife corridor south of the railroad right-of-way and given the existing and potential uses of the railroad right-of-way itself (including potential public trail use), the City of Santa Cruz could choose to abandon the northern-most portion of the Shaffer Road (between the Upper Terrace development zone and the railroad tracks) and instead re-grade, replant, and reconfigure this ~~right-of-way~~paved road area as a habitat corridor enhancement.

In any event, where Shaffer Road intersects designated wildlife corridors and their buffers, improvements to the road will include measures to ensure habitat connectivity (such as adequately sized culverts under the roadbed to allow wildlife to safely move from one side of Shaffer to the other). These improvements will be coordinated with the owners of the property between Shaffer Road and Moore Creek/Antonelli Pond to ensure that the habitat corridor is properly aligned from one side of Shaffer Road to the other.

5.5.2. Circulation and Parking Designations and Diagram

One circulation ~~use~~ designation has been created for the UCSC Marine Science Campus: Campus Street. Figure 5.4, Circulation and Parking Diagram, shows the specific geographic location of this designation on the Marine Science Campus. The intended effect of this designation and the circulation uses allowed within it are set forth in this section. Other symbols on the diagram include "Major Parking Locations," "Public Access Parking," "Residential Parking," "Major Service and Storage Yards," and "Intersection Improvement." The specific location of these developments will be determined in conjunction with specific future building authorizations, subject to the requirements of Chapters 5, 6, 9, and Appendices A and B. ~~These other symbols are not formal designations and are meant only to influence not prescribe final designs for parking on the Marine Science Campus~~

Campus Street

The primary purpose of this circulation designation is to accommodate access to the Marine Science Campus by motor vehicles. The main Campus street may be used by bicyclists and pedestrians at times as well, but separated multi-use trails are provided specifically for bicyclists and pedestrians (see Section 5.6 that follows). The type of circulation facility allowed in the Campus Street designation is limited to paved, public-use corridors with two undivided travel lanes (one each direction) and typically no on-street parking. The maximum allowable width of the corridor is 22 feet wide to allow regular traffic movement and meet emergency vehicle requirements. Bicycles, cars, trucks and other road vehicles will share the facility without formal bike lanes or center stripe. Typically, curbs will not be provided on Campus Streets.

5.5.3. Circulation and Parking Policies

Auto Circulation

Policy 5.1 Vehicular Access
*Roadways on the campus shall provide adequate site access for **regular users** and visitors, while minimizing impacts on the natural environment.*

Implementation Measure 5.1.1 – New Circulation System. *The University shall construct a new circulation system for the Marine Science Campus as shown in Figure 5.4.*

Implementation Measure 5.1.2 – Improve Shaffer Road/Delaware Avenue Intersection. *The Shaffer Road/Delaware Avenue intersection, at the entrance to the campus, shall be improved in conjunction with other road and development activities, in order to improve the functioning of this intersection (for vehicles, pedestrians, and bicyclists) and its safety.*

Implementation Measure 5.1.3 – Shaffer Road Improvements. *The University shall cooperate with the City of Santa Cruz to evaluate the permanent closure of Shaffer Road between the Upper Terrace development zone and the railroad tracks and conversion of the closed road section into an integral part of the wildlife corridor located adjacent to the northern property line of the Marine Science Campus. Adjacent to the Marine Science Campus, those sections of Shaffer Road to remain open~~, from the right-of-way centerline to University property, shall~~ may be ~~widened~~ improved the minimum extent necessary to provide access to the Upper Terrace development zone. ~~to be consistent with the City of Santa Cruz General Plan and City public improvement standards, provided the City of Santa Cruz approves of the widening.~~*

Implementation Measure 5.1.4 – Access for Wildlife Across Shaffer Road ~~Right-of-Way~~ (Upper Wildlife Corridor). *Any development that includes Shaffer Road improvements shall include adequate passage (e.g., bridge, underpass, box culverts, etc.) across ~~the~~ Shaffer Road ~~right-of-way~~ north of the Upper Terrace development zone that is specially designed to facilitate wildlife movement, potentially including abandonment of the paved roadway section and reconfiguration of the ~~right-of-way~~road area as a habitat corridor. The driveway entrance into the Upper Terrace development zone shall be located in the center of the zone (e.g., as shown on Figure 7.2) so as to avoid the designated wildlife corridor and buffer areas that will be established both to the north and south of the development zone.*

Implementation Measure 5.1.5 – Access for Wildlife Across Shaffer Road ~~Right-of-Way~~ (Lower Wildlife Corridor). *At the location where Shaffer Road intersects the wildlife corridor and buffer that is located to the south of the Upper Terrace development zone, improvements to the road shall include measures to ensure habitat connectivity (such as adequately sized culverts under the roadbed to allow wildlife to safely move from one side of Shaffer to the other). Any such improvements will need to be coordinated with the City and owners of the property between Shaffer Road and Moore Creek/Antonelli Pond to ensure that the habitat corridor is properly aligned from one side of Shaffer Road to the other.*

Implementation Measure 5.1.6 – Use of Former Access Road. *The existing portion of McAllister Way/Delaware Avenue Extension between Shaffer Road and the California Department of Fish and Game facility, shall be abandoned as a campus street and restored as a public trail and habitat buffer area (i.e., the majority of the existing pavement shall be removed in this area except for a curvilinear portion of it that will remain to become a public access pathway; the roadbed fill elevation shall be retained to maintain terrace wetland hydrology; and the disturbed areas shall be replanted with appropriate wetland and wetland buffer plant species).*

Travel Mode Split

Policy 5.2 Travel Mode Split
The University shall pursue a goal of having at least 40 percent of all person-trips to the Marine Science Campus made using alternatives to the single-occupant automobile.

Implementation Measure 5.2.1 – Encourage Alternatives to the Single-Occupant Vehicle. *The University shall enforce policies and implement measures to encourage alternatives to the single-occupant automobile.*

Implementation Measure 5.2.2 – Alternatives to the Single-Occupant Vehicle. *As part of each development project, the University shall clearly identify the methods to be used to encourage non-single-occupancy vehicle trips for that development in order to meet CLRDP circulation and parking requirements individually and cumulatively.*

Parking

Policy 5.3 Parking for Campus Use and Public Coastal Access
The University shall provide designated parking spaces for faculty, staff, students, and visitors to the Marine Science Campus and the adjacent shoreline. Parking on the Marine Science Campus shall be limited to 795 spaces (i.e., ~~245~~ 215 existing parking spaces at CLRDP certification, plus ~~550~~ 580 new spaces).

Implementation Measure 5.3.1 – Off-Hour Parking. *All Campus parking areas shall be available on a free, first-come, first-serve, and no permits required basis before 8:00 am and after 5:00 pm each weekday, and all day on Saturdays, Sundays, and State holidays.*

Implementation Measure 5.3.2 – Trailhead Parking for Public Coastal Access. *At all times (i.e., 24 hours per day, 365 days per year) a minimum of fifteen free, first-come, first-serve, and no permits required parking spaces located adjacent to the intersection of Shaffer Road and Delaware Avenue shall be available and reserved exclusively for public coastal access use only, and not for use by: (a) University or Campus affiliate staff, researchers, students, or their*

visitors; (b) Campus residents or their visitors; and/or (c) visitors to University or Campus affiliate facilities. Such parking spaces may be limited to a two-hour length of stay.

Implementation Measure 5.3.3 – Middle Terrace Parking for Public Coastal Access. *Between the hours of 8:00 am and 5:00 pm each non-holiday weekday, a minimum of five ~~metered~~ parking spaces in the Middle Terrace development zone located adjacent to Campus support facilities (e.g., east of the NOAA Fisheries inholding) in that portion of the support facilities' parking area that is located as close to the public trail as possible shall be available and reserved exclusively for public coastal access use only (i.e., reserved for public access parking for access to coastal resources, and not for use by: (a) University or Campus affiliate staff, researchers, students, or their visitors; (b) Campus residents or their visitors; and/or (c) visitors to University or Campus affiliate facilities) through the issuance of free public coastal access parking permits on a first-come, first-serve basis. Such parking spaces may be limited to a four-hour length of stay.*

Implementation Measure 5.3.4 – Lower Terrace Parking for Public Coastal Access and Discovery Center. *Between the hours of 8:00 am and 5:00 pm each non-holiday weekday, a minimum of fifty permit parking spaces in the Lower Terrace development zone shall be available and reserved exclusively for public coastal access use and for use by visitors to the Seymour Marine Discovery Center through the issuance of free public coastal access and Discovery Center access parking permits on a first-come, first-serve basis. Otherwise, parking in these fifty spaces by (a) University or Campus affiliate staff, researchers, students, or their visitors, (b) Campus residents or their visitors, and (c) visitors to other University or Campus affiliate facilities, shall be prohibited. Such parking spaces shall not be time limited.*

Implementation Measure 5.3.5 – Lower Terrace Parking for Public Coastal Access. *Between the hours of 8:00 am and 5:00 pm each non-holiday weekday, a minimum of ten ~~metered~~ parking spaces in the Lower Terrace development zone that are located as close to the shoreline as possible shall be available and reserved exclusively for public coastal access use only (i.e., reserved for public access parking for access to coastal resources, and not for use by: (a) University or Campus affiliate staff, researchers, students, or their visitors; (b) Campus residents or their visitors; and/or (c) visitors to University or Campus affiliate facilities) through the issuance of free public coastal access parking permits on a first-come, first-serve basis. Such parking spaces shall not be time limited.*

Implementation Measure 5.3.6 – Parking Demand Satisfied On-Campus. *All parking demand shall be satisfied on Campus, and new development shall include adequate and enforceable measures to ensure that all parking demand is satisfied on Campus.*

Policy 5.4 Parking Supply

The University shall regulate existing parking and develop new parking on the Marine Science Campus to ensure that parking spaces are provided in an amount commensurate with the requirements of Policy 5.3 and its implementation measures, and the demand created by new development.

Implementation Measure 5.4.1 – Creation of Parking Activity Zones. *The University may maintain three parking activity zones for the Marine Science Campus that correspond to the Lower Terrace, Middle Terrace, and Upper Terrace development zones.*

Implementation Measure 5.4.2 – Development of New Parking. *New parking shall be developed as demand warrants up to a maximum of 795 spaces Campus wide. No new parking spaces shall be developed until existing parking spaces in a given parking activity zone are greater than or equal to 90 percent utilized (on average). The parking supply requirements of Policy 5.3 and its implementation measures related to the Lower Terrace shall be satisfied at all times, and those related to other campus areas shall be satisfied at all times after parking improvements have been completed pursuant to Chapter 9.*

Implementation Measure 5.4.3 – Lease Agreements. *The University shall ensure that lease agreements entered into with tenants on the UCSC Marine Science Campus include provisions that require them to fully abide by and*

implement the circulation and parking policies, implementation measures, and other related standards contained in this CLRDP.

Implementation Measure 5.4.4. Distribution and Intensity of Parking. *Parking shall be distributed among the three development zones as necessary to meet facility demand within each zone. Parking areas shall be designed to provide small, discrete parking areas.*

Policy 5.5 Parking Management

Parking on the Marine Science Campus shall be managed by UCSC Transportation and Parking Services (TAPS) or its equivalent, which will administer parking permits, operate shuttle service, disseminate commuter information, and monitor parking utilization annually. TAPS shall regulate parking on the UCSC Marine Science Campus through the use of parking permits and time-limited parking in a manner consistent with this CLRDP.

Implementation Measure 5.5.1 – Permits Required. *With the exception of parking spaces provided at the campus entrance at the intersection of Shaffer Road and Delaware Avenue, parking permits shall be required for the use of each parking space on the UCSC Marine Science Campus between the hours of 8:00 am and 5:00 pm each non-holiday weekday. Meters may be used in lieu of permits for time-limited non-public access parking.*

Implementation Measure 5.5.2 – Public Coastal Access Parking. *Dedicated ~~metered~~ parking for public coastal access shall be clustered close to coastal access points (see also Policy 5.3 and its implementation measures and Figure 5.4), and free parking permits for these spaces shall be made available on a first come, first serve basis at the main Campus entrance (i.e., at an entrance kiosk) and/or at the Campus facility near these access points (e.g., in the Seymour Marine Discovery Center).*

Implementation Measure 5.5.3 – Carpools and Vanpools. *Reserved parking spaces may be set-aside for persons traveling to the site in registered carpools or vanpools. TAPS may institute reduced parking permit fees for carpool and vanpool users if necessary to achieve consistency with Policy 5.2.*

Implementation Measure 5.5.4 – Parking Management Strategy for Special and/or Temporary Events. *The University shall develop a strategy for managing parking demand for occasional special and/or temporary events, including rescue operations at the Marine Wildlife Center. Such strategy shall only be implemented if it is consistent with the parking policies, implementation measures, and other related standards contained in this CLRDP.*

Implementation Measure 5.5.5 – Entrance Kiosk. *The University may install a small information kiosk at the entrance to the UCSC Marine Science Campus to ensure campus security, provide parking permits, direct visitors, and control access during special events. Such kiosk shall be located as close to the Shaffer Road/Delaware Avenue intersection as feasible, shall be no taller in height than 12 feet as measured from existing grade, and no more than 125 square feet in size.*

Implementation Measure 5.5.6 – Parking Enforcement. *The University may only enforce parking regulations on the Marine Science Campus consistent with this CLRDP.*

Pedestrian and Bicycle Facilities

Policy 5.6 Promotion of Bicycle Use and Walking

The use of bicycles and walking as a means of traveling to, from, and on the Marine Science Campus shall be promoted and accommodated with all development. (Note: see also Section 5.6 that follows for policies and implementation measures relevant to pedestrian and bicycle facilities on the Campus.)

Implementation Measure 5.6.1 – *Sheltered and Secured Bike Parking. Sheltered and secured bicycle storage facilities within buildings and/or within ancillary facilities associated with buildings shall be provided for all employees that bicycle to work and that use that building. Buildings and related facilities shall be designed and constructed to*

provide for an amount of sheltered and secured bicycle storage space adequate to accommodate the estimated number of bicyclist employees, and shall include adequate expansion space and provisions to accommodate any increased demand for such secure employee bicycle storage (up to and including the number of employees for any particular building). Each such secure bicycle storage parking space shall be accessible without moving another bicycle, may be configured vertically (e.g., with hooks for hanging bicycles), and shall include adequate space to allow room for maneuvering.

Implementation Measure 5.6.2 – Bike Parking Outside Buildings. *Secure bicycle racks shall be provided that are conveniently located near the entrances to all buildings on the UCSC Marine Science Campus. Such racks shall be provided at a ratio of at least one bicycle parking space for every ten building users (where all fractions of bicycle parking spaces are rounded to the next highest whole number). Each bicycle parking space shall be accessible without moving another bicycle (i.e., generally allow for 2 feet by 6 feet for each bicycle parking space), and shall include adequate space to allow room for maneuvering (i.e., an aisle at least 5 feet wide behind all bicycle parking spaces).*

Implementation Measure 5.6.3 – Personal Lockers and Showers. *Lockers and showers shall be provided in conjunction with new building development, in convenient locations for regular users (i.e., not the general public) of the building who choose to bike or walk to the Marine Science Campus. Lockers shall be provided at a ratio of one locker for every twenty building users, and showers shall be provided at a ratio of one shower for every fifty building users (where all fractions of lockers and/ or showers are rounded to the next highest whole number). The University may provide the required number of lockers and showers in individual buildings based upon the number of users of each such building, or may provide them in a centralized location or locations within each development zone provided the same ratio of lockers and showers is provided overall within each development zone and are conveniently located for users.*

Implementation Measure 5.6.4 – Coordinated Marketing with City of Santa Cruz. *The University shall coordinate with the City of Santa Cruz to identify and market bike routes that bike riders can use to travel to the Marine Science Campus.*

Implementation Measure 5.6.5 – Crosswalk Design. *Pedestrian and multi-use trail crossings shall be designed and constructed with crosswalks and signage that ensure public safety, trail continuity, and site aesthetics (e.g., this includes locating crosswalks at intersections or parking area entrances and the use of raised crosswalks, pressed asphalt pavement with integrated color to differentiate pedestrian crossings from other pavement treatments, low-intensity pavement-integrated lights, striping, different materials, combinations of all of these, etc.). Crossings shall be designed to maintain safety and trail continuity in a manner that is also consistent with CLRDP design guidelines.*

Implementation Measure 5.6.6 – Siting Buildings for Ease of Access. *Buildings shall be located in a manner to be easily and conveniently accessible to one another; and to paths and roadways; especially bus and shuttle stops. Siting shall occur in a manner that promotes pleasing and convenient pedestrian access throughout the Campus.*

Transit

Policy 5.7 Promotion of Transit Use

Adequate University and other public transit shall be provided to meet the travel-mode split goal of the CLRDP, and the use of such transit as a means of traveling to and from the Marine Science Campus shall be promoted.

Implementation Measure 5.7.1 – Extension of Santa Cruz Municipal Transit District Transit Services. *The University shall work with SCMTD to increase the frequency of transit service to points adjacent to the UCSC Marine Science Campus as demand warrants and as necessary to meet the CLRDP's 40% travel-mode split goal. The University shall also encourage SCMTD to extend its service onto the Marine Science Campus.*

Implementation Measure 5.7.2 – Expansion of Shuttle Services. *The University shall provide shuttle service connecting the UCSC Marine Science Campus to the UCSC Main Campus as demand warrants and as necessary to meet the CLRDP's 40% travel-mode split goal. Shuttles shall be scheduled to correspond with classes, and class schedules will be developed in coordination with TAPS to minimize operational demands.*

Implementation Measure 5.7.3 – Physical Infrastructure for Transit. *As part of the development of the Marine Science Campus circulation system, paved areas for bus turnarounds and covered transit stops for bus and shuttle riders will be developed at logical locations throughout the Marine Science Campus concurrent with the construction of new roadways, sidewalks, and related circulation improvements in a manner that is consistent with CLRDP design guidelines.*

Transportation Demand Management (TDM) Coordination

Policy 5.8 TDM Coordination
The University shall coordinate ridesharing to and from the Marine Science Campus and promote all available forms of alternative transportation to site users and visitors.

Implementation Measure 5.8.1 – Carpool and Vanpool Services. *The University shall provide services and programs to promote carpools and vanpools.*

Implementation Measure 5.8.2 – TDM Coordination. *The University shall implement and provide ongoing coordination of a TDM program. TAPS will be responsible for all aspects of transportation management on the UCSC Marine Science Campus, including: parking permit issuance, organization of carpools and vanpools, special event access planning, and enforcement of parking regulations. TAPS and the University shall be prohibited from enforcing and/or managing parking and transportation inconsistent with the provisions of this CLRDP.*

Implementation Measure 5.8.3 –Transportation Information. *The University shall widely disseminate transportation information to visitors, staff, faculty and students at the Marine Science Campus through the UCSC web page. Printed information will also be made available at central locations on the Marine Science Campus, and new users of the site shall be given an introductory package of information as part of their orientation to the site. All such TDM and other transportation materials shall include clear description of the CLRDP provisions of Section 5.5, including the travel-mode split requirements for the Campus; available shuttle, SCMTD bus, and other alternative transportation programs (including schedules, costs, etc.); availability of secured bicycle storage facilities within buildings for employees; availability of lockers and showers; Campus maps with appropriate facilities identified; etc.*

Traffic Impacts on City Streets

Policy 5.9 Impacts Offset
New development shall include the payment of fair-share fees and/or commitment to construct necessary transportation upgrades attributable to the development's impact on City transportation infrastructure. The City of Santa Cruz shall be consulted regarding any fair-share fees and/or transportation infrastructure upgrades.

Circulation and Parking Plan

Policy 5.10 Circulation and Parking Plan Required
New development shall be evaluated with respect to individual and cumulative parking and circulation supply and demand relative to the Campus and immediately surrounding areas in a circulation and parking plan, and shall be required to provide adequate parking and circulation improvements to meet the provisions of the CLRDP. New development shall be authorized by the University only if the circulation and parking plan details the manner in which the development individually and cumulatively is consistent with and implements the circulation and parking parameters of this CLRDP, including those in Section 5.5 (Circulation and Parking) and Chapter 9 (Capital Improvement Program), and including long-term monitoring, maintenance, and management of same.

5.6. Public Access and Recreation

This section sets forth plans, policies, and implementation measures related to public access and recreation on the Marine Science Campus.

5.6.1. Public Access and Recreation Designations and Diagram

~~Four~~ Five public Access designations have been created for the UCSC Marine Science Campus: 1) Public Trails, 2) Overlooks, 3) Controlled Access Areas, 4) ~~and 5)~~ Controlled Access Trails and 5) Beach. Figure 5.5, Public Access and Recreation Diagram, shows the geographic location of these designations on the Marine Science Campus. The intended effect of these designations and the way in which they affect access on the Marine Science Campus are set forth in this section.

Public Trails

The primary purpose of this public access designation is to provide pedestrian and bicycle access to scenic areas of the campus where access restrictions are generally not needed for protection of coastal resources, public safety, or maintenance of security of sensitive University activity. Public trails shall be sized as appropriate for their anticipated use, but shall be a minimum of ~~five~~ six (~~6~~5) feet wide (except for the beach access trail, which may be narrower) and in some cases shall follow street alignments. If the trail follows a street alignment, it shall be separated from the street by a minimum 5-foot strip of vegetation designed to buffer trail users from vehicles. Public trails shall be constructed of compacted decomposed granite or similar materials. Boardwalks, stairs, and/or bridges may be utilized if appropriate (e.g., where trails cross habitat features, uneven topography, etc.). Public access to these trails shall be free from restrictions, except those regarding hours of use and domestic animals set forth in the policies of this subsection. The public trails are provided to allow for low-intensity use that will not significantly disrupt the habitat values of Campus resource protection areas.

Public Overlooks

The primary purpose of this public access designation is to provide points of visual access to the ocean, Younger Lagoon Reserve, and the seasonal pond north of Seymour Marine Discovery Center. Some overlooks are located in controlled access areas, and the provisions of that designation also govern access to such overlooks. Overlooks located outside of controlled access areas are available for general public use during daylight hours. Overlooks shall include interpretive signs and related information. Illustrative plans for the design of new and improved overlooks on the Marine Science Campus are presented in Chapter 7.

Controlled Access Areas

The primary purpose of this designation is to provide pedestrian access to scenic and coastal resource areas of the Marine Science Campus in a manner consistent with safety, security, and protection of sensitive coastal resources and research areas. Controlled access areas may be accessed only by authorized personnel for scientific or educational purposes; by authorized personnel for the construction, repair, or maintenance of facilities; by authorized visitors; by members of the public as part of a supervised tour; and, where Public Trails extend through Controlled Access Areas as shown on Figure 5.5, by the general public. The Controlled Access Area designation applies to portions of the Marine Science Campus that contain environmentally sensitive habitat and/or resource buffers or within which sensitive outdoor research activity is undertaken.

Controlled Access Trails

The primary purpose of this public access designation is to provide pedestrian access to overlooks located in Controlled Access Areas of the Marine Science Campus. Because these overlooks exist or are to be sited in areas that include sensitive coastal resources, research facilities and activities, and steep ocean cliffs, use of the trails shall be limited to authorized personnel for scientific or educational purposes or for the construction, repair, or maintenance of facilities. These areas may also be accessed by members of the public as part of a supervised tour or education program (e.g., those conducted through the Seymour Marine Discovery Center). Controlled Access Trails shall be a minimum of four (4) feet wide, ADA compliant and constructed of compacted decomposed granite or similar materials.

Beach

The primary purpose of this public access designation is to provide for public access and recreation to and at the Younger Lagoon beach. Management of access and recreation at the beach is allowed if needed to protect sensitive resources (e.g. establishing an exclosure for nesting snowy plover), consistent with Implementation Measure 3.6.4.

5.6.2. Public Access and Recreation Policies

Policy 6.1 Public Access to the Marine Science Campus
Maximum public access to the coastal resources of the Marine Science Campus and the adjacent shoreline and coastal area shall be provided consistent with public safety, fragile coastal resources, implementation of the educational and research missions of the Campus, and security of sensitive facilities and research activities on the site.

Implementation Measure 6.1.1 – Free Public Access for Visitors. *Free public visitor access to the Marine Science Campus shall be provided during at least daylight hours (i.e., one hour before sunrise until one-hour after sunset). Modest fees may be charged only for access to the Seymour Marine Discovery Center and similar University facilities with developed educational and/ or visitor-oriented programs.*

Implementation Measure 6.1.2 – Public Access Parking. *The University shall construct, provide, and maintain parking spaces that are available to the public consistent with the provisions of Section 5.5, Circulation and Parking, to facilitate public coastal access to the Marine Science Campus and the adjacent shoreline and coastal area.*

Implementation Measure 6.1.3 – Public Access Trails. *The University shall construct, provide, and maintain a public pedestrian and bicycle trail system in the alignment depicted in Figure 5.5 to facilitate safe and passable public access within, along, and through the Marine Science Campus. All trails and associated facilities shall be clearly signed for public use.*

Implementation Measure 6.1.4 – Public Access Overlooks. *The University shall construct, provide, and maintain overlooks to provide the public with visual access to natural resources on and adjacent to the Marine Science Campus such as Younger Lagoon Reserve and the ocean. The location of overlooks shall be as specified in Figure 5.5, and the University shall be guided by the illustrations contained in Chapter 7 of this CLRDP as it designs the overlooks.*

Implementation Measure 6.1.5 – Docent-Led Tours and Education Programs for the Public. *The University shall seek to support and enhance public appreciation of coastal resource values through educational programs and docent-led tours of the site. The Seymour Center shall continue as the site of educational programs on the*

marine environment for school groups and other members of the public. As resources are available, these programs shall continue to include docent-led tours of the coastal terrace and bluff and the Younger Lagoon Reserve overlooks.

Implementation Measure 6.1.6 – Educational Programs for Pre-College Students. *The University is committed to increasing understanding and interest in marine science among pre-college students. To further that objective, short-term immersion marine science education programs for these students and their teachers shall be implemented at the Marine Science Campus, in cooperation with other agencies and entities.*

Policy 6.2 Management of Public Access

All public access to the Marine Science Campus shall be managed to maximize public access and recreation opportunities while also ensuring the security of research and marine facilities on the site, the protection of wildlife populations and other natural resources, and public safety.

Implementation Measure 6.2.1 – Public Use Hours for the Marine Science Campus. *General public access to the Marine Science Campus shall be allowed ~~only~~ during daylight hours (i.e., one-hour before sunrise to one hour after sunset).*

Implementation Measure 6.2.2 – Public Trail Continuity. *Public trails shall follow the alignments shown in Figure 5.5, with minor alignment adjustments as necessary to ensure trail continuity. Examples of situations where such minor adjustments may be necessary include: moving the trail inland if erosion of the coastal bluff threatens the trail; adjusting the trail alignment if the final location of campus buildings and/or facilities dictates adjustment to enhance trail connectivity and use values; adjusting the trail alignment to avoid significant disruption to the habitat values of resource protection areas; and temporary detours in response to construction, temporary special events, etc.*

Implementation Measure 6.2.3 – Access to Resource Protection Areas. *Public access to identified Resource Protection Areas shall be managed to protect against disruption of habitat values. The general public may use CLRDP-designated roads, ~~and~~ trails, overlooks, and the area designated "Beach" on Figure 5.5 within Resource Protection Areas consistent with the provisions of this CLRDP. Only authorized personnel shall be allowed outside roads, ~~and~~ trails, and "Beach" portions of ~~in~~ such areas, except that public access may be gained with the University's written authorization. Authorization shall be granted only on a temporary basis and only for personnel necessary for activities consistent with uses allowed by the CLRDP. The University may use a combination of devices to protect natural resources in Resource Protection Areas (including fences, walls, berms, and vegetation) provided such devices are consistent with the provisions of the CLRDP.*

Implementation Measure 6.2.4 – Access to Resource Protection Buffer Areas. *Public access to identified Resource Protection Buffer Areas shall be managed to protect against significant degradation of Resource Protection Areas. The general public may use CLRDP-designated roads, ~~and~~ trails, overlooks, and the area designated "Beach" on Figure 5.5 within Resource Protection Buffer Areas consistent with the provisions of this CLRDP. Only authorized personnel are allowed outside roads, ~~or~~ trails, overlooks, and "Beach" portions of ~~in~~ these areas, except that public access may be gained with the University's written authorization. Authorization shall be granted only on a temporary basis and only for personnel necessary for activities consistent with uses allowed in the CLRDP. The University may use a combination of devices to protect Resource Protection Buffer Areas (including fences, walls, berms, and vegetation) provided such devices are consistent with the provisions of the CLRDP.*

Implementation Measure 6.2.5 – Access to Coastal Bluffs. *The University shall provide access to the coastal blufftop edge through existing, enhanced, and new trails and overlooks as shown in Figure 5.5. Except for trails identified in Figure 5.5, (The University shall limit access down the face of the bluff to the rocky intertidal area to authorized personnel trained to use rope ladders. The University may install and maintain bluff-top signs in this area warning of the danger of traversing the bluff face and of occupying the rocky intertidal area or surf below. The University may use a combination of devices to protect the coastal bluffs in this area from human intrusion (including fences, walls, berms, and vegetation), provided such devices are consistent with the provisions of the CLRDP.*

Implementation Measure 6.2.6 – Access to Laboratories and Research Areas. *The University shall provide public access to laboratories and research areas in the Upper, Middle, and Lower Terrace development zones through supervised tours only. Public access to these areas shall be limited as necessary to ensure that the research and marine facilities of the site remain secure. The University may use a combination of devices to protect such laboratories and research areas (including fences, walls, berms, and vegetation) provided such devices are consistent with the provisions of the CLRDP.*

Implementation Measure 6.2.7 – Caretaker Residence and Lab Security. *The University may maintain a caretaker residence and undertake appropriate measures consistent with this CLRDP to maintain security in public and non-public areas on the campus. The University may, if needed, establish a controlled entryway at Delaware and Shaffer Roads, provided that all implementing development (e.g., kiosks, gates, etc.) is consistent with the provisions of ~~this~~ the CLRDP.*

Implementation Measure 6.2.8 – Bicycles on the Marine Science Campus. *The use of bicycles on the trails, roads, and parking areas of the Marine Science Campus shall be allowed, except on "Controlled Access Trails."*

Implementation Measure 6.2.9 – Domestic Pets. *Cats and dogs and other domestic pets shall not be kept on or brought temporarily onto the Marine Science Campus. The University shall ensure that information regarding this domestic pet prohibition is disseminated to all Campus users, and that it is strictly enforced.*

Implementation Measure 6.2.10 – Public Access Signage. *Signage and other media shall be used to provide visitors with information about coastal resources, identify the location of public trails, overlooks, beach access, parking, and other Campus access and recreation amenities, and warn of dangers in the environment. Signage shall also be provided to identify Controlled Access Trails, with information about supervised tours. Signs shall be located, at a minimum: at each trailhead (i.e., where visitors enter the Marine Science Campus); at each trail intersection with another trail or an overlook; at each overlook; at each public access parking area; and at intervals along trails no more than 200 feet apart. Trail signs specifically shall be placed so as to be visible to trail users coming from either direction (e.g., back-to-back signs). Brochures or other media describing Campus public access amenities shall be consistent with all CLRDP provisions and shall be made available at convenient locations for visitors to the Campus (i.e., Campus entrance at Delaware Avenue, Seymour Center, public access parking areas, overlooks, etc.).*

Implementation Measure 6.2.11 – Off-Campus Trail Connectivity. *Public trails on the Marine Science Campus shall be designed to connect to and seamlessly integrate with trails that are located at the boundary of the Campus (see Figure 5.5). Such connecting trail locations at the Campus boundary include existing connections at Delaware Avenue and at the seaward end of De Anza Mobile Home Park, and future connections at the railroad tracks bordering the north of the Campus and to the upcoast Younger Ranch property bordering the west of the Campus and Younger Lagoon Reserve should public access be provided and/or allowed on these adjacent properties.*

Policy 6.3 Public Access and Recreation Plan Required

New development that affects public access and recreation shall be authorized by the University only if it includes a public access and recreation plan that clearly details the manner in which the development individually and/or cumulatively is consistent with and implements the public access and recreation parameters of this CLRDP, including those in Section 5.6 (Public Access and Recreation) and Chapter 9 (Capital Improvement Program), and including long-term monitoring, maintenance, and management of same.

5.7. Hydrology and Water Quality

This section sets forth plans, policies, and implementation measures related to hydrology and water quality on the Marine Science Campus and, as applicable, offsite.

5.7.1. Drainage Concept Plan

The governing plan for hydrology and water quality on the Marine Science Campus is the Marine Science Campus Drainage Concept Plan (Drainage Concept Plan), which is attached as Appendix B. The Drainage Concept Plan recognizes that stormwater and other runoff from the Marine Science Campus ultimately enters important natural resource areas on and adjacent to the site, including Younger Lagoon Reserve, terrace wetlands, and the Monterey Bay National Marine Sanctuary. Stormwater runoff is vital to the maintenance of habitat values in wet areas on Campus, but with development of the site there is also potential for harm caused by increased energy flows, altered flow regimes, and urban pollutants.

Overall, the implementation of the Drainage Concept Plan should be a significant improvement over the existing (at the time of CLRDP certification) drainage system for the Marine Science Campus. First, the plan calls for the correction of various then existing drainage deficiencies on the Marine Science Campus (e.g., the deposition of eroded soil caused by historical erosion problems on the bluffs of Younger Lagoon Reserve adjacent to the NOAA inholding) early in the implementation of this CLRDP.

Second, the plan protects sensitive habitat areas from the effects of future development by using a combination of natural drainage systems and engineered filtration systems. The natural systems, which are referred to as Best Management Practices (or BMPs) will be used in series, where possible, connecting vegetated filter strips to grassy swales that are in turn connected to stormwater ponds. Each of these mechanisms serves to filter and treat stormwater and other runoff so the quality of water leaving the system should be of relatively high quality. In addition to providing a high level of water quality, these natural systems will augment groundwater supplies by providing ample opportunities for groundwater recharge. Natural systems will be supplemented with engineered filtration system BMPs that will be used in parking lot and other vehicular use areas, and in maintenance/laydown areas, to ensure cleansing of runoff prior to it entering the natural systems in series, including ultimately the stormwater ponds. The "in ground" natural and engineered treatment and filtration systems will also be supplemented by source control (such as a Campus-wide stormwater educational program, use of less polluting materials, etc.) and operational BMPs (such as regular maintenance, street sweeping/vacuuming, etc.). Thus, the Drainage Concept Plan represents a state of the art "treatment train" BMP approach that is both sensitive to the site design aesthetic and designed to produce the highest possible quality of site runoff possible.

The Drainage Concept Plan has six key components:

- Use of natural and engineered treatment/filtration BMPs in concert with source control and operational BMPS in a "treatment train" approach designed to effectively remove typical urban pollutants from site runoff and to allow the filtered and treated runoff to be used to maintain and enhance habitat areas.

- Maintenance of pre-development drainage peak flows in the post-development drainage system.

- Treatment of stormwater and other runoff to meet defined water quality success criteria (including the requirements set forth in "California's Management Measures for Polluted Runoff," Section 6217 (g) of the Coastal Zone Amendment and Reauthorization Act, and the Central Coast Region Basin Plan).

- Maintenance of BMPs and monitoring of filtered and treated stormwater and other runoff to ensure that the drainage system is able to provide effective control of water quantity and quality consistent with plan objectives.

- Maintenance of groundwater recharge at pre-CLRDP levels to the maximum extent practicable.

- Correction of erosion and sedimentation problems in Younger Lagoon Reserve caused by drainage from the terrace portion of the site.

Policies and implementation measures upon which the Drainage Concept Plan is based are provided below. In carrying out the Drainage Concept Plan, decisions are to be guided by, and achieve consistency with these policies and implementation measures, and the Drainage Concept Plan.

5.7.2. Drainage Management Policies

Policy 7.1 Productivity and Quality of Coastal Waters
The Marine Science Campus shall be developed and used in a manner that shall sustain and, where feasible, enhance and restore, the biological productivity and quality of coastal waters on and adjacent to the Campus through controlling, filtering, and treating runoff and other non-point sources of pollution, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging wastewater reclamation, and maintaining natural vegetation buffer areas that protect riparian habitats.

Implementation Measure 7.1.1 – Management of Stormwater and Other Runoff. *The stormwater and other runoff drainage system on the Marine Science Campus shall be sited and designed using a combination of good site planning, source control, and filtration/treatment best management practices (including engineered storm water treatment systems) to achieve water quality objectives, as detailed in the Drainage Concept Plan (Appendix B). Low Impact Development (LID) BMP strategies and techniques shall be used in all system design (e.g., maximizing infiltration in BMP design, reducing the hydraulic connectivity of impervious surfaces, etc.). The drainage system shall be designed to filter and treat (i.e., to remove typical and expected urban runoff pollutants) all site runoff prior to its use for on-site habitat enhancement, infiltration, and/or landscape irrigation, and/or prior to its discharge otherwise. The drainage system shall be sized to accommodate the volume of runoff produced from all applied water (such as for irrigation) and from each and every storm and/or precipitation event up to and including the 85th percentile 24-hour runoff event for volume-based BMPs and/or the 85th percentile, 1-hour runoff event (with an appropriate safety factor) for flow-based BMPs. Drainage shall be directed to stormwater ponds through vegetated filter strips and swales to further improve water quality prior to its discharge to receiving areas. The drainage system for equipment/vehicle use areas (i.e., parking lots, maintenance and laydown areas, etc.) shall also include engineered treatment systems and/or equivalent systems designed to filter and treat contaminants expected to be present in the runoff relating to the specific type of equipment/vehicle use.*

Implementation Measure 7.1.2 –Water Quality Standards. *Stormwater and other site runoff shall be filtered and treated to the extent necessary to meet the minimum water quality requirements set forth in the Drainage Concept Plan.*

Implementation Measure 7.1.3 – Pre- and Post-Development Flows. *The University shall develop and manage a drainage system on the Marine Science Campus that maintains pre-development drainage patterns and peak flow rates for up to the 25-year return storm in the post-development drainage system to the degree feasible, provided that accommodating such flows does not require drainage system sizing that exceeds 85th percentile storm event requirements (see Appendix B). The one exception to this flow pattern standard is drainage from Basin 10, part of which shall flow to Basin 9 to avoid construction of a new outfall over the coastal bluff (see Drainage Concept Plan in Appendix B).*

Implementation Measure 7.1.4 – Pre-Development Drainage Patterns Defined. *"Predevelopment drainage patterns" means the pattern of stormwater and other runoff flows prior to adoption of this CLRDP, as identified in Drainage Concept Plan.*

Implementation Measure 7.1.5 – Pre-Development Drainage Peak Flow Rates Defined. *"Pre-development drainage peak flow rates" means the estimated rates at which stormwater and other runoff flowed on the site assuming the site was covered in grassland vegetation, as estimated in the Drainage Concept Plan, with the exception that for drainage Basins 5 and 9 only, it means the estimated rates at which stormwater flowed on the site prior to adoption of this CLRDP, as estimated in the Drainage Concept Plan.*

Implementation Measure 7.1.6 – Groundwater Recharge. *The University shall develop and manage a drainage system on the Marine Science Campus that maintains groundwater recharge at pre-CLRDP levels to the maximum extent practicable through the use of infiltration (e.g., in the stormwater ponds and swales).*

Implementation Measure 7.1.8 – Seawater System. *Seawater pumped onto the site shall be contained and discharged so as not to impact freshwater resources and upland habitats on the Marine Science Campus.*

Implementation Measure 7.1.9 – Irrigation and Use of Chemicals for Landscaping. *Any water used for landscape irrigation on the Marine Science Campus shall not be applied in a manner that would cause significant erosion. Any chemicals used for fertilizer and/ or weed and pest control shall not enter habitat areas or the ocean in concentrations sufficient to harm wildlife and/ or to degrade habitat.*

Implementation Measure 7.1.10 – Wastewater. *All wastewater generated on the Marine Science Campus shall be discharged to the City of Santa Cruz's sanitary sewer system.*

Implementation Measure 7.1.11 – Elements of the Stormwater Treatment Train. *The University has identified six primary treatment BMPs in the Drainage Concept Plan (Appendix B) to be used as appropriate in every project-specific drainage plan developed for the Marine Science Campus. Wherever possible, these BMPs shall be used in series as a treatment train, but any combination may be used, depending on what is appropriate in any particular drainage basin, provided a subset of these six BMPs and/ or a substitution (of an equally effective BMP) for one or more of them would provide equal or better water quality and other resource protection. In every case, engineered stormwater treatment systems shall be installed as part of the treatment train where areas subject to vehicular-type pollutant generation (e.g., parking lots, maintenance areas, laydown areas, etc.) are tributary to the treatment train.*

Implementation Measure 7.1.12 – Runoff Containment for Laydown Yard and Food Service Washdown Areas. *A portion of the Upper Terrace development zone laydown yard shall be designated for maintenance and servicing of equipment, and all such activities shall be confined to this area. All runoff within that part of the laydown yard and within any food service washdown area (in all development zones) shall be contained. The perimeter of these areas shall be constructed so as to completely contain runoff (i.e., curbs, berms, shower drains, etc.), and the contained area shall be plumbed to the sanitary sewer. The sewer connection in these areas shall be equipped with shutoff valves and these areas shall be covered (e.g., roofs or awnings) in such a manner as to minimize discharge of stormwater to the sanitary sewer.*

Implementation Measure 7.1.13 – Location of Treatment Train Components. *All drainage system components shall be sited within Campus development zones to the maximum extent possible, and shall only be sited outside of development zones where such development is: consistent with the Drainage Concept Plan and other CLRDP requirements; sited and designed to minimize resource impacts; minimized to the maximum degree possible; located as far from the resources being buffered and as close to the development zone as possible (unless a different location would result in better resource protection); limited to the non-forebay portion of wet ponds and to discharge attenuation swales only and limited to areas designated Open Space on Figure 5.2 except in the Upper Terrace development zone and the northwestern corner of the Middle Terrace development zone where allowed components may be allowed within the Resource Protection Buffer designation in two limited instances (described in the Drainage Concept Plan).*

Implementation Measure 7.1.14 – Permeable Hardscape. *Hardscape development (such as roads, parking areas, paths, patios, etc.), where feasible and appropriate for water quality protection purposes, shall include permeable materials (e.g., permeable pavement/ concrete, turfblock, etc.) to maximize infiltration.*

Implementation Measure 7.1.15 – Ocean Discharge. *In addition to any National Pollutant Discharge Elimination System (NPDES) requirements, all ocean discharge shall be subject to the monitoring, maintenance, and water quality standards and requirements identified in the Drainage Concept Plan.*

Implementation Measure 7.1.16 – Drainage System Interpretive Signs. *All drainage improvements shall include as part of them interpretive signs and facilities designed to explain the reason for and the operation of the selected treatment train drainage system components applicable to both the individual development and the Campus overall.*

Policy 7.2 Long-Term Maintenance and Monitoring

The University shall maintain and monitor the drainage system for stormwater and other runoff on the Marine Science Campus to provide control of water quantity and quality in a manner which maintains the quality and biological productivity of coastal waters and habitats on and adjacent to the Campus.

Implementation Measure 7.2.1 – Drainage System Monitoring and Maintenance. *The University shall regularly inspect and maintain Marine Science Campus drainage systems, and shall regularly monitor system discharge, consistent with the requirements of the Drainage Concept Plan to ensure that the integrity of the drainage system is maintained, to verify that the drainage system is improving the quality of the water draining from the site, and to ensure that discharge has been adequately filtered and treated to meet CLRDP water quality objectives.*

Implementation Measure 7.2.2 – Stormwater System Natural Features Maintenance. *The wet ponds, vegetated filter strips, vegetated swales, and other natural drainage features to be created per the Drainage Concept Plan may exhibit wetland and/ or habitat characteristics over time, but their primary function is for water quality filtration and treatment, flow control, and infiltration. As such, maintenance within them on a regular basis is expected and necessary in this respect, and is allowed per this CLRDP (see maintenance parameters in the Drainage Concept Plan).*

Implementation Measure 7.2.3 – Drainage System Sampling. *The University shall sample stormwater runoff within, and discharges from, each development zone (i.e., Upper, Middle, and Lower Terrace) on the Marine Science Campus and in YLR in a manner consistent with the Drainage Concept Plan. Stormwater shall be tested to ensure that the BMPs incorporated into the drainage system are functioning consistent with the Drainage Concept Plan. If discharge water quality does not meet the objectives set forth in the Drainage Concept Plan, the University shall take action to determine the cause and make modifications as necessary to address the identified water quality issue and to meet the required water quality objectives. The results of stormwater sampling shall be made available to researchers investigating the performance of BMPs in California.*

Implementation Measure 7.2.4 – Long-Term Maintenance of Stormwater System. *The University shall regularly maintain all components of the campus drainage system, as specified in the Drainage Concept Plan.*

Policy 7.3 Drainage Discharge Points

The number of individual drainage discharge points shall be as specified in the Drainage Concept Plan. The University shall make improvements to them as necessary to correct existing erosion and/ or other problems detrimental to maintenance of beneficial hydrology or water quality. Additional discharge points not identified in the Drainage Concept Plan shall not be created unless required to replace an identified discharge point, the improvement of which would cause a significant impact on the environment, and unless the creation of a new discharge point would have less impact than improving the existing discharge point.

Implementation Measure 7.3.1 – Discharge to Younger Lagoon Reserve. *Stormwater discharge facilities that discharge into Younger Lagoon Reserve shall be designed to accommodate the 100-year storm event if feasible and otherwise consistent with the parameters of this CLRDP, including the Drainage Concept Plan.*

Implementation Measure 7.3.2 – Discharge Siting and Design. *All discharge points shall be sited and designed to minimize resource impacts.*

Policy 7.4 Drainage Plan Required
New development that alters drainage patterns shall be authorized by the University only if it includes a drainage plan that details the manner in which the development individually and/or cumulatively is consistent with and implements the stormwater and other runoff parameters of this CLRDP, including the Drainage Concept Plan, and including long-term drainage system monitoring and maintenance.

5.8. Utilities

This section sets forth plans, policies, and implementation measures related to utilities on the Marine Science Campus.

5.8.1. Utilities Program

The utilities program for the Marine Science Campus consists of six program elements, and each of these is described below. The Utilities Diagram is discussed in a subsequent section. All utilities are to be located underground (note see also Section 5.4).

Water System

Increased water supplies will be provided to the Marine Science Campus through expanded water lines in designated utility corridors. As in most new developments, the driving factor in sizing water mains will be the anticipated demand from fire suppression facilities within the system (hydrants and building sprinklers). Domestic use is expected to have a negligible impact to the sizing of new water infrastructure. Domestic water demand is projected to be 55,800 gallons per day (GPD) at build-out under the certified CLRDP. The on-site water system will be expanded as necessary to support the fire suppression demands of new structures in terms of size and proximity. New mainline pipe sizes within the campus are expected to be 6, 8 or 10 inches in diameter, depending on projected fire flows, but in all cases are going to be limited to the minimum size necessary to serve Campus development only. New water mains will be located within campus roadways and utility corridors. There will be two connections to the City system: the existing connection at the intersection of Delaware Avenue and Shaffer Road and at Shaffer Road just south of the Southern Pacific Railroad. City owned water facilities surrounding the site are of sufficient size to support the site. The City-owned 12-inch water main in Delaware Avenue at Shaffer Road provides water to the site at a static pressure of 90 pounds per square inch (PSI). The 10-inch water main in Shaffer Road at the railroad tracks will provide water to the site at a static pressure of 80 PSI. Tests indicate that fire flows of 2,500 GPM are achievable at both locations. No major off-site construction is required to provide water services to the site. There are currently no restrictions for water purchase through the City of Santa Cruz at the time of CLRDP certification, but there may be subsequent to that time and the University will need to closely coordinate with the City concerning potential effects of Campus demands on the municipal water supply. Water demand calculations are based on the estimated wastewater demands with an additional 10 percent for non-recovery. Peak hourly demand is estimated to be 5 times average hourly demand.

Seawater System

Expanded seawater capacity may be provided to the Marine Science Campus through utility corridors as shown in Figure 5.6. The demand for seawater on the Marine Science Campus is projected to be 6,000 GPM at full development of the CLRDP building program, and the capacity of the system is

limited to this size. Any additional capacity would likely be provided via the reconstruction of the existing intake lines or the construction of new intake lines at the southern edge of the site, near the existing lines, along with expanded seawater storage tanks, filtration and treatment facilities, and distribution improvements. Seawater systems will be designed with containment against possible spillage into resource protection areas.

Sanitary Sewer System

Sewer service to new development in the Lower Terrace will connect to the existing force main that connects to the Middle Terrace. No upgrade to this force main is necessary, but upgrades to an existing pump station adjacent to NOAA fisheries lab may be necessary. In the Middle Terrace, new development will connect to either the existing 8" gravity line extending north of the NOAA lab or to an existing 8" gravity line extending from the Fish and Game area south and east to the lift station at the NOAA lab. In the Upper Terrace, new development will connect to an existing gravity line in Shaffer Road. Future facilities (i.e., post-CLRDP certification) are projected to produce 50,223 GPD of sewage at CLRDP build out. Total demand from full development of this CLRDP, including existing demand at the time of CLRDP certification, is calculated to be 64,480 GPD at CLRDP build out. Wastewater demand calculations are based on the estimated square footage of existing and proposed buildings. According to City of Santa Cruz officials, some City-owned off-site facilities downstream of the project are approaching capacity and will require upsizing to facilitate future projected demands (including the sewer pump station on Delaware). Wastewater treatment will continue to occur at the City's treatment plant at Neary Lagoon. There were no service or capacity restrictions at the wastewater treatment plant at the time of CLRDP certification, but there may be service restrictions and capacity issues subsequent to that time and the University will need to closely coordinate with the City concerning potential effects of Campus demands on the municipal wastewater treatment system.

Electrical System

Expanded electrical service will be provided to the Marine Science Campus through the PG&E electrical grid. The existing underground utility corridor at the time of CLRDP certification, which is located along the western edge of the site, will likely be used to accommodate projected electrical power needs (see also below). Improvements to off-site power lines may be required and could be accomplished by pulling new conductors through existing conduit or by replacing existing conduit with larger conduit. On-site improvements will consist of new transformers and the extension of underground services from existing and new transformers to new buildings. New meters may be required in some instances. The University estimates additional electrical demand of approximately 4.6 KWH/year for research and education uses and 340,000 KWH/year for support housing and visitor accommodations (note that the figures are based on actual demand at Center for Ocean Health and College Infill Apartments). There are no electrical service restrictions at the time of CLRDP certification, but there may be service restrictions subsequent to that time and the University will need to closely coordinate with PG&E concerning potential effects of Campus demands on the electrical grid.

The telephone, data, and electricity utility corridor is located outside of City limits, outside the Campus, and bisects the habitat corridor extending from Younger Lagoon along the western portion of the site, including an area scheduled for habitat enhancement. As such, maintaining and expanding utilities within it presents some concern regarding the urban-rural boundary and habitat protection. Therefore, for telephone, data, and electricity utility upgrades, which require significant ground disturbance, the University shall assess the feasibility of re-routing all utilities out of this utility corridor and/or adding the needed additional capacity through an alternative route. If found to be feasible and less environmentally damaging, rerouting of the lines and any necessary utility

abandonment measures (such as pulling out utility lines and restoring affected habitat area) shall be included within the University's development authorization.

Natural Gas System

Expanded natural gas service will be provided to the Marine Science Campus from PG&E's underground gas main in Delaware Avenue at the intersection of Shaffer Road (along the same utility alignment shared by water and sewer). At the time of CLRDP certification, no major off-site improvements are required to accommodate this demand. On-site improvements will include the extension of underground gas service to new buildings from existing gas mains. The University estimates additional demand for natural gas of approximately 405,000 therms/year for research and education uses and 31,000 therms/year for support housing and visitor accommodations at CLRDP build out note that the figures are based on actual demand at Center for Ocean Health and College Infill Apartments). There are no natural gas service restrictions at the time of CLRDP certification, but there may be service restrictions subsequent to that time and the University will need to closely coordinate with PG&E concerning potential effects of Campus demands on the natural gas system.

Communication Systems

Expanded telephone and data service will be provided to the Marine Science Campus as needed to accommodate CLRDP building program needs. The existing underground utility corridor at the time of CLRDP certification, which is located along the western edge of the site, may be used to accommodate projected telephone and data service needs. As detailed above, communication utilities may instead be re-routed out of the western utility corridor. At the time of CLRDP certification, no major off-site improvements are necessary to accommodate increased demand. On-site improvements will include the extension of telephone and data lines through new underground conduits to new buildings.

5.8.2. Utilities Designations and Diagram

Three utility designations have been created for the UCSC Marine Science Campus: 1) Utility Corridor, 2) Utility Connection Point, and 3) Utility Prohibition Zone. Figure 5.6, Utility Diagram, shows the geographic location of these designations on the Marine Science Campus. The intended effect of these designations is set forth in this subsection.

Utility Corridor

The primary purpose of this utility designation is to accommodate the utility program elements set forth in Subsection 5.8.1 above. The University will route all utility trunk lines related to the elements of the utility program described above through areas designated as "Utility Corridor" in the Utility Diagram shown in Figure 5.6, and all lines will be sized to meet CLRDP building program needs consistent with resource protection.

Utility Connection Point

The primary purpose of this utility designation is to prescribe the location at which sewer and water utilities will be connected to City sewer and water lines.

Utility Prohibition Zone

The primary purpose of this utility designation is to create an area through which the extension or expansion of sewer and water utilities to areas outside the City of Santa Cruz or otherwise beyond the Campus to the west is prohibited.

5.8.3. Utilities Policies

Policy 8.1 Provision of Public Works Facilities

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses consistent with this CLRDP. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

Implementation Measure 8.1.1 – Sizing of Utilities. *Utilities and services to the Marine Science Campus, including water, sanitary sewer service, stormwater systems, and electrical and communication lines, shall be sized consistent with and limited to accommodating the building program set forth in this CLRDP.*

Implementation Measure 8.1.2 – Seawater System. *The University shall maintain and may expand its seawater system to provide fresh seawater for uses consistent with this CLRDP. The capacity of the seawater system shall be consistent with the building program set forth in Figure 5.1 of this CLRDP.*

Policy 8.2 Protection of Biological Productivity and Quality of Coastal Waters When Providing Public Works Facilities

The biological productivity and quality of coastal waters, streams, and wetlands appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained when providing public works facilities.

Implementation Measure 8.2.1 – Installation of New Utility Lines and Related Facilities. *New incidental public underground utility lines and related incidental public facilities shall be allowed below wetlands and riparian corridors only when there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to both minimize adverse environmental effects and to commensurately offset any unavoidable effects.*

Implementation Measure 8.2.2 – Seawater System. *The seawater system shall be operated in a manner that will protect against spillage and that will sustain the biological productivity and quality of coastal waters, streams, and wetlands.*

Implementation Measure 8.2.3 – Evaluation of Western Utility Corridor. *Development that requires or includes telephone, data, and/or electricity utility upgrades that require significant ground disturbance within the utility corridor along the western boundary of the site shall include a feasibility analysis detailing the measures necessary to re-route all utilities out of this utility corridor and/or adding the needed additional capacity through an alternative route. If found to be feasible and less environmentally damaging, the lines shall be rerouted and any necessary utility abandonment measures (such as pulling out utility lines and restoring affected habitat area) shall be included within the University's development authorization.*

Policy 8.3 Water Conservation Required

New development shall include water conservation measures that reduce water use as feasible. Such conservation measures shall be applied to both interior water use (e.g., including but not limited to, ultra low-flow plumbing fixtures, flow restrictors, hot water re-circulation pumps, water pipe insulation, Energy-Star rated appliances, etc.) and exterior water use (e.g., including but not be limited to, drought tolerant landscape species, drip irrigation, cistern collection for irrigation, rain sensitive irrigation systems, overflow prevention mechanisms, automatic shutoff nozzles, etc.). The City of Santa Cruz shall be consulted regarding necessary water conservation measures.

Policy 8.4 Impacts to City Water and Sewer Systems Offset

New development shall include the payment of fair-share fees and/or commitment to construct necessary water and sewer system upgrades attributable to the development's impact on City water and sewer utility infrastructure. The City of Santa Cruz shall be consulted regarding any fair-share fees and/or water/sewer system upgrades.

Policy 8.5 Utility Plan Required

New development that requires utilities shall be authorized by the University only if it includes a utility plan that details the manner in which the development individually and/or cumulatively is consistent with and implements the utility parameters of this CLRDP, including Section 5.8 (Utilities), and including long-term monitoring and maintenance of same.

Note: what follows are suggested modifications to the non-text figures of Chapter 5:

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this chapter need to be changed.

2. Figure 5.2.

a. Remove area east of the Marine Discovery Center (east of a north-south line drawn along the eastern edge of the Marine Discovery Center building) from the ~~figure~~development zone as shown in the exhibit titled [xxx] below just following these figure modifications.

b~~a.~~ Identifies the area west of the berm near the seawater facilities as developable. This area is not developable and isn't part of development node. Fix: This area (from the peak of the berm to the west) needs to be shown as Resource Protection buffer). Note: this fix carries over to the majority of CLRDP figures (i.e., those showing YLR) and must be corrected in each of those too.

c~~b~~. The buffer for the large seasonal pond (wetland W5) does not extend to McAllister, but rather is located about 50 feet east of McAllister. This is not correct. Fix: extend the buffer to McAllister Way and to the west side of McAllister Way (excluding the road footprint itself) in manner that provides for a 150-foot buffer). Note: this fix carries over to the majority of CLRDP figures and must be corrected in each of those too. **Note that this change carries over to the majority of CLRDP figures and must be corrected in each of those too.**

c. Designate the area on either side of McAllister between the Lower and Middle Terrace development zones currently shown as Open Space as Resource Protection Buffer. **Note that this change carries over to the majority of CLRDP figures and must be corrected in each of those too.**

3. New Figure.

a. Add new figure showing ~~height~~ development limits. Should be added between 5.3 and 5.4. Renumber other figures and references to other figures in document. New figure shall be as shown in exhibit titled [xxx] below just following these figure modifications.

4. Figure 5.4.

a. Figure 5.4 omits parking opposite W5. Fix: add in with a "P"

b. Figure 5.4 does not identify ~~general~~ coastal public access parking locations. Fix: add in with a "P*" and add an asterisk note indicating that these are the "coastal ~~general~~ public access parking" locations. For locations in lower terrace, P* should apply to all locations other than OH parking lot, and there needs to be a P* added opposite the "S" notation adjacent to the western side of MDCS. For locations in middle terrace, P* should apply to the parking area adjacent to the YLR overlook, and should apply to the northernmost parking area nearest the to be abandoned road segment. For the Shaffer/Delaware intersection, the P* area needs to be on-Campus and adjacent to the intersection.

c. The identification of the wildlife corridors and their buffers with the arrow is not quite right. Fix: adjust the arrows so that they point to roughly the center point of the corridor/buffer area on either side of the upper terrace area.

5. Figure 5.5.

a. Does not include access to beach. **Fix**: add it in as a "Public Trail" along the bluff from the existing ocean overlook and around the berm to the beach, and add text identifying it as beach access. Note: **this fix carries over to the majority of CLRDP figures and must be corrected in each of those too.**

b. Beach area at Younger Lagoon not identified. **Fix: Identify sandy beach area fronting Younger Lagoon as "Beach"**. A note should be added that the boundaries of this beach area vary but apply to the area of sandy beach. **Note: this fix carries over to the majority of CLRDP figures (i.e., those showing YLR) and must be corrected in each of those too.**

c. Identifies beach access trail and sandy beach area as controlled access. Fix: remove controlled access designation for beach area, area west of berm, and area seaward of seawater facility (these areas all are connected and stippling should be removed over the whole connected area). The result will be a lack of stippling in this area.

d. Controlled access designation at LML complex nearest the bluff extends too far east. Fix: This should match up to the side of the building in the main LML complex, and should not reduce the area that is currently available (i.e., the area available due to the final configuration of the seawater expansion project, omitting the caretaker area).

e. Controlled access designation missing for second wildlife corridor (south of upper terrace area). Fix: add stippled are corresponding to this corridor and its buffer.

~~e~~f. Legend identifies "Overlook" but text identifier is "Public Overlook." Fix: change legend to "Public Overlook"

~~d~~g. Add additional ocean overlook near DeAnza (see Figure 4.16) as a "Public Overlook." Note: this fix carries over to the majority of CLRDP figures and must be corrected in each of those too.

~~e~~h. Omits loop connection between bend in realigned road and CDFG. Fix: Add it in as a "Public Trail." Note: this fix carries over to the majority of CLRDP figures and must be corrected in each of those too.

~~f~~i. Note that all trails need to be on UC property. If edge of Campus is actually slightly further west b/c of Shaffer r.o.w., then trails need to shift too. Note: this fix carries over to the majority of CLRDP figures and must be corrected in each of those too.

6. Figure 5.5a.

a. This fencing diagram is misplaced. Fix: Insert in Chapter 6 as Figure 6.8 and renumber figures subsequent to it (and make change in table of contents). Note: changes to this figure are identified in Chapter 6 and not here.

7. Figure 5.6:

a. The utility prohibition area extends only along a portion of the western Campus boundary. Fix: extend utility prohibition area so that it extends along the entire western Campus boundary.

b. The utility prohibition area legend text is incomplete. Fix: rely on text description of same in body of CLRDP. In legend, delete parenthetical.

c. Figure shows double arrows north of NMFS, but doesn't identify what they are. Fix: delete them.

d. For the "telephone, data, and electricity only" identifier, it is not clear enough to where this is referring given that the utility corridor legend is all the same. Fix: the arrows should identify the full extent of this portion of the line. This can be done by encircling it from Shaffer to CDFG, and having the text point to the circle. Add notation to the text to account for the potential abandonment of this far western corridor. Thus, the new text would read "Telephone, Data, Electricity Only"

e. The notation that states "sewer, water and gas only" may prove incorrect if western corridor abandoned. Fix: delete this reference.

f. The utility corridor and the utility connection point shown at railroad tracks both extend further north than necessary given that the driveway access to the upper terrace is about 400 or 500 feet to the south. Fix: show utility corridor extending north only as far as upper terrace driveway access; shift utility connection point to driveway location.

g. References to sewer and water line sizes presume that that is what will be done, but CLRDP body text is clear that it depends on site needs. Fix: delete sewer and water size references.

h. Reference to 6000gpm sea water line also presumes that size, but not consistent with text. Fix: delete sea water line size references.

i. Double arrow identifier on exhibit not identified. Fix: Delete it.

j. Utility designation doesn't extend to seawater intake. Fix: Extend it.

6. Design Guidelines

The purpose of this chapter is to provide design guidance for development on the UCSC Marine Science Campus that implements the design principles and land use concepts of Chapter 4 and is consistent with the policies and measures of Chapter 5. Campus development shall be consistent with the design guidelines of this Chapter. This Chapter contains eight subsections that address specific areas of design. These include:

Building Design

Campus Street Design

Parking Design

Public Trail Design

Landscape Design

Lighting Design

Site Signage Design

Fencing Design

6.1. Building Design

Since the inception of the Marine Science Campus, care has been taken to design facilities that fit the site character. The original Long Marine Lab buildings were designed with natural board and batten siding and sloping roofs and in a number of respects resembled typical coastal rural and agricultural (or farm) buildings. More recently, additions to the campus have somewhat modernized this appearance, while still retaining the general shape, design, and form of building massing.

6.1.1. Intent

The intent of the building design guidelines is to establish a building design aesthetic at the Marine Science Campus that is sympathetic to the enduring qualities of the vernacular coastal rural and agricultural architecture, similar to the original Long Marine Laboratory buildings. An overriding objective is to minimize the visual impact of buildings to the extent feasible consistent with program needs. This is to be achieved by limiting building mass and height, using vernacular architectural forms such as the coastal barn as inspiration, and using materials and colors traditionally seen in the coastal rural setting. The coastal barn form should be the primary inspiration and is the foundation of these guidelines. In addition, design elements that could impact Younger Lagoon Reserve (YLR) and other habitat areas should be avoided.

6.1.2. Building Design Guidelines

The following guidelines are intended to reinforce the conception of the site as a transition zone between the rural, open-space, agricultural, and State Park coastal landscape to the west and north and the developed urban fabric to the east. Figure 6.1 depicts coastal rural and agricultural architecture.

Fig. 6.1 Coastal Rural and Agricultural Architecture

Building Arrangements

L-shaped or U-shaped forms lend themselves to creating the types of informal arrangements that typify the coastal form. As shown in Figure 6.2, these configurations will also provide the opportunity to create useful, sheltered outdoor space.

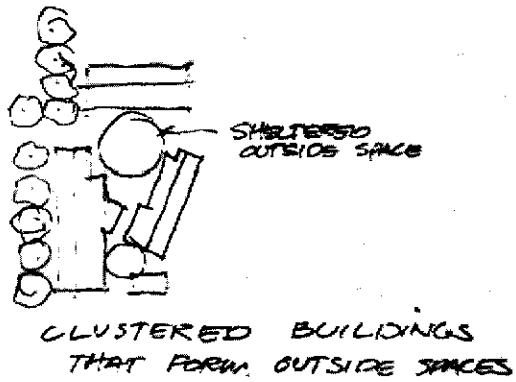


Fig. 6.2 Building Arrangements

Buildings shall be designed to encourage interaction among its inhabitants. Circulation, both vertical and horizontal, can be opportunities for interaction: Stairs should be designed to foster communication by being enjoyable places, providing access to daylight and views. Appropriately scaled stairs and landings can become places for chance meetings and encourage interaction among colleagues. Active public spaces should be located adjacent to outdoor spaces and pedestrian routes and pathways.

Although buildings will be clustered to encourage interaction, appropriate building scale and separation is also important so that development within each node is not perceived simply as a large mass of buildings both from within and from public views of the campus. In order to achieve the proper scale for CLRDP development on the Campus, and the proper scale within development nodes, Figure ~~XXX~~ [insert appropriate Figure number – see Chapter 5 figures and changes to them] establishes differential building height and development intensity zones, the intended effect of which is to generally limit absolute building heights, decrease building heights at the edge of building zones and to provide scale compatibility with existing buildings and the site overall. This is particularly important in the Lower Terrace development zone due to the limited additional area allotted for new development and the substantially built up nature of this node. In all cases, the CLRDP prescribes a maximum square footage for new buildings, and requires that scale compatibility be achieved.

Furthermore, when the program requires a building to be a large form, it shall be articulated as a primary form, supported by smaller, secondary forms. In addition, this type of articulation shall apply to building elements at the perimeter of Campus development zones. This will help to break down the perceived bulk of buildings and Campus development nodes overall and give both scale. The overall effect should be one of buildings that have evolved over time and in harmony with their natural environment.

Outdoor Spaces and Courts

The windy climate of this site dictates that courts and occupied outdoor patio spaces are ideally situated on the lee side (east and north) of the building. Smaller patio spaces are preferable to large or monumental spaces as they are more likely to remain protected from the wind.

Building Profile

Existing buildings on the Marine Science Campus are a range of sizes with most being one-story from 12 feet up to a maximum of ~~26~~ 24 feet above ~~finished floor~~ grade (usually less) in height. There are also two two-story buildings, and these are the largest buildings on the site at 36 feet above ~~finished floor~~grade in height (see Figure 6.3). In some cases, Campus buildings include even taller articulated elements above roof lines to screen mechanical equipment. The scale and massing of future facilities shall be consistent with the existing site character as well as the desire to foster interdisciplinary interaction and a sense of community among the research, student and staff population.

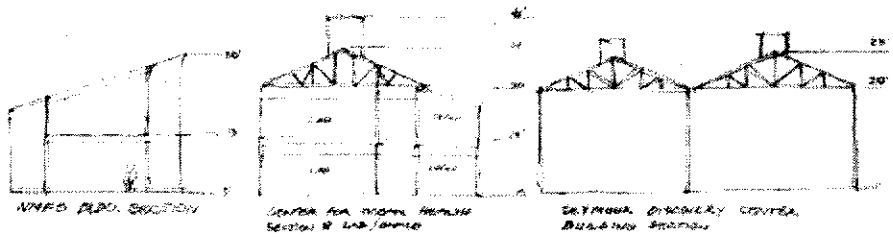


Fig. 6.3 Existing Building Heights

As prescribed in Chapter 5, buildings on the Marine Science Campus are limited to a maximum of two stories and maximum height of up to 30 feet (and up to 36 feet in certain circumstances) to minimize their perceived bulk and to allow good access to daylight and views. First floor levels should be as close to the existing grade as possible. Many support facilities, such as warehouse and storage buildings will be only one story and less than the maximum height and will tend to cluster at the edges of the development zones. Also, height limits are highest in the middle of development zones and lowest nearest the edges and the coastline (down to 8~~6~~ feet at the seawater intake area). The resulting stepped profile of development (lowered and articulated building elements nearest the perimeter of development zones, as well as on the perimeters of individual buildings/complexes) recognizes the scenic value of the site in the coastal zone, particularly nearest the shoreline. It establishes a visual form and massing of development that is compatible with this transition from the urban city edge of industrial and residential uses. Figure 6.4 shows building profiles for typical building types on the Marine Science Campus.

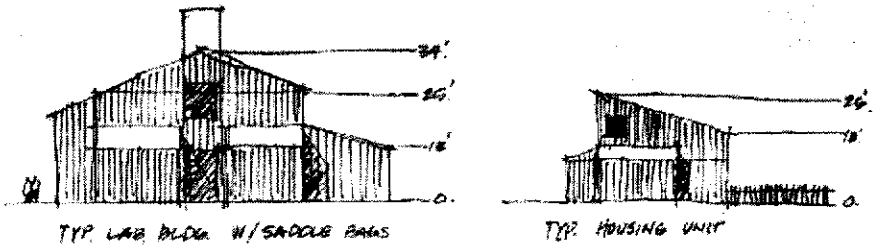


Fig. 6.4 Typical Building Profiles

Materials and Color

Construction materials will relate strongly to the vernacular style of coastal architecture. Stained vertical wood siding, roughcast concrete and high-quality shingle roofing are generally required. The existing Long Marine Laboratory buildings on site typify the required styles of material and color. Subdued, natural colors that offer little contrast to the surrounding environment are required, although building features such as windows and doors may have small color variations to enhance the building design. Differing colors shall harmonize rather than offer stark contrasts.

Exterior Walls: Siding materials shall be vertical board and batten construction of western red cedar or redwood with an integral stain finish, unless a different exterior treatment is deemed more in keeping with the site character and aesthetic.

Exterior Metals: The coastal environment is highly corrosive. Metals shall be corrosion resistant materials such as bronze, copper, stainless steel, cor-ten steel, or pre-finished aluminum. Selection of railing, doorframe, window, and roofing materials should reflect the special challenges posed by this site.

Exposed Concrete: As feasible, exposed concrete surfaces such as the edges of a foundation wall will be board-formed or rough-finished (textured not smooth).

Base Floors/Foundation: First floors shall be concrete slab on grade over engineered fill with spread footing foundation, or supported on drilled piers with grade beams if required.

LEED™ Certification

Administered by the United States Green Building Council, the LEED Rating System provides a building industry standard for gauging the environmental stewardship quotient of a project. Projects are rated as Certified, Silver, Gold or Platinum based on their level of overall sustainable design and ranging from least to most accomplished. The University is pursuing sustainability on a system-wide basis, and design of the Marine Science Campus will be consistent with the eventual outcome of that system-wide effort. In the mean time, the University will use the LEED Silver Rating as feasible for the design and performance of new facilities.

6.2. Campus Street Design

This section sets forth design guidelines for streets on the Marine Science Campus.

6.2.1. *Intent*

The intent for the design of streets at the Marine Science Campus is to make the streets and the vehicles traveling along them as unobtrusive within the overall site environment as possible. Various strategies, ranging from planting to gentle berming, can be employed to achieve this goal. Figure 6.5 shows a section of how a typical campus street would be developed under the CLRDP.

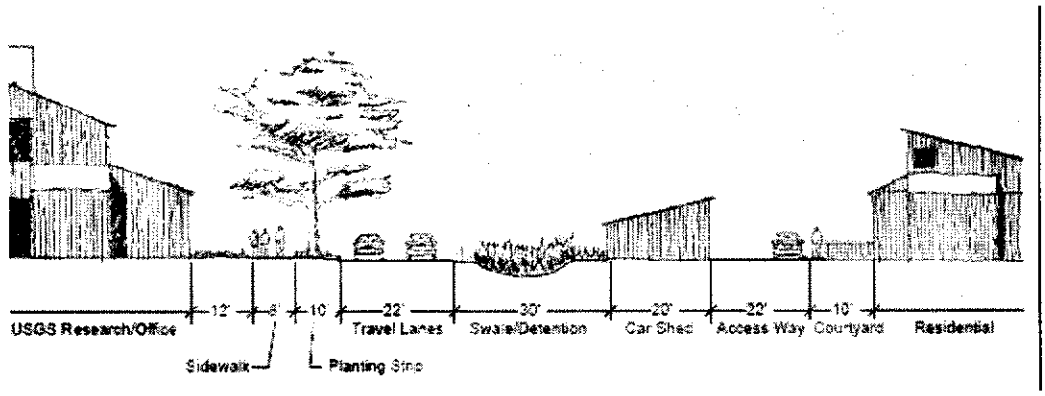


Fig. 6.5 Section of Typical Campus Street

6.2.2. *Street Design Guidelines*

All streets shall be designed to accommodate two-way traffic flow. Pavement widths shall be no greater than 22 feet wide to minimize pavement area and to help reduce speeding. This maximum width may be increased by the minimum amount necessary if required to accommodate turning radii for large trucks and trailers accessing the site.

All streets shall be constructed without curbs.

Pavement edges in most areas shall be marked and off road movement discouraged through the use of small bollards or rails constructed of natural materials and placed at regular intervals along both sides of the street.

Streets shall be surfaced with asphalt or other similar materials, and may include permeable sections (e.g., permeable pavement/concrete, turfblock, etc.) to enhance infiltration.

Drainage swales shall be used adjacent to streets to filter drainage, regulate stormwater flows, and provide an attractive seasonally wet landscape feature, except where infeasible because of the potential for damage from automobiles accessing parking or building driveways.

6.2.3 *Setbacks from Streets and Parking Lots*

Setbacks of facilities from roads and between buildings shall be minimized in order to promote a compact development pattern within the three development zones. However, where surface drainage swales and basins are provided, building setbacks shall be increased appropriately. Setbacks shall be measured from the edge of roadway pavement or the parking area pavement edge.

Buildings shall be located no closer than 15 feet from Campus Streets and parking lots. Building setbacks shall be increased to up to 30 feet where necessary to accommodate drainage swales and basins. The maximum continuous building length along a street setback line shall not exceed 175 feet.

6.3. Parking Design

This section sets forth design guidelines for parking on the Marine Science Campus.

6.3.1. Intent

The intent for the design of parking areas at the Marine Science Campus is to minimize their visual impact, protect water quality, limit the negative effects of associated noise and lights, integrate parking into overall site appearance, and utilize materials that will result in the least environmental impact.

6.3.2. General Parking Area Design Guidelines

Parking shall be ~~primarily~~ located within the Research and Education Mixed Use areas on campus (other than the "trailhead" public access parking areas near the intersection of Delaware Avenue and Shaffer Road~~, and some limited parking between the Middle and Lower development nodes)~~.

Parking shall not be located along those sections of streets that are located in open upland grassland areas.

Parking lots on the Marine Science Campus shall be located and designed to minimize their visual impact to natural resource areas and to users and visitors of the site.

As feasible, parking shall be distributed around the site in discrete parking areas rather than in large lots to help minimize the visual impacts of these features, to minimize the disruption to groundwater recharge during storm events, and to promote convenience for campus users.

All parking shall be screened from view with planting or gentle berms or located within building clusters where they will not be visible from a distance.

6.3.3. Specific Parking Area Design Guidelines

In addition to the general guidelines above, specific guidelines for particular elements of parking areas on the campus also apply and include the following:

Parking Area Layout

Parking areas shall be designed to provide small, discrete parking areas.

Parking may be located along roadways in areas where major structural plantings will screen the view. Major tree plantings shall be located every 28 feet to allow for two parking spaces between trees (see Figure 6.6 below).

Small parking areas may also be used but shall not exceed one standard aisle with perpendicular parking on both sides. No double-aisle parking areas shall be allowed. Screening will be accomplished in accordance with the guidelines described below.

Drainage from the parking areas shall be contained by natural materials (wood, concrete, and stone) that can be used as edge treatments (e.g., headers) as necessary to guide drainage to filtered outlets and control erosion of the pavement edge. Wheel stops may also be used to keep cars on pavement and in designated parking areas.

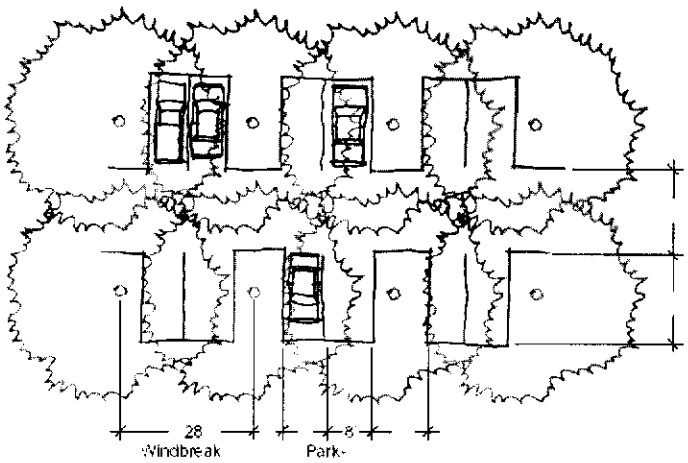


Fig. 6.6 Major Tree Planting

Parking Area Materials

Two types of surfaces are to be used for parking areas on the Marine Science Campus.

All permanent parking areas shall be paved in asphalt or other similar material, and may include permeable sections (e.g., permeable pavement/concrete, turfblock, etc.) to enhance infiltration.

Temporary or overflow parking areas may be covered in gravel or decomposed granite, or left in a weedy ruderal (mowed) state.

Parking Area Screening

Parking areas shall be screened through a variety of means depending upon the location of the parking on the site and the characteristics of the surrounding area. Appropriate strategies include:

Gentle berms with native grasses in grassland areas.

Native shrubs and small trees adjacent to Resource Protection Buffers or other areas where similarly-scaled materials exist in order to cause the parking and its screening to recede into the surrounding background.

6.4. Public Trails

This section sets forth design guidelines for public trails on the Marine Science Campus.

6.4.1. Intent

Walks and trails on campus have two primary and overlapping uses: 1) daily use by site faculty, staff and students to access site facilities, and 2) visitor use for coastal access, docent-led tours, and informal interpretive walks.

The intent of the design of trails at the Marine Science Campus is, like streets, to make them as unobtrusive and natural appearing as possible while also providing functional pedestrian and bicycle circulation that is attractive to use in all seasons and weather conditions, thereby encouraging people to walk and bike to and on the site rather than traveling by car.

6.4.2. General Design Guidelines for Trails

Trail Widths

Trail widths will vary between 6 feet (at a minimum) and 12 feet (at a maximum) depending on location and function. The larger widths should be limited to those direct routes between campus facilities that may see higher levels of pedestrian and bicyclist use. In general, narrower trail widths will be used outside of development zones.

Trail Materials

Materials utilized in trail construction shall be commensurate with their intended use and appropriate for their location. Material choices include, but are not limited to: concrete, pavers, asphalt, stabilized aggregate, compacted aggregate, wood boardwalks, and mulch topping.

Trail Amenities

Trails shall include benches, trash cans, recycling bins, bike racks, and similar amenities at appropriate locations. The intent is not to duplicate the amenities that are provided at Campus buildings, overlooks, and trailheads, but rather to ensure that convenient facilities for trail users are provided along trails. In addition, the intent is to provide for minor destination and stopping points along trails themselves that both take advantage of natural features for viewing and interpretation (such as the terrace wetlands, ocean, etc.), and that provide defined resting/stopping points in general. All trails shall include such amenities as appropriate when considered in light of facilities available near the trail and destination points along the trail.

6.4.3. Specific Trail Design Guidelines

In addition to the general guidelines above, specific guidelines for specific trail types and uses at the campus also apply.

Major trails shall be up to 12 feet wide and in most cases will follow roadways. Low-level lighting may be provided. Higher traffic routes may be constructed of concrete or asphalt.

Minor trails are generally devoted to coastal access, docent-led tours, and interpretive walks and shall be a minimum of six feet wide, except in buffer to Younger Lagoon Reserve where the width of trails may be narrower (provided the trails are still ADA compliant if feasible) to avoid major slope alterations. Minor trails that are located in open space areas will be constructed of decomposed granite or similar naturalistic materials. Boardwalks may be utilized if appropriate. No night lighting shall be provided unless needed for safety. Minor barriers to restrict pedestrian movement to the trails (e.g., rope and pole) may be installed if needed.

Benches and associated trail amenities shall be provided, at a minimum, at: locations adjacent to each terrace wetland; near the western Campus boundary oriented to the west; and on the blufftop headland along the beach access trail.

Campus trails should be viewed as a system of interwoven trails providing access both internal to the Campus as well as connecting to adjacent trails and accessways off the Campus. Trail continuity shall be maintained, including by the use of dedicated street crossings, and trails shall be located where they are most convenient to Campus users while avoiding coastal resource impacts.

In certain circumstances, more significant structural components may need to be built into trails to avoid resources and/or to ensure their proper function. For example, avoidance of habitat, including

wildlife corridors and their buffers, may require a raised trail and/or other habitat passageway in some circumstances. In another example, providing access to the beach area may require stairs and/or railings to ensure safe access. In all cases, such structural components shall be designed to be as inconspicuous as possible so as to seamlessly blend into the site and environment aesthetic.

Except for signs identifying use parameters for the trail, and except for the ensuring that the gate is open during daylight hours (i.e., one hour before sunrise until one-hour after sunset), improvements to the beach access trail (from the ocean overlook to the beach fronting Younger Lagoon) are a discretionary and conditional requirement. Such trail improvements may be pursued as public access demand and use patterns dictate. Improvements shall be required when significant obstacles to continued public access are documented. The University shall evaluate trail demand for this segment on at least a yearly basis, and shall include said evaluation (including recommendations for improvements as necessary to meet CLRDP requirements) in all Public Access and Recreation Plans required by Chapter 5.

6.5. Landscape Design

The appropriate use of plant materials will be one of the most important considerations in the success of the Marine Science Campus. Plantings are a primary element of the character of the coastal rural/agricultural landscape. Therefore, planting applications have been carefully considered.

6.5.1. Intent

The intent of this section is to provide guidelines for landscaping natural drainage features and areas adjacent to, connecting, and within development zones. Where new planting in these areas is proposed at the Marine Science Campus the intent is:

To use plant material (for both natural and ornamental areas) that will be native to the Northern and Central California coast, and if possible native to the Terrace Point area.

To plant material that is drought tolerant, non-invasive, low maintenance, and fire retardant.

To plant native materials that are from the same gene pool.

6.5.2. Planting Design Guidelines

Guidelines for planting in and adjacent to developed areas and in areas serving a drainage function are discussed below. Figure 6.7, Landscape Design, illustrates the siting of landscape design elements for the developed areas of the Marine Science Campus.

Wet Ponds, Swales, and Filter Strips

Vegetated wet ponds, swales, and filter strips to be installed for site drainage are intended to reinforce the natural dendritic pattern of the coastal landscape that is both naturally occurring and found along rural roadways. These new drainage features will be planted with materials that will assist in the treatment of stormwater runoff and that are also complementary to the surrounding rural/natural environment (see also Appendix B, Drainage Concept Plan, for additional specific planting and other related design guidance).

Structural Landscape

Younger Lagoon and the enhanced system of vegetated drainage features are two of the three major components that form the structural landscape on the site. The third element is the manmade windbreaks

and linear mass plantings that will be added. The intent of these plantings is to reinforce views, provide visual screening of buildings and parking, enhance site aesthetics, and mitigate winds.

A single species, such as Monterey Cypress, is preferred for the purpose of structural landscaping, but multiple complementary species, such as Monterey Pine, Bishop Pine, Gray Pine, Torrey Pine, Western Hemlock, may be used if the same general effect can be achieved. If multiple species are used on the site, individual rows of trees (or sets of rows in parallel) shall still be mono-species unless a mixture of species better satisfies the intent of the structural landscape plantings. Major tree species that are planted to provide structure to the site will generally be used in strategic locations associated with building groupings and shall only be placed in a north/south linear orientation. They shall not be planted in an east/west direction or used to completely surround or screen individual buildings, as using structural plantings in such a manner is not typical of the rural/agricultural coastal landscape. Furthermore, such an application would reduce the legibility of the major landscape structure and reduce the opportunity to focus views to the ocean, the Monterey Peninsula, or major inland features.

Transitional Landscape

The transitional landscape is defined as the last 50 feet between natural resource and open space areas (including grasslands) and their buffers, and new building development. This landscape type is located within the defined development zones. The design intent of the transitional zone is to:

Reduce the perceived scale of buildings

Provide a planted buffer between buildings and natural areas.

Provide additional shrub and tree cover for wildlife habitat.

Where buildings are low scaled (up to 15 feet), plantings in the transition zone shall be an extension of the surrounding landscape, extending to the foundation of the building (depending upon the design of the building). This will be true in both areas adjacent to open grassland areas and in areas with taller vegetation such as adjacent to Younger Lagoon. In these areas, buildings shall be designed to appear as an integral feature of the landscape (see also design guidelines for buildings).

Elsewhere, where taller buildings are adjacent to major site open spaces, the transition zone shall contain small trees and large shrubs whose primary purpose is to reduce the apparent height of the building. Strong continuous simple masses of plantings similar to those found throughout the rural coastal landscape, shall be used.

It is not intended that plantings form a full-height visual screen around all tall buildings or building groups on the campus. This would depend on large-scale trees, which would take many years to grow to achieve their goal. Furthermore such treatment would be out of character with prevailing coastal rural character and would block views from within the buildings on campus.

Rather it is envisioned that transitional plantings will range in height from 3-12 feet, thereby reducing the apparent scale of buildings by visually "removing" and/or mottling the ground floor. These transitional plantings will also generally be tallest nearest the buildings with the height of species generally "ramping down" to shorter and shorter species as the transitional plantings extend toward the surrounding natural areas (and approximating the height/density of plantings in this regard upon reaching the outward edge of the transitional planting area). This is typically seen in large-scale buildings throughout the Northern California coastal region. Plant species shall be limited to locally-collected native species. Individual specimen trees may be used in the transition zone to reduce the apparent scale of a building, or to provide a screen or break in the façade or corner at a strategic location. A group of no more than three trees should be used for this purpose. Tree species used should be similar to that utilized for major structural planting described above.

Finally, transitional plantings in the Upper Terrace development zone shall be chosen for their ability to effectively screen development (including associated noise, lights, and activity) to ensure it does not significantly disrupt wildlife activity in the enhanced wildlife corridors and their buffers that are located both immediately north and immediately south of this development zone. These transitional areas will need to provide enhanced functionality and seamless integration to the corridors/buffers themselves.

Ornamental Landscape

~~While~~ Tthe use of native plant species is required for all plantings.~~, except immediately adjacent to buildings, a~~ A wide variety of native plant materials are appropriate to the ornamental landscape of the courtyards and spaces on the campus as appropriate. There are two primary considerations in the selection of ornamental plant materials for use in these locations:

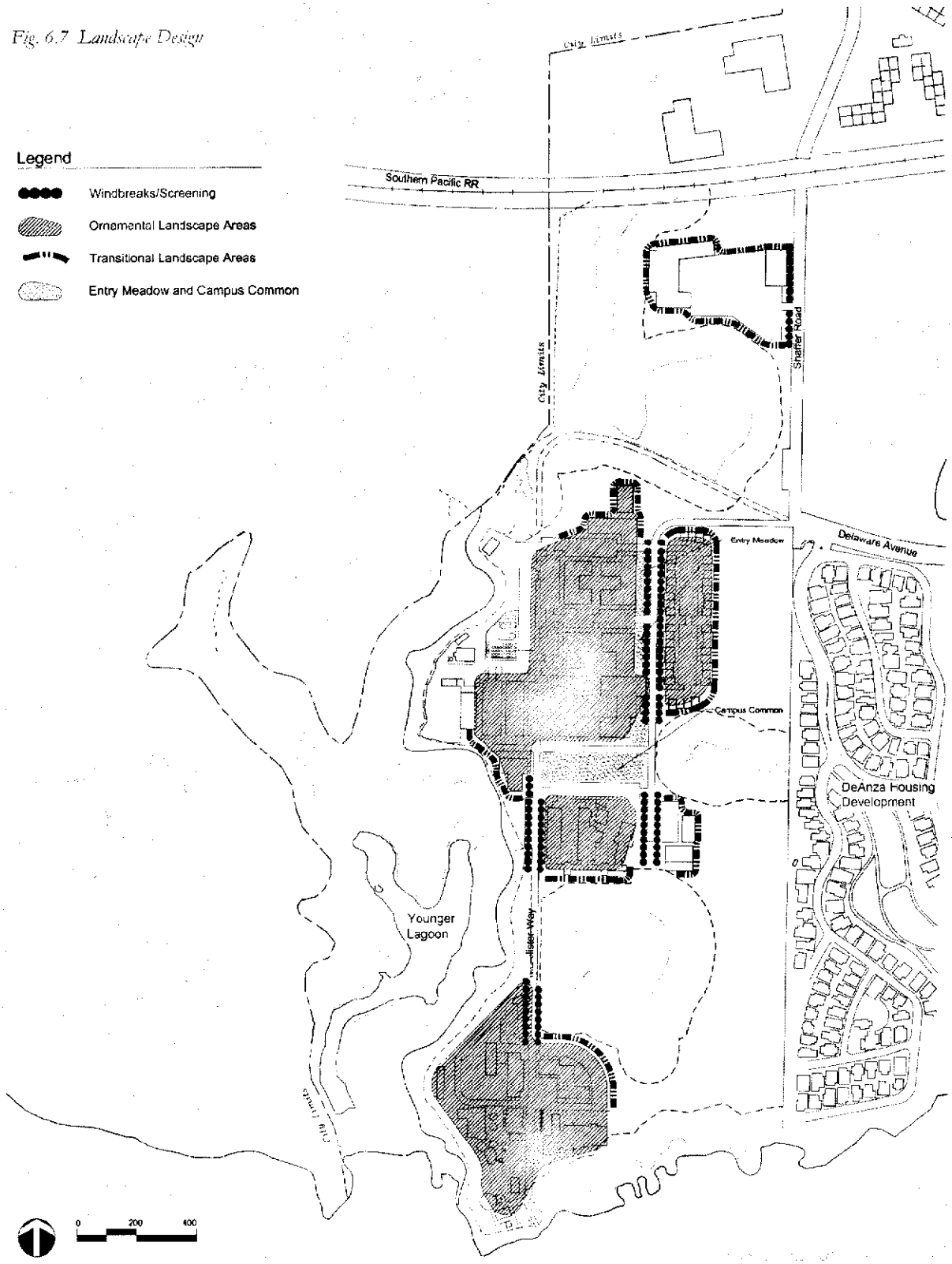
Non-invasive. Plants shall be chosen that will not be inclined to spread beyond the confines of their selected location. This is important from both an ecological perspective and a design perspective in order to assure that the landscape which is internal to campus building cluster areas have a different character from the landscape, which is outside the building clusters.

Plant materials shall be appropriate to the rural, open space, State Park, and agricultural coastal character and to the native vegetation character of the terraces.

Entry Meadow and Campus Common

The entry meadow and campus common areas are more traditional grassed areas within which more active recreational use is to be accommodated on the Campus. These areas are intended to be large enough as to be used by Campus users as general play areas for both passive (e.g., picnicking, reading, sunbathing, etc.) and active (such as frisbee, soccer, football, running, etc.) outdoor games and activities and shall be landscaped with native grasses to accommodate such uses while also providing for a transition at their perimeter to surrounding landscaping/uses.

Fig. 6.7 Landscape Design



6.6. Lighting Design

This section sets forth design guidelines for lighting on the Marine Science Campus.

6.6.1. Intent

The intent of lighting design on the campus is to:

Provide the lowest levels necessary to achieve safety and efficient wayfinding. This approach will avoid light that is detrimental to plant and animal biology and therefore be consistent with the character of the site and adjacencies to the natural habitat areas.

Avoid spilling light into natural habitat areas, particularly Younger Lagoon Reserve, and surrounding neighborhoods.

Minimize artificial light interference with views of the coastal night sky.

6.6.2. General Lighting Design Guidelines

The following guidelines apply generally to lighting throughout the site:

Lighting on the Marine Science Campus shall be at the lowest luminosity levels necessary to provide for safety and efficient navigation.

All light fixtures shall have cut-off or indirect fixture types with no visible source of light.

Lighting shall be mounted at as low a height as feasible to avoid light spill and visibility of light source; pole lighting shall be avoided where light from such poles would significantly impact habitat areas and their buffers.

Bollard-type lighting shall be used for site lighting where feasible.

If the exteriors of buildings are to be lighted, spot lighting, direct flood lighting or indirect feature lighting shall be used where feasible.

Fixtures shall be consistent with the rural, open space, agricultural, and overall campus character; overly dramatic light designs are inappropriate.

All site lighting (including pole-mounted, bollard and low-level lighting) shall be of uniform design throughout the site and constructed predominantly of natural or natural looking materials.

A vocabulary of standard lighting details shall be established for selection and use by all new projects on site.

6.6.3. Specific Lighting Design Guidelines

In addition to the general guidelines above, specific guidelines for specific areas and features also apply.

Building Facilities Lighting

Exterior lighting shall only be located at entries and usable interior courtyards. No other exterior lighting of buildings, such as façade or accent lighting, shall be allowed, except where necessary for maintaining safety.

Accent lighting of ornamental plantings, exhibits, and other features may be allowed, provided it is wholly within the building cluster or courtyard and does not illuminate areas outside the Lower, Middle, or Upper Terrace development areas.

Interior lighting that is visible outside the building development area perimeter may be allowed. However, its visibility and intensity shall be minimized to the maximum degree feasible, including locating lighting sources so as to minimize the potential for light and glare to be visible from within resource ~~areas~~zones.

Street Lighting

- Streets shall be lighted only within the development zones of the campus or where needed for maintaining safety.

Parking Area Lighting

Lighting in parking lots shall be the lowest levels necessary to provide safety and security.

Only parking areas within the development zones shall be lighted.

Bollard lighting is preferred. If bollard lighting is not feasible, and pole lighting is required to achieve safety and efficient navigation, such pole top lighting shall have cut-off type fixtures on a pole not to exceed 12 feet in height.

Pathway Lighting

Pathway lighting shall only be located on primary pathways connecting major development areas and within the building development zones.

Low height bollards (i.e., up to 36") made of natural or natural looking materials shall be used.

A single unified bollard light design shall be used throughout the site except within individually designed internal building sites or clusters, where alternatives that are compatible with the courtyard design are allowable.

Special Area and Feature Lighting

- Unique lighting treatments may be provided in selected areas of the site. These include the campus entry, critical arrival points, and maintenance yards.

Site entry lighting shall only be used to light the identity signage at the corner of Shaffer Road and Delaware ~~Street~~Avenue.

In maintenance yards and equipment lay-down areas, lighting may be pole mounted or wall mounted units. All lighting shall be cut-off type lighting designed to contain light in the work area without "spillover."

6.7. Site Signage Design

This section sets forth design guidelines for signage on the Marine Science Campus.

6.7.1. Intent

The intent of signage on the Marine Science Campus is to control traffic, provide directions for visitors, identify buildings, denote pedestrian pathways, inform regarding restricted areas, and to educate campus users and visitors about the natural history and character of the site and surrounding area. In addition, it is intended that signage be the minimum amount necessary to convey information to site users in order to minimize the visual impact of signage and avoid clutter on the site.

6.7.2. General Signage Design Guidelines

The following guidelines apply to signage throughout the site.

The Campus shall use a unified sign design theme wherein all Campus signs shall use similar materials, colors, fonts, figures, symbols, layouts, and other associated sign elements. Campus signs may be categorized by sign types (e.g., pathway signs, building signs, street signs, interpretive signs, informational signs, etc.) provided all Campus signs are consistent with the overall Campus theme. All signs within a sign type shall be similarly designed to facilitate ease of recognition (for example, sign types may use the same letter type and size, employ the same pallet of materials, and be installed at the same height). Signs shall be designed to fit with the natural character of the site. In addition, signage shall be:

Fabricated of natural or natural looking materials that are compatible with site colors and site character to the maximum extent feasible and that have limited areas of contrasting materials and color (i.e., materials such as stone, wood, cor-ten steel, etc.).

Integrated with architecture or other site features to the maximum extent feasible.

Consolidated so as to limit the number of freestanding poles or other structures devoted exclusively to signage.

Part of a coordinated hierarchy of information and related design elements such as sign size, text size, and color.

A coordinated system color, size and style throughout the entire campus with the exception of specific internal building clusters and courtyards, where approved unique designs may be appropriate.

A standard design or set of designs may be developed to meet these requirements for signs used on the Marine Science Campus.

6.7.3. Sign Lighting

Sign lighting on campus shall be limited to signs identifying important destinations, restricted areas, or where needed for safety. All sign lighting will be the minimum necessary to achieve design objectives. No backlighting of signs or use of neon shall be allowed.

6.8 Fencing/Barrier Design

This section sets forth design guidelines for fencing on the Marine Science Campus. These guidelines address two categories of fencing—fencing identified in Figure 6.8, Fencing Design and Location, and fencing/barriers not identified in Figure 6.8 but instead to be installed on an as-needed basis to address resource protection, traffic control, and/or the needs of specific development projects.

6.8.1 Intent

Fencing and barriers are generally antithetical to the open space and rural aesthetic of the Campus, and can adversely impact public access and wildlife movement. Thus, the primary directive for Campus fencing and/or barriers is that these structures only be used where necessary. Fencing/barriers may be deemed necessary on the Marine Science Campus to protect natural resource areas and buffers from damage caused by human activity and intrusion, to assure public safety in the vicinity of coastal bluffs where steep cliffs and heavy surf pose a hazard, to protect laboratories and research areas from unauthorized access, and to protect areas adjacent to streets from unauthorized access by motor vehicles. Where fencing and/or barriers are installed, these should be as unobtrusive as possible.

6.8.2. General Fencing/Barrier Design Guidelines

The rule for any fencing and other barrier design on the Marine Science Campus is that its design be responsive to its purpose and need. The following standards shall be a part of all fencing and/or barrier design on the site:

- Fencing may be solid where it is necessary to screen development (including associated noise, light, and activity) from resource areas that would be significantly disrupted by development (e.g., natural resource areas or outdoor research areas on the site, such as portions of Younger Lagoon Reserve, the wildlife corridors and their buffers, marine mammal pool areas, etc.). Otherwise, fencing and/or barriers shall be see-through.

- Fencing and barriers shall be sited and designed so that they do not interfere with established view corridors.

- Fencing and barriers shall be sited and designed so that they do not interfere with wildlife movement between undeveloped areas of the campus and/or at the Campus border.

- Fencing and barriers shall be sited and designed to provide through and open trail access (e.g., for the trails designated on Figure 5.5, Coastal Access and Recreation Diagram). Such through access shall be provided through broad openings in necessary fences/barriers where they intersect trails (providing for at least two feet of opening on either side of the trail in addition to the opening for the trail itself). Operable gates or similar barriers across trails (where the trails intersect fencing/barriers) may only be used on designated controlled access trails.

- Fencing and barriers shall be minimized in size and scale as much as possible consistent with their identified function, and shall be sited and designed consistent with both the overall Campus design aesthetic and the specific aesthetics along the fence/barrier location.

6.8.3 Fencing Installed Consistent with Figure 6.8

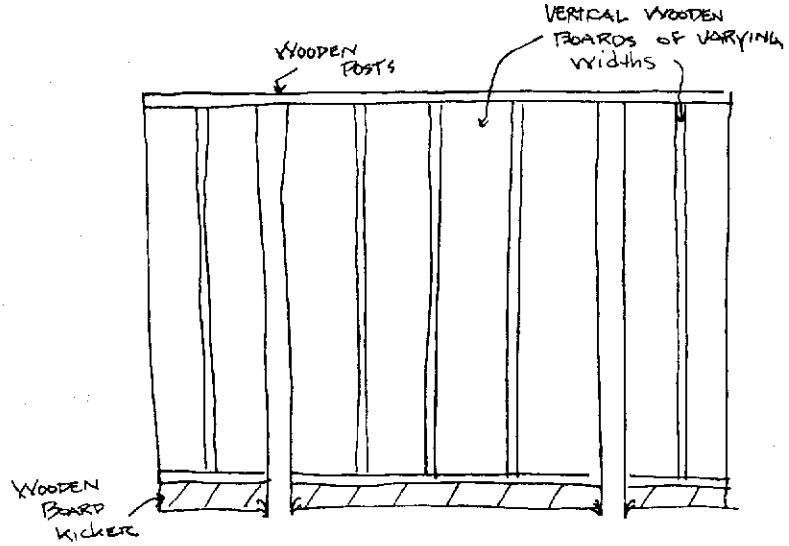
In addition to the primary directive and general guidelines above, the purpose of this subsection is to set forth specific design guidelines that also apply for the fencing on the Marine Science Campus that is specified in Figure 6.8, Fencing Design and Location. Figure 6.8 specifies two types of fencing as follows:

Solid Fencing

Solid fencing is used to completely block through views and attenuate noise. At the time of CLRDP certification, there was some existing solid wood fencing in the western portion of the Lower Terrace development zone (mostly interior to the Long Marine Lab cluster of buildings) and west of the Fish and Game facility in the Middle Terrace development zone. Except for that specifically allowed in Section 6.8.4, new solid fencing on Campus is exclusively limited to the area located between the northernmost portion of the Lower Terrace development zone and the then existing fencing west of the Fish and Game facility. This additional solid fencing will be installed on the Younger Lagoon side of both the barrier berm located at the edge of the terrace (where it exists) and the windbreak and transitional landscape areas (where the berm is not present) near the Reserve boundary. Landscaping at the fence line shall be used to soften the appearance of any fencing in public views.

Solid fencing shall consist of unfinished wooden posts with vertical unfinished wooden slats (hung on wooden rails between posts) that create a solid, opaque surface. As necessary to achieve the required sound attenuation criteria of this CLRDP relating to habitat areas, the solid wood fencing may be a facade that covers a solid wall structure (i.e., a concrete wall), so long as the solid wall structure is completely hidden by the wood facade. This facade approach applies to all solid fencing (i.e., that existing at the time

of CLRDP certification and that not). In any case, the height of solid fencing shall range from four (4) to six (6) feet above grade. Figure 6.9 shows an illustrative example of solid fencing.

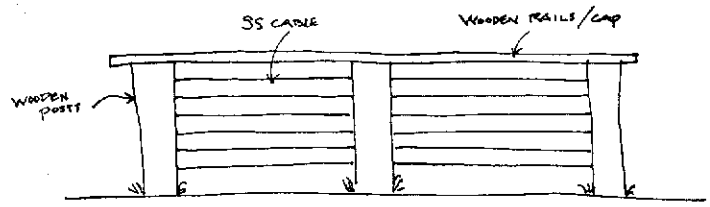


Type A Fencing

Fig 6.9 Solid Fencing

See-Through Fencing

See-through fencing is designed to demarcate Campus areas that are necessarily off-limits to general public access (e.g., to protect equipment, facility access, etc.) and/or to provide for public safety (e.g., the blufftop fence at the ocean overlook) while still allowing through views. This fencing type is generally used when complete screening is neither necessary nor desirable. Such fencing shall consist of wooden 4'x4' posts spaced 4 to 8 feet apart connected by a 1"x4" or 2"x4" wooden top rail cap (and a similar bottom rail if necessary for stability) and six (6) strands of flat black coated stainless steel cable strung horizontally between posts. The height of the see-through fencing shall be three and one-half (3½) feet above grade. Figure 6.10 shows an illustrative example of see-through fencing.



Type D Fencing

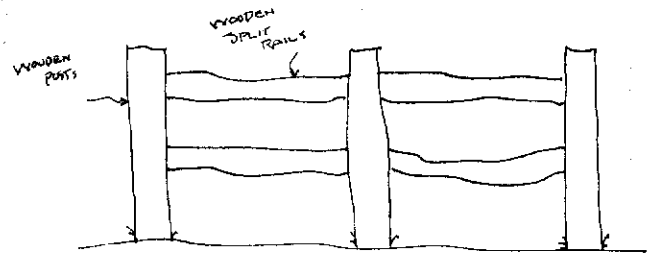
Fig 6.10 See-Through Fencing

6.8.4 Fencing/Barriers Installed on an As-Needed Basis

In addition to the primary directive and general guidelines above, the purpose of this subsection is to set forth design guidelines that also apply for the installation of fencing and similar barriers on an as-needed basis. There are three circumstances under which the University may construct fencing or barriers that are not shown on Figure 6.8. These are as follows:

As-Needed Fencing/Barriers for Resource Protection

The University may install low-key fencing and/or barriers along trails and other areas where people move and congregate to protect natural resources when there is evidence that human intrusion has caused significant damage to a natural resource. Such fencing/barriers shall not block off continued through access along trails and/or through access areas unless adequate replacement access is provided. Allowable fencing/barriers in this category are limited to wooden rough hewn split-rail fencing no taller than three (3) feet in height, or wood post-and-rope/cable barriers no taller than two (2) feet in height, both as measured from grade. All such fencing shall be designed to blend seamlessly into the site aesthetics. Figures 6.11 and 6.12 show illustrative examples of wooden rough hewn split-rail fencing and post-and-rope/cable barrier, respectively.

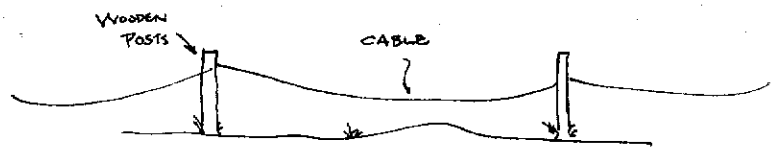


Split Rail Fencing

Fig 6.11 Split-Rail Fencing

As-Needed Barriers along Streets and Roadways

The University may install low-key barriers along streets, roadways, and other areas where motor vehicles are present to protect off-road areas when there is evidence that intrusion by motor vehicles has caused significant damage to off-road areas. Allowable barriers in this category are limited to post-and-rope/cable barriers that are no taller than two (2) feet in height.



Post and Cable Fencing

Fig 6.12 Post and Rope/Cable Barrier

As-Needed Fencing/Barriers for Buildings, Research Areas, and Seawater System Intake, Filtration, and Storage

The University may install fencing and/or barriers as part of a building or its directly associated research areas when necessary to protect these areas from significant damage due to unauthorized access. Allowable fencing/barriers shall follow the guidance set forth below.

Fencing/barriers shall be fabricated of natural or natural looking materials, and shall blend seamlessly into the design of the building to which the fencing is associated. Materials such as stone, wood, and cor-ten steel that are compatible with the building design and site character and that have limited areas of contrasting materials and color may be appropriate.

Fencing/barriers shall be integrated with architecture and other site features.

Fencing/barrier siting and design shall be appropriate to its intended function, but in no case shall be taller than eight (8) feet in height above grade.

Note: what follows are suggested modifications to the non-text figures of Chapter 6:

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this chapter need to be changed.

2. Figure 6.1:

   a. Text refers to rural and agricultural, while figure refers to agricultural only. **Fix:** Re-title to "Coastal Rural and Agricultural Architecture" (and make change in table of contents).

3. Figure 6.3:

   a. This figure identifies building heights that are higher than permitted. **Fix:** change NOAA NMFS to 36' max, Ocean Health to 36' max, and Discovery Center to ~~26'~~ 24' max.

b. The height for the absolute height of Ocean Health (at the boxed element atop the roof peak) is unreadable. The height at the Discovery Center is not noted. Fix: delete height reference at this point at Ocean Health.

c. Figure identifies building as NMFS, but now known as NOAA Fisheries. **Fix:** change identifier to "NOAA Building Section"

4. Figure 6.4:

a. Heights identified need to be modified to meet the allowed CLRDP height figure numbers. **Fix:** Show maximum ~~36'~~ 30' height for Lab building and maximum ~~26'~~ 24' height for housing unit, and lower intervening noted heights (or eliminated noted heights altogether)

b. The Large structural element shown at the top of roof needs to either (a) be eliminated; or (b) made to meet allowed CLRDP height figure numbers. Fix: Delete boxed element atop the roof peak.

5. Figure 6.7:

a. The term "Windbreaks/Screening" doesn't correspond to text like rest of legend. Fix: modify legend text to "Structural Landscape (Windbreaks/Screening)."

b. The figure doesn't identify existing berm, but the text builds off the existing berm. Fix: show extent of berm in the Figure and identify it with a label.

c.

d. The figure lacks either windrow trees and/or transitional landscaping on the west side of SORACC (from transitional landscape noted up to CDFG) to screen development as seen from YLR. **Fix:** add in at least transitional landscaping at this location.

e. The west side of LML node missing transitional landscaping. This is important on this bluff side of the development zone too. **Fix:** add from existing noted transitional landscaping around seawater intake along bluff and berm.

6. New Figure – Figure 6.8 (formerly 5.5a).

a. The title is not quite right in light of text and what is shown. **Fix:** Rename to "Fencing Design and Location"

b. There is no clear need for the Type B fencing shown (along the western boundary), and it impacts the site aesthetic and potentially access/wildlife movement. Fix: delete Type B fencing legend and delete area marked as Type B on figure.

c. The need for the Type C fencing (near the bluff) is also not compelling. It is inconsistent with the low cable-rail worked out in a compromise on fencing in this area previously, and is more of an institutional "jail-like" fencing type that is more threatening than the cable rail. If this area is fenced at all, it would be to provide a demarcation point as opposed to a physical barrier (i.e., like the existing low-key cable rail) given this is the primary public access point and shoreline destination on the Campus. **Fix:** delete Type C fencing legend and delete area marked as Type C on figure.

d. The term "Type A" doesn't fit given text changes. **Fix:** The legend and identifier text need to be changed to "Solid Fencing."

e. The term "Type D" also doesn't fit given text changes. **Fix:** The legend and identifier text need to be changed to "See-Through Fencing."

f. The new fencing shown at bluff edge presupposes things that aren't known (like temporary trailers staying in that configuration, what is going to happen to the area between marine mammal pools and seawater intake, etc.). The fencing identification is premature. **Fix:** delete all fencing in inset box other than the blufftop area (identified as "D-3.5'" in figure), and remove text identifiers from inset box.

g. The existing berm (and where it ends) is to be used in tandem with fencing and landscaping for screening, and thus its location needs to be shown on the Figure. **Fix:** add it in.

7. Figure 6.8:

   a. Is no longer correct given text changes. **Fix:** Renumber as 6.9, insert word "Solid" for "Type A," and make change in table of contents.

8. Figures 6.9 and 6.10:

   a. Are no longer relevant given text changes. **Fix:** Delete.

9. Figure 6.11:

a. Is no longer correct given text changes. **Fix:** Renumber to Figure 6.10, re-title to "See-Through Fencing" (in title and in text in figure itself), make change in table of contents.

10. Figure 6.12:

a. Is no longer correct given text changes. **Fix:** Renumber to Figure 6.11.

11. Figure 6.13:

a. Is no longer correct given text changes. **Fix:** Renumber to Figure 6.12, re-title to "Post and Rope/Cable Barrier," replace "cable" in figure with "rope/cable," and make change in table of contents.

7. Illustrative Campus Buildout Site Plan and Preliminary Designs

[[[Note: need to change above chapter title in TOC too.]]]

The purpose of this chapter is to set forth an illustrative campus buildout site plan (CBSP), meant to show one example of how the Campus may develop over time, and preliminary designs for a subset of specific projects proposed for the Marine Science Campus. The ~~illustrations~~ CBSP and preliminary designs contained in this chapter ~~embody~~ derive from the design principles; and land use concepts of Chapter 4, ~~are consistent with~~ the provisions of Chapter 5, ~~and implements~~the design guidance of Chapter 6, and other provisions of the CLRDP.

~~Yet t~~These site plan and building studies are only ~~illustrations~~ examples and not intended to represent the only possible way to realize the concepts and provisions set forth in the previous chapters. The CLRDP as a whole is intended to allow the University flexibility to adjust the campus site plan and building designs to respond to ideas that may arise through more detailed design efforts and changing needs and conditions. Therefore, the University may proceed with a site plan and/or building designs that depart from the illustrations of this chapter, provided the proposal otherwise implements the design principles and land use concepts of Chapter 4, and is consistent with the provisions of Chapters 5, 6, and 9, and the Resource Management and Drainage Concept Plans (Appendices A and B)~~and is consistent with and implements the standards Chapter 6~~.

This chapter is divided into two sections. The first section presents an Illustrative Campus Buildout Site Plan for future development projects on the site. The second section presents a set of preliminary designs that will serve to influence the design of a subset of potential future building projects, which are the subject of early project planning efforts currently underway.

7.1. Illustrative Campus Buildout Site Plan

This section provides an example of how development described in the CLRDP building program of Chapter 5 could occur on the Marine Science Campus. Figure 7.1 provides estimates of ~~design capacity~~ facility user capacity and average daily user occupancy based on ~~a full range of likely future building projects that could be built~~ maximum facility square footages at buildout under the CLRDP building program prescribed in Chapter 5. These estimates indicate that the CLRDP could result in an increase in design capacity of approximately 1,500 persons, with an increase in average daily occupancy of approximately 888 persons. (The Marine Science Campus has an existing design capacity for approximately 766 persons, with an average daily occupancy of approximately 424 persons.) These estimates represent an example of the increase in population that could result with full development under the CLRDP.

The Illustrative Campus Buildout Site Plan shown in Figure 7.2 provides an example of how development consistent with the CLRDP building program could be arranged on the Marine Science Campus. Amongst the building footprints depicted in the Illustrative Campus Buildout Site Plan are sites for five potential future projects that could be constructed in the early phases of project development. While it is impossible to predict exactly which projects are most likely to occur in the immediate future, these potential near-term projects were identified based on early project planning efforts that are currently underway. These projects include: (a) Center for Ocean Health, Phase II, (b) United States Geological Survey Western Coastal and Marine Geology Facility,

(c) Sea Otter Research and Conservation Center, (d) Shared Campus Warehouse and Laydown Facility, and (e) 42 Apartment/Townhouse Units. Additional information about these five projects is provided in the following subsections.]

Fig. 7.1 Population Projections Associated with Maximum Campus Buildout Site Plan

	Size (s.f.)	*Design Capacity (persons)*	*Average Daily*
EXISTING FACILITIES			
Seymour Marine Discovery Center	20,000	518	197
Ocean Health, Phase I	23,000	120	112
Other Primary Long Marine Lab Buildings	15,200	43	39
Avian Facility	2,160	5	5
~~Greenhouses~~	~~26,844~~	~~6~~	~~5~~
Existing Caretaker Housing	1,400	4	4
Seawater Facility	5,000		
CDFG Marine Wildlife Center	20,000	10	9
NMFS In-holding	53,400	60	54
Subtotal	~~162,004~~140,160	~~766~~760	~~125~~420
CLRDP BUILDING PROGRAM			
Marine Research and Education	254,500	633	610
Outdoor Research Area	70,000	0	0
Support Facilities			
Seminar Auditorium	5,000	350	13
Meeting Rooms	2,500	175	11
Food Service	3,500	105	5
Sport Courts	8,000	0	0
Support Housing			
Apartments and Townhouses	82,000	190	110
Visitor/Overnight Accommodations	2,500	10	5
Caretaker Replacement Housing	1,600	4	4
Researcher Housing Rooms	12,000	60	30
Equipment Storage & Maintenance			

Shared Warehouse	37,500	10	9
Shared Laydown Yard	70,000	0	0
Public Access and Recreation (trails/overlooks)	n/a	0	0
Seawater System Expansion	12,000	0	0
Subtotal	561,100	1,537	797
CHANGED OCCUPANCY OF EXISTING FACILITIES			
Seymour Marine Discovery Center (increased use)	0	0	106
Ocean Health (increased use)	0	0	18
Original LML Buildings (trailer removal)	-3,000	-27	-24
Temporary Caretaker Housing (removal)	-1,400	-4	-4
~~Greenhouses (removal)~~	~~-26,844~~	~~-6~~	~~-5~~
Subtotal	~~-31,244~~ -4,400	~~-37~~ -31	~~91~~96
NET INCREASE (with changed occupancy)	~~529,856~~556,700	1,500	888
TOTAL NEW PLUS EXISTING	~~691,860~~696,860	~~2,266~~2260	~~1,313~~1,308

7.2. Preliminary Parameters for Selected Projects

7.2.1. The Center for Ocean Health, Phase II

The Center for Ocean Health building is the core research and administration facility for Long Marine Lab (LML). The Center for Ocean Health is located in the Lower Terrace development zone, just north of the Younger building, and consists of laboratory and office space, administrative support space, and meeting and teaching rooms. Completed in mid-2001, it was already at capacity at the time of CLRDP certification as were four mobile office units in the adjacent service yard. The addition of an approximately 18,000-square foot wing to this building (Center for Ocean Health, Phase II) would permanently replace the mobile units, allow for modest growth in the LML scientist population, and would increase the number of laboratories available plumbed with seawater. Such a wing was contemplated in the siting and design of the existing building making this an efficient facility expansion. This project would be implemented under the Marine Research and Education portion of the CLRDP building program, which allows for laboratories, teaching and seminar rooms, offices, and storage facilities related to marine research and education. Figures 7.3 and 7.4 provide preliminary building studies for this project.

7.2.2. The United States Geological Survey Western Coastal and Marine Geology Facility

The United States Geological Survey (USGS) has long been working with the University on a program to relocate some of its marine-related functions to the UCSC Marine Science Campus in an approximately 78,500 square foot Western Coastal and Marine Geology Facility. This new facility would be located in the Middle Terrace development zone and would include space for offices and laboratories to accommodate a combination of marine biologists, hydrologists and geologists from their Biological Resources Division, Water

Resources Division and Coastal and Marine Group. USGS has also expressed the desire for future expansion in an approximately 50,000 square feet facility to accommodate additional marine-related functions, but this latter potential project is not explicitly identified on Figure 7.2. The 78,500 square foot USGS project that is identified would be implemented under the Marine Research and Education portion of the CLRDP building program, which allows for laboratories, teaching and seminar rooms, offices, and storage facilities related to marine research and education. Figures 7.5 and 7.6 provide preliminary building studies for this project.

7.2.3. Sea Otter Research and Conservation Center

The Monterey Bay Aquarium has expressed an interest in developing an approximately 10,000-square foot Sea Otter Research and Conservation Center (SORACC) in the Middle Terrace development zone adjacent to the Younger Lagoon Reserve and just south of the existing California Department of Fish and Game Marine Wildlife Center. The new facility would focus on research and conservation of the Southern sea otter and would include space for administrative offices and sea otter critical-care and support uses. This project would be implemented under the Marine Research and Education portion of the CLRDP building program, which allows for laboratories, teaching and seminar rooms, offices, and storage facilities related to marine research and education. Figures 7.7 and 7.8 provide preliminary building studies for this project.

7.2.4. Shared Campus Warehouse and Laydown Facility

A Shared Campus Warehouse and Laydown Facility is identified in the Upper Terrace development zone of the campus. Marine research requires operations and maintenance of ocean-going vessels and other equipment and outfitting of highly specialized equipment. The Shared Warehouse and Laydown Facility, including approximately 37,500 square feet of shared warehouse space and 70,000 square feet of shared laydown yard, would allow for continued onsite outfitting of ocean-going research vessels, as well as maintenance and repair of equipment. The building would likely include a repair shop, warehouse space, and some offices and laboratories. This facility will not replace facilities occupied by the University and others at boat harbors, where larger vessels are stored and many vessels are launched. This project would be implemented under the Equipment Storage and Maintenance portion of the CLRDP building program, which allows for shared warehouse and equipment yards. Figures 7.9 and 7.10 provide preliminary building studies for this project.

7.2.5. 42 Apartment/Townhouse Units

The CLRDP allows for the construction of support housing on Campus as user demand warrants including apartments, researcher rooms, and overnight units. Approximately 82,000 square feet comprising a maximum of 80 apartment/townhouse units is shown on Figure 7.2 and would provide onsite temporary residential accommodations for visiting and resident Marine Science Campus scientists and students, whose learning experience or research requires or would be enhanced by their presence on the campus. These apartment and townhouse units, of which 42 ~~would be developed~~ have been evaluated by the University in the near term and may be pursued if demand from users of existing and authorized facilities would support them, would be located in the Middle Terrace development zone, northeast of the NOAA facility and about 250 feet west of the De Anza Mobile Home Park perimeter wall. This project would be implemented under the Support Housing portion of the CLRDP building program, which allows for apartment and townhouse units. Figures 7.11, 7.12, and 7.13 provide preliminary building studies for this project.

7.2.6 Overlooks

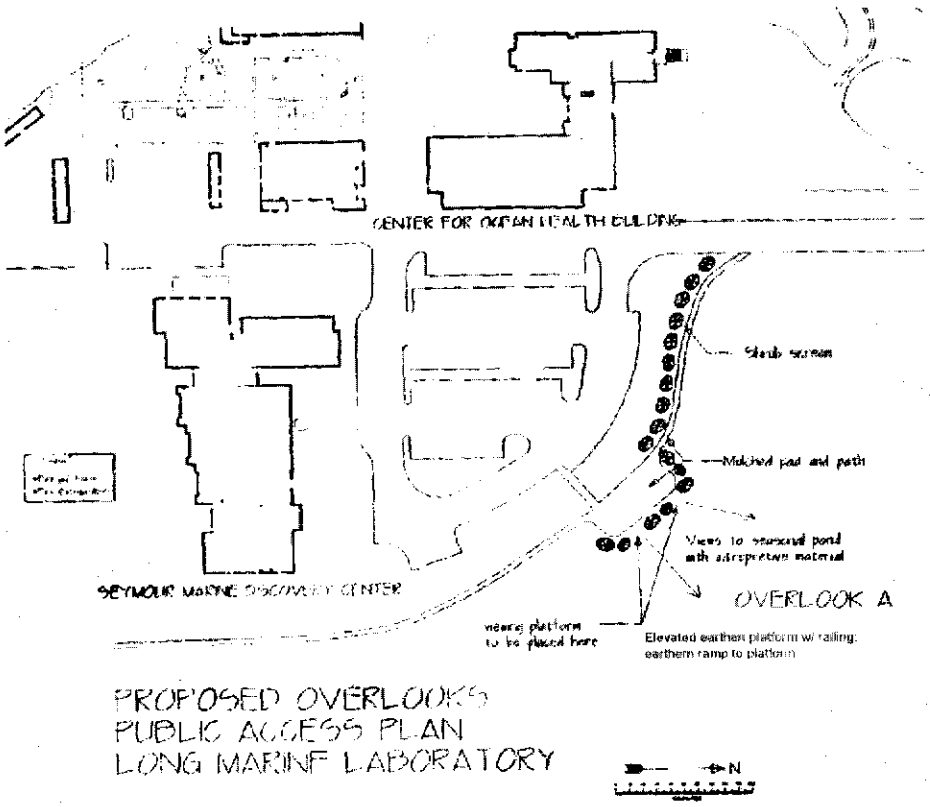
Overlook A

Overlook A is a new overlook to be developed adjacent to the Seymour Marine Discovery Center (see also Figure 9.1). This overlook will permit viewing of the seasonal wetland (Wetland W5) to the northeast.

This overlook area, just north of the parking lot of the Seymour Marine Discovery Center, would provide two slightly raised viewing platforms in a native shrub screen that would surround a level mulched pad with picnic tables. This area is connected to the public access pathway that leads around the outside of the parking lot and thus would serve as a stopping/observation point for pedestrians using the public pathway, as well as for school groups and other visitors to the Seymour Center. A panel at each of the two platforms would interpret the natural aspects of the seasonal pond to the north and northeast along with other visible features the landscape. Please refer to Figure 7-14.

The two wooden viewing platforms would be two steps above grade (approximately 14 inches) and would measure approximately eight by four feet surrounded by a railing on three sides. A 6-foot high vegetation screen of locally-selected native shrubs would be planted to contain the area, discourage foot traffic off of the pad area, and to provide visual and wind screening. Overlook A will be directly accessible as part of the public access trail system.

Figure 7-14: Overlook "A" Illustrative Plan



[[Changes to Overlook A Figure follow]]

1. The text that states "Proposed Overlooks Public Access Plan Long Marine Laboratory" is not correct. Fix: delete it.
2. The text that describes an "elevated earthen platform…" conflicts with text description for wooden platforms. Fix: delete text.
3. Can't read text box to left side of figure. May need amendment or deletion if is not correct.
4. Caretaker trailers inaccurately located. Fix. Show accurate location and label as temporary, or don't show at all.

Overlook B

Overlook B is an existing overlook located at the blufftop at the end of McAllister Way that allows exceptional views of the Monterey Bay National Marine Sanctuary and the shoreline both up and down coast (see also Figure 9.1). Many visitors use this site, and its proximity to the Seymour Discovery Center makes it an ideal overlook. It is fully handicapped accessible and open during daylight hours. The primary improvements to this overlook will occur in that area seaward of the Marine Discovery Center and extending west to the berm just south of the existing (at CLRDP certification) marine mammal pools and the seawater facilities in the bluff. Improvements shall include additional vegetation along the pathway to the overlook, including revegetation of areas occupied at CLRDP certification by the temporary caretaker's trailers that may be removed per this CLRDP. The trail in this area shall be recontoured and made more curvilinear and, along with the additional vegetation on both sides of the trail, made to appear more-like a curving path to the blufftop within a blufftop meadow area (i.e., a meadow extending from the berm/seawater facilities through and including the area

fronting the Discovery Center) to the extent feasible. To enhance this trail area, fencing in the area leading to the overlook shall be removed to the degree possible, with trail users kept on the path through vegetation modification as necessary. Benches, bicycle racks, trash and recycling cans shall be provided at/near the overlook area. In addition, as part of this CLRDP, general public access to the sandy beach area fronting Younger Lagoon will emanate from this overlook area. Fencing and signs shall be modified to account for this beach accessway per this CLRDP. The University would phase the implementation of these improvements as specified in Chapter 9 of the CLRDP, while maintaining the current access to this area throughout the phased implementation period, except as precluded by construction activity during short periods of time. Overlook B is and will be directly accessible as part of the public access trail system.

Overlook C

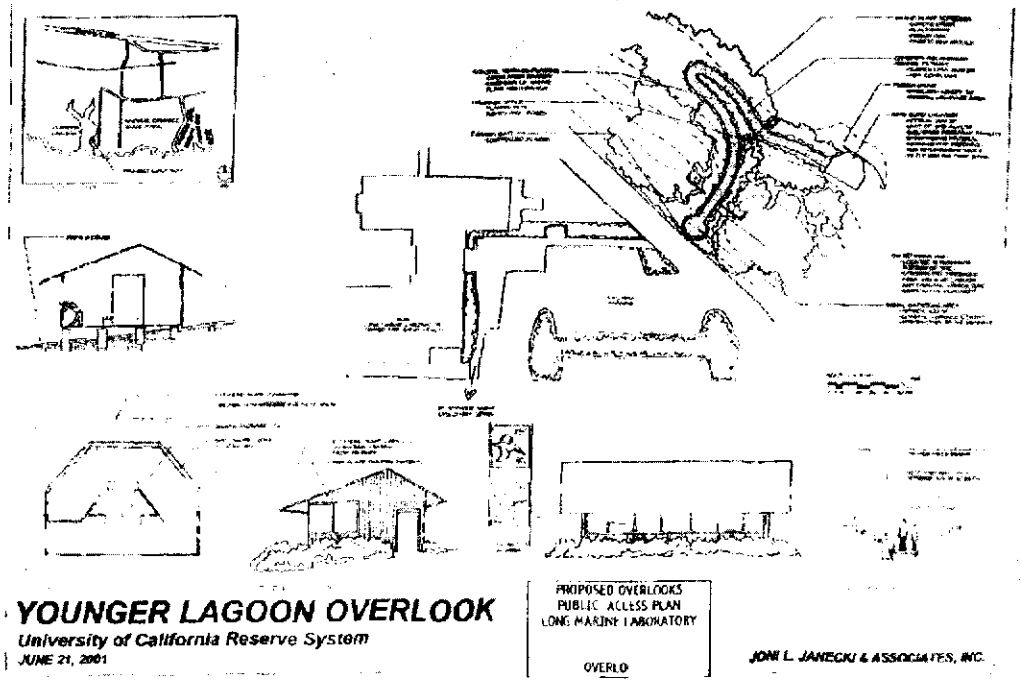
Overlook C is an existing overlook located immediately west of the LML marine mammal pool on top of the berm (see also Figure 9.1). This overlook was originally built as a cooperative project between LML and YLR by the California Conservation Corps. It overlooks both LML and YLR and therefore affords opportunities for docent interpretation both of the marine mammal research on the LML side, and Monterey Bay, front and back beach, seacliff and lower lagoon portions of YLR on the other side. There are existing interpretive panels on LML dolphin research and improvements to this overlook will likely be limited to adding new YLR and Monterey Bay National Marine Sanctuary and/or sandy beach interpretive panels on the west side of the overlook. Access to this overlook is by docent-guided tour only through the center of the LML facilities. Public access to Overlook C has and will be carefully controlled to prevent adverse impacts to the marine mammals, marine mammal research efforts, and YLR wildlife.

Overlook D

Overlook D is an existing rudimentary overlook located north of the Ocean Health building on the Younger Lagoon side of the earthen berm that provides a view of the lower part of YLR (see also Figure 9.1). Presently, the area is accessed by a temporary pedestrian path through a gap in the berm to the nearly level overlook area, which contains a bench. Improvements to this overlook shall include construction of an enclosed observation blind to allow observation of the lagoon wildlife without disturbance, a surfaced access path that meets ADA and drainage criteria for slope and surface, vegetation screening of the pathway from the lagoon, and interpretive materials at the blind. The University would phase the implementation of these improvements as specified in Chapter 9 of the CLRDP, while maintaining the current interpretive docent-guided access to this area throughout the phased implementation period, except as precluded by construction activity during short periods of time. General public access to this overlook would continue via decent-guided tours from the Seymour Marine Discovery Center. Access for bird or other research observation would remain by arrangement with the Younger Lagoon Reserve manager. Please refer to Figure 7-14.

The pathway would require light grading to meet ADA slope standards and runoff/erosion control, and would include two short sections of low retaining wall where the path passes through the gap in the earthen berm. The path would be surfaced with cemented decomposed granite. The observation blind would be of wood-framed construction with shed roof in non-reflective, earth tone colors. The vegetation screening, some of which is already in place, would consist of native plant materials grown from on-site stock.

Figure 7.14: Overlook "D" Illustrative Plan



[[Changes to Overlook D Figure follow]]

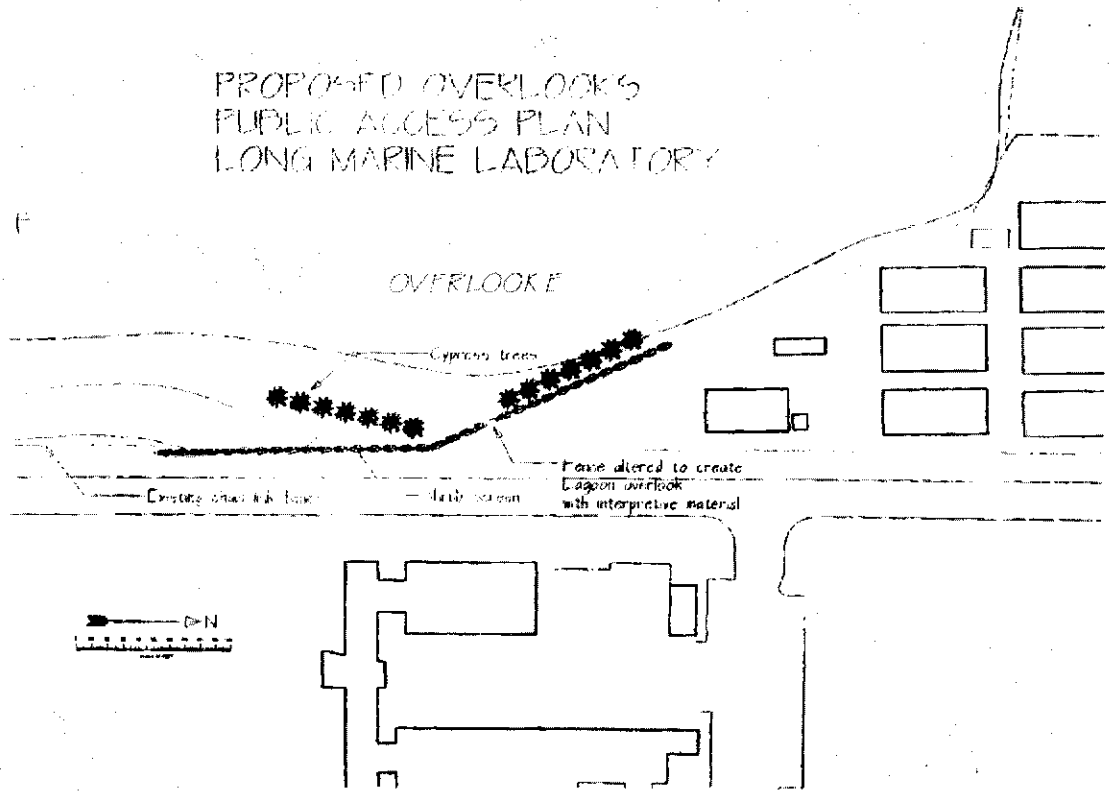
1. The text that states "Proposed Overlooks Public Access Plan Long Marine Laboratory" is not correct. Fix: delete it.
2. The text and graphics are almost incomprehensible. This figure needs to be clearer, and any changes to it to be consistent with the CLRDP otherwise made.

Overlook E

Overlook E is a new overlook to be located above the middle section of Younger Lagoon Reserve in an area near the NOAA Fisheries building and immediately adjacent to McAllister Way: it would be directly accessible as part of the public access trail system (see also Figure 9.1). This overlook will provide pedestrians that are walking along this public access route with a view into the lagoon, and an opportunity to step off the path and linger in the overlook area. An interpretive panel would introduce the visitor to the significance of protected areas such as Younger Lagoon to coastal ecology. A minor alteration to the fence line would provide an alcove from which views of the lagoon are possible to the south toward the beach, west toward the main section of the lagoon and agricultural fields beyond, and to the northwest up the lagoon's upper arms. Along the fence existing at the time of CLRDP certification, where neither earthen berm nor vegetation screening was in place, shade cloth originally acted as a visual screen. Replacement fencing and landscaping in this area is provided for by this CLRDP. This overlook would be improved by developing a solid fence and a native plant screen in two tiers: a six-foot high screen of native shrubs along the west side of the fence (with a break at the overlook to allow through views) to provide screening from McAllister Way, and a row of cypress trees, which when grown into full tree form would provide a larger scale screen of the NOAA building to the east (see also fencing and landscape design in Chapter 6). Please refer to Figure 7-15.

The overlook area would be accommodated within a ten-foot wide and four-foot deep alcove on the Younger Lagoon side of the fence line. Within this overlook alcove the solid fencing and vegetation would be limited to four feet in height to provide views over the top of the fencing/landscaping while minimizing the amount of people movement visual from the wildlife/lagoon perspective. A firm pedestrian surface (i.e., decomposed granite, tight gravel, wood platform, etc.,) would be provided in the alcove and at its entrance. The interpretive panel would hang on the fence immediately adjacent to and/or within the alcove.

Figure 7-15: Overlook "E" Illustrative Plan



[[Changes to Overlook E Figure follow]]

1. The text that states "Proposed Overlooks Public Access Plan Long Marine Laboratory" is not correct. Fix: delete it.
2. The text and graphics are almost incomprehensible. This figure needs to be clearer, and any changes to it to be consistent with the CLRDP otherwise made.
3. The NOAA building is inaccurately shown. Fix: show correct footprint.
4. The greenhouses shown are not consistent with CLRDP figures applicable to that area (e.g., 7.2 etc.) Fix. Modify this area to be consistent with other figures for this area.
5. Tree screen shown appears inconsistent with text of Chapter 6 and Figure 6.7. Fix: adjust figure to match Chapter 6 and Figure 6.7.
6. Overlook plan does not account for parking lot proposed in this same area (also west of McAllister). Fix: show parking lot.
7. Reference to existing chain link fence not accurate with CLRDP improvement program. Fix: replace it with "Pre-CLRDP Fence Line"
8. Overlook area itself looks to be sized smaller than text provides. Fix: scale overlook are to match text.

Overlook F

Overlook F is a new blufftop overlook to be established inland of the blufftop edge at the southeastern corner of the Campus (see also Figure 9.1). This overlook would be sited to be easily accessed by the public blufftop trail at the promontory in the bluff roughly 100 feet west of the De Anza Mobile Home Park. Benches and bicycle racks and trash/recycling cans shall be provided. The overlook shall be oriented so as to best provide panoramic ocean views with as little obstruction as possible. Low vegetative barriers rather than fencing shall be used to ensure public safety if feasible, and interpretive signs shall be low key and placed so as not to adversely impact ocean views. The overlook shall be developed with a decomposed granite main area of approximately 200 square feet and landscaped with native blufftop species, where the landscaping, decomposed granite, and amenities are sited and designed to appear as natural as possible (including avoidance of linear forms).

All Overlooks

All overlooks shall include CLRDP appropriate signage and interpretive panels that identify the major natural features that can be observed. All overlooks shall be designed to seamlessly integrate into the natural site aesthetic. Paths shall be marked appropriately and shall be fully handicap accessible according to ADA regulations.

[[Note Section 7.2.6 Figure Changes]]

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this section need to be changed.
2. All Figures: The figures in this section did not duplicate well and need to be reduplicated so that they are clear and text/diagrams can be clearly made out.
3. Individual Figure changes noted at individual figure locations.

Note: what follows are suggested modifications to the non-text (and non 7.2.6) figures of Chapter 7:

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this chapter need to be changed.
2.
3. Figure 7.2:
   a. Title states "Prototype Site Plan. **Fix:** re-tile to "Illustrative Campus Buildout Site Plan" (and change reference in TOC).
   b.
   c. One building is not identified (by label) in the middle terrace area. **Fix:** label the building

d. The location of the caretaker's housing is inaccurate (located further seaward than identified in CLRDP). Fix: Move inland to existing LML cluster of buildings or omit footprint and identifier for it.. Note: this is a previously identified fix from a previous figure too.

e. The parking area nearest the ocean is the only parking area not identified with a "P." Fix: add "P" identifier for this parking area.

f. Delete parking area located between Middle and Lower Terrace development zones.

4. Figure 7.3:

~~a.~~g. Elevation shows existing to be 34' at roof peak, when it is 36' at roof peak. Fix: change scale to show 36' roof peak existing.

~~g.~~h. Elevation shows proposed new to be 34' at roof peak, when max allowed is 36' at roof peak. Fix: change elevation to show a lowered roof peak (up to a max of 36 feet); adjust intermediate height identifiers as appropriate.

~~e.~~i. Elevation shows proposed new with some type of pole structure at roof peak (or may be an inadvertently drawn line). Fix: delete it.

5. Figures 7.5 and 7.6:

~~i.~~j.

~~j.~~k.

6. Figure 7.9:

~~a.~~l. Figure includes reference to USGS MARFAC. Not clear what that is and appears incorrect for this figure. Fix: delete it.

~~b.~~m. Elevation view omits warehouse wing. Fix: add it.

~~m.~~n. The elevation shows the proposed building to be 35' at roof peak, when max allowed is 30' at roof peak. Fix: change elevation to show a lowered roof peak (up to a max of 30 feet); adjust intermediate height identifiers as appropriate.

7. Figure 7.10:

~~a.~~o. This figure also includes reference to USGS MARFAC. Not clear what that is and appears incorrect for this figure. Fix: delete it.

~~o.~~p. The elevation shows the proposed building to be 35' at roof peak, and includes additional box-like structure straddling the roof peak higher than that. Max height allowed is 30' at roof peak. Fix: change elevation to show a lowered roof peak (up to a max of 30 feet); adjust intermediate height identifiers as appropriate.

8. Figures 7.11, 7.12, and 7.13.

~~p.~~q. The housing configuration changed since these figures were originally developed, but the figures weren't updated to reflect the new housing arrangement. Fix: update the figures to match the new Figure 7.2 layout.

~~q.~~r. The elevation shows the proposed building to be 26' at roof peak, and doesn't include stepping features at perimeter as required. Max height max allowed is 24' at roof peak. Fix: change elevation to show a lowered roof peak (up to a max of 24 feet), and add stepping features ("saddle-bags") per Chapter 6 along outside perimeter of housing complex.

8. Development Procedures

The purpose of this chapter is to set forth procedures for reviewing and authorizing development on the Marine Science Campus. This chapter is divided into ~~ten~~ eleven sections. The first section sets forth procedures for reviewing proposed development projects. The second section sets forth public notice requirements. The third section sets forth ~~projects~~ categories of development that are excluded from the noticing and Commission ~~development~~ review procedures of this chapter. The fourth section sets forth the Coastal Commission's areas of responsibility with regard to the CLRDP development review process. The fifth section sets forth the procedure for amending development projects. The sixth section sets forth the procedure for determining the effective and expiration dates of development project authorizations and provisions for extension of authorizations.~~;~~ The seventh section describes areas over which the Coastal Commission retains direct development review jurisdiction. The eighth section sets forth a post-project ~~approval~~ authorization monitoring program. The ninth section sets forth procedures for the enforcement of the CLRDP. The tenth section sets forth procedures for emergency authorizations. The eleventh section sets forth requirements for non-conforming structures.

8.1. Review and Authorization of Proposed Development Projects by the University

A. Definitions

"California Coastal Commission" and "Coastal Commission" and "Commission" mean the California Coastal Commission.

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

"Development Project" means a project that is contained in the CLRDP that includes development, excluding development covered by Section 8.3. A temporary/special event may be a "development project."

"Notice of Impending Development" means a notice of the University's intention to undertake a development project provided by the Director of Campus Planning to the Coastal Commission and to certain other persons, and also conspicuously posted at the

Campus and the site of the impending development, in accordance with 14 Cal. Code of Regulations section 13549 (a) and this Chapter.

"Public works" means (a) all production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities; (b) all public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities and (c) all publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.

"The Director of Campus Planning" and "the Planning Director" and "the Director" mean the Director of Campus Planning for the University of California at Santa Cruz (UCSC) or his/her designee.

"The Executive Director of the California Coastal Commission" and "the Executive Director" mean the Executive Director of the California Coastal Commission or his/her designee. Note that all materials required to be sent to the Executive Director shall be sent to the Coastal Commission's Central Coast District Office.

"The Regents," "Board of Regents," "UC Regents," and "University" mean the Board of Regents of the University of California or its authorized representatives.

B. Computation of time

The time in which any act under this CLRDP is to be done shall be computed by excluding the first day and including the last, unless the last day is a weekend or state holiday, and then it is also excluded.

C. Director of Campus Planning

The Director of Campus Planning shall be the responsible point of contact for inquiries concerning CLRDP implementation.

~~C~~D. Procedures for Development Project Review and Authorization

1. Preparation of Project Reports

The Director of Campus Planning shall review all proposed development projects located on the UCSC Marine Science Campus and shall prepare a Project Report for each proposed development project.

2. Contents of Project Report

The Project Report shall include any information the Regents deem necessary to satisfy the standards ~~of~~ for development project authorization~~approval~~ set forth in this CLRDP. At a minimum, the Project Report shall include:

(a) A description of the proposed development project that is sufficient to understand its size, location, nature, and intensity (including but not limited to site plans and elevations showing the proposed development project as appropriate);

(b) A~~a~~ detailed discussion regarding the consistency of the proposed development project with the provisions of the certified CLRDP and, if applicable, with prior CLRDP

authorizations and/or authorizations ~~coastal permits approved~~ by the Coastal Commission pursuant to the Coastal Act~~.~~;

(c) Environmental documentation for the proposed development project prepared pursuant to the California Environmental Quality Act and/or the National Environmental Policy Act;

(d) All technical reports associated with the proposed development project (such as biological reports, geotechnical reports, traffic analyses, etc.), including all reports and plans required by Chapter 5 (e.g., habitat evaluation, lighting plan, circulation and parking plan, public access plan, drainage plan, utility plan, etc.);

(e) The results, including any supporting documentation, of any consultation with parties interested in, with jurisdiction over, and/or affected by the proposed development project, including consultations with Federal and State resource agencies (such as the United States Fish and Wildlife Service, California Department of Fish and Game, Regional Water Quality Control Board, etc.), and including consultations required by Chapter 5 (e.g., with the City of Santa Cruz, the Younger Lagoon Reserve Manager, etc.);

(f) All implementing mechanisms associated with the proposed development project (including but not limited to CEQA mitigation monitoring reports, legal documents, lease agreements, etc.);

(g) All correspondence received on the proposed development project; and

(h) Identification of a person (to be referred to as the Project Manager) responsible for ensuring that the proposed development project is constructed to authorized specifications, that all terms and conditions of approval are met; and that any budget shortfalls that could affect these commitments are identified and brought to the attention of decision-makers.

3. Early Coordination with the Coastal Commission

The University shall consult with the Executive Director of the Coastal Commission as early as possible in the planning of a development project with the objective of identifying issues of possible concern to the Commission. The University shall provide the Executive Director with advance information on project plans, as set forth in Section 8.2 (A), below, and undertake such other means of coordination and consultation as may be available and appropriate to specific development activities under consideration by the University. The University shall provide the Executive Director with all public notices and documentation available pursuant to the Regents' required process for authorizing development on the Campus.

4. Distribution of Project Reports to The Regents

The Director of Campus Planning shall submit a Project Report and an action recommendation to the Regents for each proposed development project.

5. Development Project Authorization by the Regents

The Regents may authorize a proposed development project based on information contained in the Project Report and any other information in the record provided that:

(a) The proposed development project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and/or the National Environmental Policy Act (NEPA), the Regents have certified all related final CEQA and/or NEPA documents, and all conditions and/or mitigation measures identified in those CEQA and/or NEPA documents have been incorporated as part of the proposed development project;

(b) The Regents find that the proposed development project advances the objectives of this CLRDP, as set forth in Chapter 4;

(c) The proposed development has been reviewed by the Director of Younger Lagoon Reserve, and the Director's comments have been reviewed and considered~~.~~; and

~~(b)~~(d) The proposed development project as modified by any conditions and/or mitigation measures incorporated as part of the project, is contained in and consistent with the certified CLRDP.

6. Development Authorization Required

No development project shall be undertaken without prior authorization in accordance with this chapter.

8.2. Notice of Impending Development

A. Provision of Advance Notice and Information to Coastal Commission

The Director shall provide the Executive Director written notice of the University's intent to submit a Notice of Impending Development at least 30 days prior to submittal of the Notice of Impending Development to the Coastal Commission. The Director shall provide the Executive Director with a preliminary copy of the Project Report as soon as it becomes available for release.

B. Recipients of Notice of Impending Development

After authorization of a development project by the Regents and at least 30 working days prior to the beginning of construction, the Director shall send via first-class mail a written Notice of Impending Development to the following persons and agencies informing them of the Regents decision:

1. The Executive Director of the California Coastal Commission,
2. The Director of Planning at the City of Santa Cruz,
3. The Director of Planning at the County of Santa Cruz,
4. Owners of each parcel of record within 100 feet (excluding road rights-of-way) of the UCSC Marine Science Campus,
5. Persons residing on properties located within 100 feet (excluding road rights-of-way) of the UCSC Marine Science Campus,

6. The manager of De Anza Mobile Home Park,

7. The manager or director of each facility on the Campus that is operated by an entity other than UCSC (e.g., the California Department of Fish and Game's Marine Wildlife Center) , all persons occupying on-Campus housing, and the manager/director of the federal inholding surrounded by the Campus,

8. The manager/director of Younger Lagoon Reserve,

9. All other persons and agencies who have requested in writing to receive such notice, either for the project that is the subject of the notice and/or for all Marine Science Campus development projects, and

10. Persons and agencies that are known by the University to be interested in the specific development project that is the subject of the notice (e.g. persons and agencies that submitted testimony or other comments during the CEQA/NEPA and/or Board of Regents process for the project).

C. Contents of Notice of Impending Development

The Notice of Impending Development shall be clearly titled as such and shall, at a minimum, include the following information regarding the ~~approved~~ development project authorization:

1. The project description and location;

2. The Regents' decision on the project;

3~~4~~. The expected date of commencement of construction;

4~~5~~. The appropriate UCSC contact person(s) and/or designated Project Manager and their contact information;

5~~6~~. The process for Coastal Commission review of the development project (including contact information for Commission staff); and

6. A list of recipients of the Notice of Impending Development.

D. Posting Requirements for Notice of Impending Development

The Director shall post the Notice of Impending Development in conspicuous locations at the proposed development project site no later than the date that the Notice of Impending Development is sent pursuant to Section 8.2B above and at least 30 working days prior to the beginning of construction. The Notices shall be subject to the following parameters:

1. Notices that are posted shall be clearly visible and printed with black text/graphics on a brightly hued background (e.g., golden-rod yellow) using card-stock weight (at the least) paper or functional equivalent (e.g., wood, cardboard, corrugated plastic (or "coroplast"), plastic, vinyl, metal, etc). Notices shall be laminated or otherwise weatherproofed so as to be legible at all times, and shall be at least 8½ inches by 11

inches in size, and no greater than 4 feet by 8 feet in size.

2. Notices shall be posted against a solid background at least as large as the notice itself (e.g., posting a card-stock notice on an 8½ inch by 11 inch piece of plywood attached to a stake) or shall be printed onto an integral solid background (e.g., coroplast), and shall be posted at a readable height (i.e., approximately three to six feet).

3. Notices shall be posted at locations on the perimeter (and/or within the perimeter as appropriate) of the proposed development project site where the site intersects public use areas (streets, paths, parking lots, etc.). Notices shall also be posted at: the main entrance to the Campus (at the Shaffer Road/Delaware Avenue intersection); the public parking lot area nearest to the main entrance to the Campus; and the trailhead nearest to the main entrance to the Campus (i.e., the trailhead to the public trail providing access to the south along the eastern portion of the Campus).

4. Notices that do not meet the criteria listed above, that otherwise become illegible, and/or that fall to the ground or disappear (for whatever reason) must be immediately replaced. All notices shall remain posted until the effective date of development project ~~approval~~ authorization (per Section 8.6 below).

E. Supporting Information for the Notice of Impending Development

Supporting information sufficient to allow the reviewer to determine whether the proposed development project is consistent with the certified CLRDP shall accompany the Notice of Impending Development mailed to the Executive Director and to persons, parties, and/or agencies requesting such information. At a minimum, the supporting information shall include:

1. The Project Report; updated to include any changes or additions made in the course of review by the University, and provided in accordance with the following provisions: c~~C~~opies of lengthy and/or oversized studies, reports, and technical materials included as part of the Project Report shall be provided only to the Executive Director and to interested persons and agencies that specifically request these materials;

2. Any final ~~approval~~ authorization documents from the Regents (e.g., resolutions, signed/stamped certification, etc.) not included in the ~~Final~~ Project Report;

3. A separate document that identifies all project conditions and mitigations and explains how compliance will be achieved and measured for each;

4. Copies of all correspondence received on the proposed development project; and

5. For the Executive Director only:

   (a) A mailing list with names and addresses for each of the persons and/or agencies listed in Section 8.2(B), above, where the list is labeled and organized by each of the categories listed;

   (b) One set of plain (i.e., unadorned with no return address) regular business size (9½ inches by 4⅛ inches) envelopes stamped with first class postage (metered postage is not acceptable) addressed to each of the listed addressees from Section 8.2(B), above, for each Commission hearing on the matter (i.e., if there are multiple

Commission hearings on the matter, then multiple such envelop sets shall be provided as directed by the Executive Director); and,

(c) Evidence that the Notice of Impending Development has been posted pursuant to the parameters of Section 8.2(D), above (e.g., evidence might include a site plan with the notice locations noted and/or photos of the notice locations attached).

8.3. Development Excluded from Development Review Procedures

Pursuant to Public Resources Code Section 30610 and California Code of Regulations, Title 14, Sections 13511(g), ~~13550 (a), 13250, 13252, and 13253~~, the ~~forms of~~ development project categories identified in this section are excluded from the requirements of Sections ~~8.1 and~~ 8.2~~, above~~, and Section 8.4~~, below~~, except where any such development project: (1) occurs on tidelands, ~~or~~ submerged lands, and/or public trust lands, whether filled or unfilled, and/or on a beach, and/or immediately adjacent to the beach or mean high tide line; (2)~~, and except where the exclusion prohibited by a~~ would conflict with the terms or conditions of a ~~coastal development permit or~~ Coastal Commission authorization and/or development project authorization under the CLRDP; (3) is not contained in the CLRDP; and/or (4) would violate or be inconsistent with the CLRDP.

~~The Director shall maintain a Record of Excluded Development identifying all projects that have been authorized as excluded from development review in accordance with this section. This record shall include a brief description of the project and its location and shall be available for review by members of the public and representatives of the California Coastal Commission.~~

A. Installation, testing, and placement in service or the replacement of, any necessary utility connection between an existing service facility and any development project authorized pursuant to this Chapter provided: (a) the previously authorized development project included review of the utility connection development; and (b) the utility connection development has no adverse impacts on coastal resources, including scenic resources, that have not been mitigated.; For the purpose of this exclusion category, utility connection includes ~~including~~ utility hook-up activities described in the document entitled "Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements," adopted by the Coastal Commission on September 5, 1978, unless the activities include a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands, or public views to the ocean.

B. Improvements to existing structures other than public works facilities, including attached fixtures and signs, attached structures, and landscaping in the immediate vicinity provided all the following requirements are met:

1. The structure or improvement is not located on a beach, in a wetland, seaward of the mean high tide line, ~~or~~ in an environmentally sensitive habitat area, in a designated scenic view corridor, or within 50 feet of the edge of the coastal bluff,

2. The improvement does not include any significant alteration of landforms, including the removal or placement of ~~significant~~ vegetation,

3. The improvement does not require the use of mechanized equipment within 50 feet of the top edge of a coastal bluff, ~~and~~

4. The improvement does not exceed 10 percent of existing floor area of the structure being improved or increase height by more than 10 percent or constitute an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to this exemption.

5. The improvement does not included the expansion or construction of water wells or septic systems,

6. In the event that the Coastal Commission has declared by resolution after public hearing that there is a critically short water supply that must be maintained for protection of coastal recreation or public recreational use in the area of the Campus, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system, and

7. The improvement does not change the intensity of use of the structure.

C. Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair and maintenance activities, ~~including those described in the document entitled "Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements," adopted by the Coastal Commission on September 5, 1978,~~ provided the activity does not include:

1. Any method of repair or maintenance of a shoreline work that involves substantial alteration of the foundation of the structure; placement of rip-rap or other solid material on a beach or in coastal waters or wetlands, or on a shoreline protective work; replacement of 20 percent or more of the materials of an existing structure with materials of a different kind; or the presence of mechanized construction equipment or construction materials on any sand area or bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters.

2. Any repair or maintenance to facilities, structures, or work located in an environmentally sensitive habitat area, any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams, that include the placement or removal of rip-rap, rocks, sand, or other beach materials or any other form of solid material or the presence of mechanized equipment.

3. Any maintenance dredging or disposal of dredge materials that involves the dredging of 100,000 cubic yards or more within a twelve (12) month period; the placement of dredged spoils of any quantity within an environmentally sensitive habitat area, on any sand area, within 50 feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams; or the removal, sale, or disposal of dredged spoils of any quantity that would be suitable for beach nourishment in an area the commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use.

4. Repair and/or maintenance activities described in the document entitled "Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements," adopted by the Coastal Commission on September 5, 1978 that have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetlands, or public views to the ocean.

D. The replacement of any structure, other than a public works facility, destroyed by disaster, provided the requirements of this subsection are met. "~~Natural d~~Disaster" means any situation in which the force or forces that destroyed the structure to be replaced were beyond the control of ~~UCSC~~its owner.

1. The replacement structure conforms to all applicable CLRDP regulations,

2. The use of the replacement structure is the same as the destroyed structure,

3. The replacement structure does not exceed either floor area, height, or bulk of the destroyed structure by more than 10 percent, ~~and~~

4. The replacement structure is sited in the same location on the affected property as the destroyed structure~~.~~, and

5. Repair and maintenance of the seawater intake system that does not result in an addition to, or enlargement or expansion of, the seawater intake system and does not require work within an environmentally sensitive habitat area, within 50 feet of a coastal bluff or environmentally sensitive habitat area, or within 20 feet of coastal waters.

E. Development authorized by a coastal development permit issued by the Coastal Commission prior to certification of this CLRDP.

The Director shall maintain a record of all development excluded from the ~~regular~~ noticing and Commission review ~~and authorization~~ procedures of this ~~CLRDP~~ chapter in accordance with this section. This record shall include a brief description of the project and its location, the rationale for its exclusion, shall be included in the annual written CLRDP monitoring report to be produced pursuant to Section 8.8, and shall otherwise be available for review by members of the public and representatives of the California Coastal Commission. Where feasible, advance notice of anticipated excluded development activity shall be provided to the Commission and the public.

8.4. Coastal Commission Review of CLRDP Development Projects

The Coastal Commission shall review development projects authorized by the University for consistency with the CLR~~P~~DP in accordance with the procedures of this section.

A. Filing the Notice of Impending Development

Within ten days of receipt of the Notice of Impending Development and all applicable supporting information (as described in Section 8.2, above) for an ~~impending~~ proposed development project, the Executive Director of the Coastal Commission shall review the submittal and shall determine whether additional information is necessary to determine if the proposed development project is consistent with the CLRDP, and if additional information is deemed necessary, shall request such information from the Director of Campus Planning. The Notice of Impending Development shall be deemed filed as follows:

1. If the Executive Director does not respond to the Notice of Impending Development within ten days following its receipt, the Notice shall be deemed filed on the tenth day following its receipt by the Executive Director, or

2. If the Executive Director has ~~timely~~ requested additional supporting information needed to determine consistency with the CLRDP within ~~,~~ ten days following receipt of the Notice, then ~~that information by the Executive Director,~~ the Notice of Impending Development shall be deemed filed when the Executive Director determines that all necessary supporting information has been received. ~~unless the Planning Director has received notice that the supplementary information is deficient in meeting the Executive Director's request. Information submitted to correct any such deficiency shall be subject to the notice and timing provisions of this subsection.~~

B. Coastal Commission Hearing Deadline

The thirtieth working day following the day the Notice of Impending Development is deemed filed is the Hearing Deadline. If the Commission fails to act upon the Notice on or before the Hearing Deadline, the development project shall be deemed consistent with the certified CLRDP. The Hearing Deadline may be extended if, on or before the Hearing Deadline, the Director of Campus Planning waives the University's right to a hearing within thirty working days, and agrees to an extension to a date certain, no more than three months from the Hearing Deadline, to allow for Commission review of the proposed development project at a later hearing.

C. Coastal Commission Review and Determination of Consistency with CLRDP

The Executive Director shall report in writing to the Commission the pendency of the development project. The Coastal Commission shall review the proposed development project at a scheduled public hearing prior to the Hearing Deadline.

If the Executive Director determines that one or more proposed development projects are de minimis with respect to the purposes and provisions of the CLRDP, they may be scheduled for Commission review at one public hearing during which all such items may be taken up as a single matter pursuant to the Commission's consent calendar procedures (California Code Regulations, Title 14, Sections 13101 through 13103).

For all other proposed development projects, the Executive Director's report to the Commission shall include a description sufficient to allow the Commission to understand the location, nature, and extent of the proposed development project, and a discussion and recommendation regarding the consistency of the proposed development project with the certified CLRDP. On or before the Hearing Deadline the Coastal Commission shall make one of the following determinations:

1. The Commission may determine that the proposed development project is consistent with the certified CLRDP;

2. The Commission may determine that conditions are necessary to render the proposed development project consistent with the certified CLRDP and identify the necessary conditions; or

3. The Commission may determine that the development project is not ~~consistent~~ contained in~~with~~ the certified CLRDP.

Following Commission action, the Executive Director shall inform the Director of Campus Planning of the Commission's determination and shall forward any conditions associated

with it. If the Commission has determined that the development project is not ~~consistent~~ contained in~~with~~ the CLRDP~~ and has not adopted conditions that would render it consistent with the CLRDP~~, the development project shall not be undertaken. If the Commission has failed to act on or before the Hearing Deadline, the proposed development project shall be deemed consistent with the CLRDP.

Coastal Commission review of an impending development project shall be deemed complete on the date of any of the Commission determinations identified in this section or, where the Commission has made no determination, upon the Hearing Deadline. Upon completion of Commission review, the University may undertake the development project provided that any conditions imposed by the Commission to render the development consistent with the CLRDP have been incorporated into the project.

8.5 Amendment of Development Projects

A development project that has been deemed consistent with the CLRDP by the Regents and/or the Coastal Commission may be amended in the same manner specified by this CLRDP for the initial review of proposed development projects. Development that ~~is not subject to the Coastal Commission's direct permit or jurisdiction and other direct review authority (see Section 8.7) that~~ requires amendment of a pre-CLRDP Commission action shall be pursued through the Coastal Commission directly, unless the Executive Director, in consultation with the Planning Director, or the Commission determines that de novo review under CLRDP procedures is more appropriate. The determination shall be made on the basis of the extent to which the proposed change significantly alters the effect of terms or conditions ~~necessary~~ of~~to~~ the original approval. In either case, the standard of review is the certified CLRDP.

8.6 Effective Date and Expiration Date of Project Authorizations; Extension of Authorizations

A. Effective Date of a Development Project Authorizations

Unless expressly stated otherwise in the approval documents, the effective date of the authorization of a development project shall be the date the Coastal Commission's review of the proposed development project is deemed complete pursuant to Section 8.4 (C)

B. Expiration Date of a Development Project Authorizations

Unless explicitly stated otherwise in the approval documents, the expiration date of a development project authorization pursuant to this CLRDP shall be three years following its effective date. Thereafter, development of the project may not commence unless the authorization has been extended as provided herein, or a new authorization and review by the Commission has been completed in accordance with this CLRDP in the same manner specified by this CLRDP for the initial review of proposed development projects.

C. Extension of Development Project Authorizations

The expiration date of a development project authorization may be extended not more than twice for a period not to exceed one year each time if the Planning Director determines that there are no changed circumstances that may affect the development project's consistency with the CLRDP. In such a case, before the expiration of the authorization, the Planning Director shall submit to the Executive Director notice of intent to extend authorization of the development together with supporting information sufficient for the Executive Director to determine whether there are changed circumstances that may affect the development's

consistency with the CLRDP, including at a minimum the supporting information described in Section 8.2(E) above. The submittal shall stay the expiration of the authorization and the start of construction.

If the Executive Director determines that the extension is consistent with the CLRDP, notice of the determination shall be posted at the project site by the University and the Executive Director shall mailed the notice to all persons and agencies on the original mailing list for the project and all persons and agencies known by the Executive Director to be interested in the proposed extension. The notice shall include a summary of the extension approval process and information on contacting the University and the Coastal Commission concerning the proposed extension. If no written objection is received at the Commission office within 10 working days of posting and mailing ~~ublishing~~ notice, the determination of consistency shall be conclusive.

If the Executive Director determines that due to changed circumstances the ~~impending~~ development project may not be consistent with the CLRDP, the proposed extension shall be reported to the Commission at a noticed public hearing. The report shall include any pertinent changes in circumstances relating to the proposed extension. If three or more commissioners object to the extension on grounds the development may not be consistent with the CLRDP, the University shall initiate a new authorization and review process for the proposed development project in the same manner specified by this CLRDP for the initial review of proposed development projects. ~~matter shall be set for hearing as though it were a new Notice of Impending Development.~~

Successive extensions of an authorization may not exceed one year each.

8.7 Coastal Commission's Permit Jurisdiction

After certification of the CLRDP, the Coastal Commission continues to exercise permit jurisdiction over development on tidelands, ~~and~~ submerged lands, and/or ~~any other~~ public trust lands, whether filled or unfilled, on and adjacent to the campus. Under the Federal Coastal Zone Management Act, the Commission retains federal consistency review authority over federal activities and federal permitted activities on or adjacent to the campus. The CLRDP shall provide non-binding guidance for such permit and federal consistency review by the Commission.

The Commission also retains permit jurisdiction over development authorized by Commission action before the date of CLRDP certification. ~~Any proposal to expand such existing development shall be subject to the development review procedures of the CLRDP~~. For any proposal to modify such existing development, the determination of whether to treat the proposal as an amendment to the Commission authorization or as a new development subject to CLRDP review shall be made on a case-by-case basis as provided in Section 8.5 (Amendment of Development Projects), above.

8.8 Monitoring of Development Projects

The Regents shall be responsible for ensuring that all terms, and conditions, and mitigations associated with approved development projects, including but not limited to mitigation measures and CEQA/NEPA requirements, are fulfilled. Project managers and other UC personnel assigned responsibility to implement and/or monitor approved development projects shall contact the Director of Campus Planning annually by the end of each calendar year to provide information regarding compliance with the terms and conditions of each CLRDP approval that year and continuing obligations from approvals in previous years. The Planning Director shall verify that all terms and conditions have been timely fulfilled and shall

update each project's list of conditions and mitigations (see Section 8.2 (E), above) with compliance information on at least a yearly basis. The Director shall also review as-built project plans and verify that development has been constructed consistent with them, including affixing written documentation to that effect to the as-built plans. The Director shall maintain the updated copies of the required approval documents and shall maintain the verified as-built plans, and they shall be available for public review.

The Director shall include within on-going development monitoring programs of the University an annual written CLRDP monitoring report that includes a cumulative and calendar year summary of: CLRDP-approved development project compliance; development excluded from Sections 8.2 and 8.4 by virtue of Section 8.3; emergency authorizations pursuant to Section 8.10; enforcement undertaken pursuant to Section 8.9; CLRDP-required annual monitoring reports (e.g., the water quality reports, etc.); status of CLRDP-required improvements and other University commitments; and any comments received on CLRDP implementation. The Director shall maintain a record of these annual summary reports in the Director's office, and they shall be available for public review. The Director shall submit a copy of each annual report to the Executive Director within 10 days of its completion.

8.9 Enforcement

In addition to all other available remedies, the provisions of the CLRDP and the Coastal Act shall be enforceable pursuant to Chapter Nine of Public Resources Code Division 20 ~~Public Resources Code Sections 30800-30801 and 30803-30806~~. Any person who performs or undertakes development on the Marine Science Campus that is (a) in violation of the CLRDP , (b) inconsistent with any previous Coastal Commission authorization (including coastal development permit approval), and/or (c) inconsistent with any CLRDP development project authorization may, in addition to any other penalties or remedies, be civilly liable in accordance with the provisions of Public Resources Code Sections 30820, 30821.6 and 30822.

The Regents shall ensure that development on the Campus is consistent with the CLRDP and is consistent with the terms and conditions of development project ~~approvals~~ authorizations pursuant to the CLRDP. The Director of Campus Planning shall investigate in a reasonable time allegations regarding development being undertaken inconsistent with the provisions of the CLRDP and/or CLRDP development project ~~approvals~~authorizations, and shall attempt to resolve any such inconsistencies discovered. The Executive Director and/or the Coastal Commission may also enforce the terms of the CLRDP and the Coastal Act.

8.10 Emergency Authorizations

A. Definition of Emergency

For the purpose of this Section the term "emergency" means: a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

B. Chancellor's Authority

In the event of an emergency, the UCSC Chancellor may authorize emergency ~~work~~development on the Campus in compliance with this Section. ~~Emergency work in~~

~~within areas subject to the Coastal Commission's permit jurisdiction is addressed in Subsection H, below.~~

C. Extreme Emergency Requiring Immediate Action

If an emergency is so extreme that it does not allow time for the written requests, authorizations, and coordination described in this section, the Chancellor and persons undertaking any emergency ~~work~~development shall adhere as closely as reasonably possible to these procedures. In such a case, the requirements of this section for written request and authorization shall be fulfilled no later than seven days after the emergency action is begun.

D. Request for Emergency Authorization.

A request for an emergency authorization shall be filed with the UCSC Chancellor in writing if time allows, or in person or by telephone if time does not allow. In such a case, the written request and authorization shall be provided as described in subsection (C), above. The request shall include, at a minimum:

1. The nature and location of the emergency,
2. The cause of the emergency, insofar as this can be established,
3. The remedial, protective, and/or preventative development proposed to address the emergency, including an evaluation of potential alternatives if time allows, and
4. The circumstances associated with the emergency that justify the emergency development proposed, including the probable consequences of failing to take action.

E. Chancellor's Responsibilities

Prior to authorizing emergency development and, to the extent time allows, the UCSC Chancellor or his/her designee shall:

1. Verify the facts associated with an emergency authorization request, including the existence and nature of the emergency,
2. Coordinate with planning staff in the Central Coast District office of the California Coastal Commission as to the nature of the emergency and the scope of the emergency development proposed, and
3. Provide public notice of the emergency ~~work~~development, with the extent and type of notice determined on the basis of the nature of emergency.

F. Findings Required for Authorization of Emergency ~~Work~~Development

The UCSC Chancellor may authorize emergency ~~work~~development on the Campus if he/she first finds that:

1. There has been a sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services,

2. The emergency requires action more quickly than could occur through the CLRDP's normal development review procedures, and the emergency ~~work~~development can and will be completed within 30 days unless otherwise specified in the emergency authorization,

3. Public comment on the proposed emergency development has been reviewed, if time allows,

4. To the extent time allows, the Chancellor has coordinated with planning staff in the Central Coast District office of the California Coastal Commission and/or the Executive Director pursuant to CLRDP Section 8.10(E),

5. The emergency development proposed is the minimum necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency, and

6. The emergency development proposed would be consistent with the CLRDP and/or would not impede attainment of CLRDP requirements following completion of the emergency development.

G. Form of Emergency Authorization

The emergency authorization shall be a written document and, at a minimum, shall include:

1. The date of issuance;

2. The scope of ~~work~~development to be performed;

3. The timeframe for completion of the emergency ~~work~~development (not to exceed 30 days);

4. Terms and conditions of the authorization;

5. A condition indicating that the emergency ~~work~~development must be completed within 30 days, that the ~~work~~development is considered temporary unless it is subsequently authorized through regular CLRDP review procedures, and that regular CLRDP review must commence within 30 days of issuance of the emergency authorization.

6. A condition requiring removal of the emergency development and restoration of the site to its pre-emergency development state if: (a) a Project Report for a proposed development project to authorize the emergency development on a permanent basis has not been submitted to the Regents within 90 days of the date of issuance, or (b) an effective development project authorization has not been obtained within 150 days of the date of issuance, whichever comes first; and

7. A condition stating that the emergency authorization shall expire and become void within ten days of issuance if it is not exercised, or if the emergency ceases to exist.

~~H. Emergency Work in Areas Subject to Coastal Commission Permit Jurisdiction~~

~~In the event of an emergency necessitating work on land adjacent to the campus and subject to the Commission's permit jurisdiction, including tidelands and submerged lands adjacent~~

~~to the Campus, the procedures of this Section 8.10 shall apply, with the following modifications and limitations.~~

~~1. Emergency work by the University shall be limited to extreme emergencies in which immediate action is needed to protect life or public property or to maintain public services.~~

~~2. In such a case, the Chancellor shall notify the Executive Director or his/her designated representative at the earliest possible time after learning of the emergency. If the emergency work has not already been undertaken, the Chancellor shall consult with the Executive Director or his/her representative before authorizing any emergency work.~~

~~G~~H. Notice of Emergency Authorization

As soon as possible and no later than 14 days after the emergency, the Chancellor shall submit a written Notice of Emergency Authorization to the Executive Director of the Coastal Commission. The Notice shall include information documenting compliance with this section including the written emergency authorization.

8.11 Non-Conforming Structures

A. "Non-conforming structures" means existing structures that: (1) existed prior to the certification date of this CLRDP; (2) were and remain lawfully authorized pursuant to the Coastal Act by coastal development permit or other authorization (e.g., a coastal development permit waiver, a determination that no permit was required, etc.); (3) were lawfully authorized by all other regulations applicable at the time of their original development, and (4) do not conform to the policies and standards of this certified CLRDP, or any subsequent amendments thereto.

B. Development projects that include non-conforming structures shall require that such structures be brought into conformance with the policies and requirements of the CLRDP.

9. Capital Improvement Program

The primary purpose of this chapter is to set forth a schedule of programmed improvements for the Marine Science Campus. This Capital Improvement Program implements key elements of the CLRDP and should be considered enforceable requirements of the CLRDP pursuant to Chapter 8 and interpreted in conjunction with the narrative and diagrams of previous chapters and subsequent appendices. This Capital Improvement Program is intended to address the scheduling of certain infrastructure improvements and habitat enhancements that will be undertaken by the University, including in conjunction with the Marine Science Campus Building Program.

The Capital Improvement Program consists of four sections, which are presented below. These four sections are:

9.1 Public Access Improvements

9.2 Habitat Enhancements

9.3 Circulation Improvements

9.4 Drainage System Improvements

9.1. Public Access Improvements

This section sets forth the implementation schedule for specified public access improvements on the Marine Science Campus consistent with this CLRDP.

9.1.1. Public and Controlled Access Trails

The University shall enhance existing public and controlled access trails and construct new public trails and related amenities on the Marine Science Campus consistent with the parameters for such trail improvements specified in this CLRDP, including Sections 5.6 and 6.4. Trail improvements shall be completed as shown in Figures 9.1 and 9.2.

Fig. 9.1 Coastal Access and Recreation Implementation Program

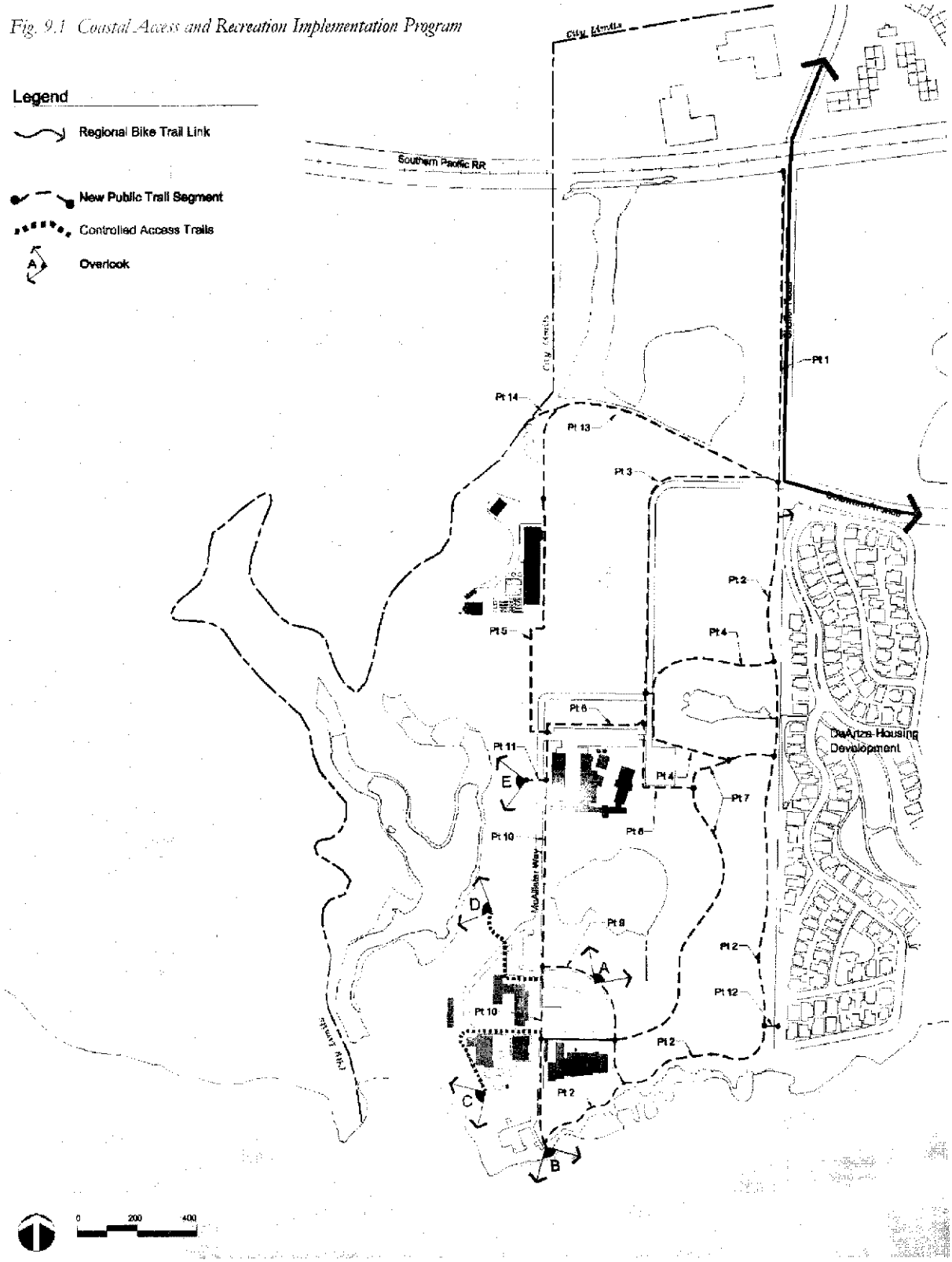


Fig. 9.2 Timing of Public Trail Improvements

Trail Segment	*Timing of Improvement*
Existing Public Trails	Improvements to existing trails (i.e., those trails identified as "Public Trails" on Figure 2.27) shall be completed when the first 10 percent of new building floor area (square footage) contained in the Marine Science Campus Building Program set forth in Subsection 5.2.1 is completed and prior to occupancy and/or use of the development that caused the 10% threshold to be reached, or when directed in this figure otherwise, whichever comes first.
Public Trail (PT) 1	Improvement of this trail segment shall be undertaken ~~and completed~~ concurrent ~~with the~~any new development ~~of any new building~~ in the Upper Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the development.
PT 2	Improvement of this trail segment shall be undertaken ~~and completed~~ concurrent with the development of any new building in the Lower or Middle Terrace development zones of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
PT 3	Improvement of this trail segment shall be undertaken concurrent with the development of the adjacent portion of realigned campus street and shall be completed prior to use of the realigned campus street.
PT 4	Improvement of this trail segment shall be undertaken ~~and completed~~ concurrent with the development of any new building in the Middle Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
PT 5	Improvement of this trail segment shall be undertaken ~~and completed~~ concurrent with PT 3 and subject to the same completion requirements, or concurrent with the development of any adjacent new buildings where trail improvements shall be completed prior to occupancy and/or use of the building, whichever comes first.
PT 6	Improvement of this trail segment shall be undertaken ~~and completed~~ concurrent with PT 3 and subject to the same completion requirements, or concurrent with PT 5 and subject to the same completion requirements, whichever comes first.
PT 7 and PT 8	Improvement of these trail segments shall be undertaken and completed concurrent with PT 3 and subject to the same completion requirements, or concurrent with the development of any support facilities and/or parking areas east of the NOAA Fisheries inholding where trail improvements shall be completed prior to occupancy and/or use of any facilities or parking areas, whichever comes first.
PT 9	Improvement of this trail segment shall be undertaken ~~and completed~~ concurrent with the development of any new building in

	the Lower Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
PT 10 and PT 11	Improvement of these trail segments shall be **undertaken** ~~and completed~~ concurrent with the development of any new building in the Lower or Middle Terrace development zones of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
PT 12	Improvement of this trail segment shall be undertaken ~~and completed~~ concurrent with the development of any new building in the Lower Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building..
PT 13 and PT 14	Improvement of ~~this~~ these trail segments shall be undertaken ~~and completed~~ concurrent with PT 3 and subject to the same completion requirements.
PT 15	Improvement of this trail segment (for directional signs and gate improvements) shall be completed within six months of CLRDP certification. Other improvements shall be undertaken and completed as demand dictates. Improvements shall be required when significant obstacles to continued public access are documented.
~~PT 14~~	~~Improvement of these this trail segments shall be undertaken and completed concurrent with the opening of a public trail west of the Campus.~~

9.1.2 Overlooks

The University shall construct new overlooks and improve existing overlooks on the Marine Science Campus consistent with the parameters for such overlook improvements specified in this CLRDP, including Section 5.6 and Chapter 7. These new and improved overlooks shall be completed as shown in Figure 9.3

Fig. 9.3 Timing of Overlook Improvements

Overlook	Timing of Improvement
All Overlooks (A – F)	All overlook improvements shall be completed when the first 10 percent of new building floor area (square footage) contained in the Marine Science Campus Building Program set forth in Subsection 5.2.1 is completed and prior to occupancy and/or use of the development that caused the 10% threshold to be reached, or when directed in this figure otherwise, whichever comes first.

Overlook A	This overlook shall be constructed ~~and completed~~ concurrent with the development of any new building in the Lower or Middle Terrace development zones of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
Overlook B	This overlook shall be improved by installing beach access directional signs and gate improvements for the beach access trail (i.e., for PT 15 in Figures 9.1 and 9.2) and those improvements completed and the trail open to public use within six months of CLRDP certification. Other improvements shall be constructed ~~and completed~~ concurrent with the development of any new building in the Lower or Middle Terrace development zones of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
Overlook C	This overlook shall be improved ~~and completed~~ concurrent with the development of any new building in the Lower Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
Overlook D	This overlook shall be improved ~~and completed~~ concurrent with the development of any new building in the Lower or Middle Terrace development zones of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
Overlook E	This overlook shall be constructed ~~and completed~~ concurrent with the development of any new building in the Lower or Middle Terrace development zones of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.
Overlook F	This overlook shall be constructed ~~and completed~~ concurrent with the development of any new building in the Lower or Middle Terrace development zones of the Marine Science Campus and shall be completed prior to occupancy and/or use of the building.

9.1.3 Coastal Public Access Parking

The University shall construct and/or dedicate new and/or existing parking on the Marine Science Campus consistent with the parameters for such parking improvements and their use specified in this CLRDP, including Sections 5.5 and 6.3, to provide dedicated coastal public access parking. In order to implement the CLRDP's public access parking use parameters, all Campus parking signs and related information must be updated, and a permit parking distribution system put in place. Specifically, signs with updated information must ~~be~~ replace existing Campus parking signs, information regarding CLRDP parking use parameters must be made available to Campus users and visitors, and a convenient means for obtaining free coastal public access parking permits provided to the public. As new parking areas are developed, Campus parking information must be regularly updated to reflect these new parking areas. Coastal public access parking improvements shall be completed as shown in Figure 9.4.

Fig. 9.4 Timing of Coastal Public Access Parking Improvements

Type of Improvement	*Timing of Improvement*
Campuswide updated signs and information regarding CLRDP coastal public access parking availability consistent with Policy 5.3 and its implementation measures.	Improvements shall be completed within ~~one year~~six months of CLRDP certification.

~~Updated signs and information identifying coastal public access parking areas within the Lower Terrace development zone.~~	~~Improvements shall be completed within one year of CLRDP certification.~~
New permit parking system.	Improvements shall be completed within six months of CLRDP certification ~~with the development of any new non-ancillary building in the Middle Terrace development zone~~.
Updated signs and information identifying coastal public access parking areas and their use parameters.	Improvements shall be completed concurrent with each new parking-related development on the Marine Science Campus, and shall be completed prior to use of each development.
At least 15 dedicated public access parking spaces ~~at~~ adjacent to the Shaffer Road/Delaware Avenue intersection.	Improvements shall be undertaken ~~and completed~~ concurrent with ~~the~~ any new development ~~of any new buildings~~ in the Upper Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the development, or improvements shall be completed ~~concurrent~~ when the first 10 percent of new building floor area (square footage) contained in the Marine Science Campus Building Program set forth in Subsection 5.2.1 is completed and prior to occupancy and/or use of the development that caused the 10% threshold to be reached, whichever comes first.
At least 5 public access parking spaces in the Middle Terrace development zone located adjacent to the support facilities in that portion of the support facilities' parking area that is located as close to the public trail as possible.	Improvements shall be ~~completed~~ undertaken concurrent with the development of any ~~new~~ support facilities and/or any support facility parking ~~facilities~~ areas in the Middle Terrace development zone (e.g., east of the NOAA Fisheries ~~Building~~ inholding) and shall be completed prior to occupancy and/or use of the development.

9.2 Natural Resource Improvements (Protection, Enhancement, Management, and Maintenance)

The CLRDP commits the University to natural resource protection, enhancement, management, and maintenance of areas outside of the Campus development zones. As guided by Section 5.3 and other portions of the CLRDP, the goals, management measures, performance standards, and implementation schedule identified in the CLRDP Resource Management Plan (Appendix A) set forth the implementation schedule for natural resource improvements on the Marine Science Campus. Among other things, the Resource Management Plan requires wetland restoration and enhancement, wildlife corridor enhancement, grassland management, native plant revegetation, new Campus access road location, wetland berming, and long-term management and maintenance of Campus natural resources.

9.3 Circulation Improvements

This section sets forth the implementation schedule for specified circulation improvements on the Marine Science Campus consistent with this CLRDP.

9.3.1 Shaffer Road

The University shall make improvements to Shaffer Road consistent with the parameters for such improvements specified in this CLRDP, including Section 5.5 and the CLRDP Resource Management Plan. Such improvements shall be undertaken ~~and completed~~ concurrent with any new building in the

Upper Terrace development zone of the Marine Science Campus, and shall be completed prior to occupancy and/or use of the building, or improvements shall be completed when the first 10 percent of new building floor area (square footage) contained in the Marine Science Campus Building Program set forth in Subsection 5.2.1 is completed and prior to occupancy and/or use of the development that caused the 10% threshold to be reached, whichever comes first. All Shaffer Road improvements shall be coordinated with the City of Santa Cruz.

9.3.2 Realigned Main Campus Street

The University shall realign the main campus street of the Marine Science Campus consistent with the parameters for such improvements specified in this CLRDP, including Section 5.5, Figure 5.4, and the CLRDP Resource Management Plan. This improvement shall be undertaken ~~and completed~~ concurrent with the development of any new building in the Middle Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the development, or this improvement shall be completed when the first 10 percent of new building floor area (square footage) contained in the Marine Science Campus Building Program set forth in Subsection 5.2.1 is completed and prior to occupancy and/or use of the development that caused the 10% threshold to be reached, whichever comes first.

9.3.3 Shaffer Road/Delaware Avenue Intersection Improvements

The University shall make improvements to the intersection of Shaffer Road and Delaware Avenue consistent with the parameters for such improvements specified in this CLRDP, including Sections 5.5, 5.6, and Chapter 6. These intersection improvements shall be coordinated with the City of Santa Cruz and shall be constructed at the same time as the construction of the realigned main campus street for the Marine Science Campus per Subsection 9.3.2 above.

9.4 Drainage System Improvements

This section sets forth the implementation schedule for specified stormwater system improvements on the Marine Science Campus consistent with this CLRDP. The University shall enhance the Marine Science Campus drainage system consistent with the parameters for such drainage improvements specified in this CLRDP, including Section 5.7 and the Drainage Concept Plan (Appendix B). Specified drainage improvements shall be completed as shown in Figure 9.5.

Fig. 9.5 Timing of Drainage System Improvements

Specified Improvements	*Timing of Improvement*
Repair/replace the 24-inch drainage pipe from wetland W4 to the De Anza Mobile Home Park.	All specified drainage system improvements shall be undertaken ~~and completed~~ concurrent with ~~the first 10 percent of~~any new development in the Middle Terrace development zone of the Marine Science Campus and shall be completed prior to occupancy and/or use of the development.
Restore the degraded grassy swale located on the east side of McAllister Way between the Lower Terrace development zone and the outlet to Younger Lagoon opposite the NOAA Fisheries facility.	
Clean-out or replace the 18-inch pipe west of the NOAA Fisheries facility under McAllister Way.	
Repair and/or replace the stormwater outfall directing discharge toward Younger Lagoon Reserve west of the NOAA Fisheries facility.	
Repair or replace the percolation trench and berm directing Middle Terrace development zone discharge toward Younger Lagoon Reserve.	

Note: what follows are suggested modifications to the non-text figures of Chapter 9:

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this chapter need to be changed.
2. Figure 9.1:
    a. Modify Figure 9.1 to show the access path to the beach from the ocean overlook (i.e., from Overlook B), label it as PT15 and "Public Trail."
    b. Legend reference to "new public trail segment" is inaccurate b/c not all are new, and could lead to internal confusion since it doesn't match text in section 5.6 or figure 5.5. Fix; change legend to refer to these as "Public Trails" to match text and figure 5.5.
    c. Add public trail loop connection between bend in realigned road (nearest the intersection of Shaffer Road and Delaware Avenue) and the north-south public trail segment just north of CDFG (i.e., extending to where road will be abandoned), and label trail loop it as part of PT 3.
    d. Note that 9.1 and 5.5 need to be meshed. In other words, changes to 9.1 need to be applied to figure 5.5, and vis versa (i.e., similar changes to both).
    e. Title is misleading because it doesn't show all access and recreational elements, just trails and overlooks. Change title to "Public Trail and Overlook Improvements."
    f. Add overlook F near shoreline next to De Anza at promontory.

Note: This Resource Management Plan was originally prepared for UCSC by John Gilchrist & Associates.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	A-1
INTRODUCTION	A-1
1. Marine Science Campus Location	A-1
2. Resource Management Plan Summary	A-1
3. Overview of Marine Science Campus Site	A-5
4. Overall Resource Management Goals	A-7
RESOURCE MANAGEMENT ON THE TERRACE	A-8
1. Resource Management for Overall Terrace Resources	A-8
A. Physical Description of Terrace	A-8
B. Biological Resources on the Terrace	A-8
C. Overall Resource Management Goals for the Terrace	A-13
2. Resource Management Measures for Specific Terrace Resources	A-13
A. Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats	A-14
B. Coastal Bluffs	A-17
C. Wetlands	A-28
D. Wildlife Corridors and Wildlife Corridor Buffers	A-36
E. Wetland Buffers	A-37
F. Younger Lagoon Reserve Buffer/Planted Berm	A-44
G. Finger Beaches and Rocky Intertidal Areas (South of Terrace)	A-47
H. Water Quality and Erosion Hazard on Terrace Habitats	48
~~**RESOURCE MANAGEMENT OF YOUNGER LAGOON RESERVE**~~	~~A-XXX~~
~~1. Physical Description of Younger Lagoon Reserve~~	~~A-xxx~~
~~2. Biological Resources of Younger Lagoon Reserve~~	~~A-xxx~~
~~3. Public Access Resources of Younger Lagoon Reserve~~	~~A-xxx~~
~~4. Resource Management Goals for Younger Lagoon Reserve~~	~~A-xxx~~
~~5. Protection and Enhancement Management Measures for Younger Lagoon Reserve~~	~~A-xxx~~
RESOURCE MANAGEMENT FOR SPECIAL STATUS SPECIES	A-XXX
1. Special-status Wildlife Species	A-49
2. Protection and Enhancement Management Measures for Special Status Wildlife Species	A-52
LONG TERM RESOURCE MONITORING AND MAINTENANCE	A-XXX
1. Guidelines for Long-Term Maintenance	A-55
2. Guidelines for Long-Term Monitoring	A-58

~~[[Note: when the RMP was written, the YLR management plan was referenced as part of the CLRDP. As a result, the RMP did not include a YLR-specific section. Now that the YLR mgmt plan is NOT a part of this, it may be in University and/or NRS best interests to insert a section relevant to YLR. Could be adapted from the current management plan update and/or excerpted otherwise. Maggie Fusari should be consulted regarding this basic question. If it were to be inserted, it would need to be otherwise consistent with the remainder of the CLRDP as modified.]]~~

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

IMPLEMENTATION OF THE RMP A-XXX
1. Specific Resource Plans Required A-xxx
2. CLRDP Approvals Required A-xxx
3. Project Schedule A-59
4. Responsibilities A-59

REFERENCES AND PERSONAL COMMUNICATIONS A-63

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

LIST OF FIGURES

No.	Title	Page
A-1	Location Map	A-2
A-2	Campus Acreage	A-3
A-3	Areas Covered by Resource Management Plan	A-6
A-4	Wetlands and Buffers	A-9
A-5	Vegetation Communities and Special Status Wildlife	A-11
A-6	Campus Resource Management Areas	A-16

LIST OF TABLES

No.	Title	Page
A-1	Performance Standards for Grassland, Ruderal, and Coyote Brush Scrub Grassland Habitats	A-17
A-2	Known Non-Native Weeds on the Marine Science Campus	A-20
A-3	Possible Revegetation Species	A-25
A-4	Performance Standards for Coastal Bluffs	A-26
A-5	Performance Standards for Wetlands	A-32
A-6	Performance Standards for Wildlife Corridor and Wildlife Corridor Buffer Areas	A-39
A-7	Performance Standards for Wetland Buffers	A-41
A-8	Performance Standards for YLR Buffer/Planted Berm	A-45
A-9	Performance Standards for Water Quality and Erosion Hazard	A-49
A-10	Special-Status Wildlife Known to Occur on the Marine Science Campus	A-50
A-11	Performance Standards for Special-status Wildlife Species	A-53
~~A-12~~	~~Performance Standard for Public Access~~	~~A-55~~
A-13	Schedule for Implementation of Protection and Enhancement Measures on the Terrace	A-60

EXECUTIVE SUMMARY

This Resource Management Plan augments the natural resource related provisions, including the policies and implementation measures, of the CLRDP, providing specificity and detailed guidance for protecting, maintaining, and, as feasible, enhancing the natural resources of the non-developed areas as well as avoiding impacts to Younger Lagoon Reserve. The plan describes the physical and biological characteristics of the terrace portion of the campus, including the upland habitats as well as the permanent and seasonal wetland areas. It outlines overall goals for resource management, and details specific goals for each defined vegetation type or wetland area. Measures for protection, management, and enhancement of biological resources, including long-term maintenance and monitoring, are outlined. Performance criteria and implementation schedules are also provided.

INTRODUCTION

1. Marine Science Campus Location

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

This Resource Management Plan (RMP) applies to the Marine Science Campus (Campus) of the University of California, Santa Cruz (UCSC). The site is located on the coast at the western edge of the City of Santa Cruz (Figure A-1). It encompasses the laboratory complex known as Joseph M. Long Marine Laboratory (LML), a flat, gently southward-sloping coastal terrace that ends at a bluff approximately 35 feet above the waters of the Monterey Bay National Marine Sanctuary, and the University of California's Younger Lagoon Reserve (YLR). The site is located within the coastal zone of the City of Santa Cruz.

The Campus is bordered by a variety of land uses. Agricultural land lies to the west of the site, along the western boundary of YLR. The northern boundary of the campus is formed by the Union Pacific Railroad tracks, beyond which is an industrial area. Shaffer Road runs along the eastern boundary of the site north of Delaware Avenue. East of Shaffer Road is undeveloped land that is currently vacant except for a community garden. Antonelli Pond lies to the east of this area. South of Delaware Avenue, the campus is bounded on the east by the De Anza Mobile Home Park. The Pacific Ocean forms the site's southern boundary. The primary access to the site is provided by at the intersection of Delaware Avenue and Shaffer Road via an east-west paved roadway (sometimes referred to as Delaware Avenue Extension), which becomes McAllister Way as it extends north-south on the site.

2. Resource Management Plan Summary

The Campus brings together the original LML site (15.70 acres), the upland terrace site (57.23 acres), and YLR (25.03 acres) to form a combined site totaling 97.96 acres (see Figure A-2). NOAA has a 2.5-acre federal in-holding on the property that is occupied by NOAA Fisheries Laboratory and that is not covered by this plan. The University of California is the agency responsible for Campus planning and development as well as long-term management.

The RMP sets forth parameters for protection, restoration, enhancement, and management of the natural resource and open space areas of the Campus, except for YLR. These areas are those not proposed for building and similar development under the CLRDP, but rather are proposed for long-term fostering of resource value.

As stated in this CLRDP, development of the Marine Science Campus is planned to protect and enhance the natural resources of the site and to maximize the amount of naturalistic landscape and open space through the clustering of buildings within defined development area. Development will be centered in three nodes of clustered activities, separated by natural resource and open space areas. YLR, seasonal wetlands, and associated buffers will be permanently protected. Upland areas will be managed to increase the abundance and diversity of native plant species and to promote the movement of wildlife between Younger Lagoon and the Moore Creek drainage (including Antonelli Pond). As part of the CLRDP Drainage Concept Plan, new vegetated wet ponds, drainage swales, and filter strips will be created and landscaped with native plant species compatible with surrounding habitats and capable of biologic filtration. Improved landscaped and open space areas will be provided, with transitional landscaping providing a buffer between developed and natural areas.

The RMP focuses on the management of areas identified in the CLRDP as natural resource areas, buffers, naturalistic open space areas, and habitat for the site's special-status species. This includes areas designated Resource Protection, Resource Protection Buffer, Wildlife Corridor, and Open Space. The RMP does not explicitly cover drainage areas for stormwater management or landscaped areas within development zones; these are addressed separately in the CLRDP. Natural resource areas to be managed include special-status species habitats, seasonal wetland areas on the terrace, terrace scrub areas, wildlife

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corridors, the intertidal area below the bluff, and associated buffers.

The RMP is primarily intended as a guide to the management of the site rather than an explicit implementation document for specific projects per se. Its main purpose is to provide overall management goals and guidelines, which can then be used to develop specific proposals for implementing RMP recommendations and requirements through individual projects (e.g., project specific planting plans, restoration plans, etc.). Of course, it is possible that the RMP itself may become the implementation vehicle for a series of management measures and/or projects approved at one time (see also Implementation section of this RMP below). In such a case, the more general parameters of the RMP would need to be elaborated on and made more explicit in the same manner as would be necessary for implementing individual projects; this refinement simply being on a larger scale when looking at the RMP as a whole. In regards to RMP performance standards specifically, the intent of this RMP is that the performance standards be made more specific and detailed at the time of further plan development and project approval. It is possible and expected that such elaborated performance standards will differ from RMP performance standards to the extent necessary to be consistent with professional restoration/revegetation standards, and to provide for the best possible resource outcome.

In any case, for each of the natural resource areas covered, the RMP describes the physical and biological characteristics, management goals, management measures, and performance standards to be achieved. The RMP also identifies parameters for long-term maintenance and monitoring, and an implementation schedule.

3. Overview of Marine Science Campus Site

The Campus encompasses existing and planned laboratory facilities, the terrace, and YLR (Figure A-2). At the time of CLRDP certification, the existing marine laboratory facilities included the original Long Marine Laboratory (LML), which comprises a seawater intake and storage system as well as laboratory buildings, outdoor work and research areas, and holding tanks located on the bluff. The Seymour Marine Discovery Center is situated on the bluff adjacent to the original LML site. A small area of native coastal bluff vegetation has been planted next to the Center. Farther inland to the west of McAllister Way are the Marine Wildlife Center operated by the California Department of Fish and Game (CDFG), the Avian Facility operated by the UCSC Predatory Bird Research Group, and greenhouses, some of which are leased for commercial operations. Inland and to the east of McAllister Way is the NOAA federal in-holding that includes a laboratory building and parking area.

Future marine laboratory facilities planned under the CLRDP include research buildings, conference and workshop facilities, equipment storage and maintenance facilities, and housing. These facilities will be clustered in three development nodes on the terrace (Figure A-3).

The upland terrace stretches from the coastal bluff area northward to the Union Pacific Railroad tracks at the site's northern boundary. The majority of the site was used for agriculture and produced brussels sprouts until 1987, since which time it has lain fallow. As described more fully below, the coastal bluff and terrace support a mix of native and non-native vegetation, most of which is characterized as non-native grassland and coyote brush scrub-grassland. Seasonal freshwater wetlands and wetland buffers are also on the terrace. A narrow intertidal rock shelf exists at the base of the bluff.

YLR is a protected natural reserve, managed for research and other educational activities. It lies along the western edge of the site and includes the lagoon itself as well as portions of tributary drainages and immediately adjacent upland habitats. The Reserve supports several different vegetation types and diverse wildlife.

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The terrace and YLR contain known or potential ~~non-productive~~ habitat for several special-status wildlife species, as described more fully below. No special-status plant species have been found to occur on the Campus.

Several areas on the Campus also meet the definition of environmentally sensitive habitat area (ESHA) under the California Coastal Act. An ESHA is defined as 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. At the time of CLRDP certification, ~~all~~ portions of YLR qualified as ESHA, as did seasonal wetlands on the terrace and the rocky intertidal zone.

4. Overall Resource Management Goals

The overall management goal for the RMP is to support the CLRDP goals for the Campus while also protecting, maintaining, and, as feasible, enhancing the natural resources of the non-developed areas as well as avoiding impacts to YLR. This philosophy is reflected in the planning of the Campus itself, which is based on maximizing the amount of naturalistic landscape and open space through clustering of buildings; maximizing views from the site to the ocean, the coastal hills, to the agricultural lands to the north and, where appropriate, to adjacent natural features such as YLR and the coastal bluffs; optimizing views of the site when viewed from external locations; and the overall goal to protect and enhance the natural resources of the site.

In addition, the RMP shares two basic goals with the California Coastal Act: (1) to "protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources," and (2) to "maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners" (Public Resources Code Section 30001.5) For the CLRDP, this latter goal is adapted to meet the specific needs of the site, such that maximum public access will be provided but will be managed to ensure that the research and marine facilities of the site remain secure, and that the natural environment and its wildlife populations are not significantly disturbed.

RESOURCE MANAGEMENT ON THE TERRACE

1. Resource Management for Overall Terrace Resources

A. Physical Description of Terrace

The terrace and bluff of the Campus are part of the lowest and southernmost of a series of marine terraces along the Santa Cruz coastline. The terrace is essentially flat, with a 1-2% slope to the south. Its elevation ranges from 51 feet above sea level at the northern edge to 37 feet above sea level at the bluff top, its southern boundary. The southwestern edge of the terrace, between the original LML and YLR, is partially edged by an artificial berm approximately 10 to 12 feet high and 40 to 50 feet wide.

The site is subject to a Mediterranean climate, with wet, cool winters and dry, warm summers with little rainfall. This pattern helps to account for the mostly seasonal nature of the site's wetlands.

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Summer fog is typical on 30% to 40% of the days. Prevailing winds are from the northwest in the summer; winter storm winds are generally from the south. Total rainfall averages approximately 30 inches per year. The site is exposed and subject to relatively higher wind velocities, coastal fog, and salt spray than more protected areas of the City to the east.

Soils on the terrace tend to exhibit generally poor drainage, with portions of the site experiencing saturated soil conditions and temporary shallow inundation during the wet season (November through March). Soils fall into three soil series, Elkhorn Sandy Loam, 0-2% slope; Elkhorn Sandy Loam, 2-9% slope; and Watsonville Loam, thick surface, 0-2% slope (SCS 1980). These soils tend to be deep with slow runoff and loamy textures, having developed on alluvial fans and marine terraces from old alluvium and marine deposits. The 0-2% slope soils are on the Natural Resource Conservation Service hydric soils list for Santa Cruz County (NRCS 1992) but field observations do not support this designation for most of the property (Huffman Broadway Group (HBG) 2004). The soils are underlain by Santa Cruz Mudstone, with the water table generally 2 to 10 feet below the surface depending on time of year (Philip Williams and Associates 1995).

Water primarily enters the property from a culvert at the railroad tracks near the northwest corner of the site, through on-site precipitation, and by site runoff (HBG 2004). Water leaves the site through evaporation and evapotranspiration, as well as drainage to Younger Lagoon, De Anza Mobile Home Park, and the ocean. Natural drainage patterns have been altered by LML and related Campus development as well as ditches and surface reconveyance from past farming activities. Subsurface seeps on the coastal bluff and YLR slopes also indicate near surface perched groundwater exits the site at these locations.

Extensive burrowing activity by rodents is evident throughout the terrace and may have loosened the upper portions of the soil profile and aerated the soils. This may be improving soil drainage characteristics and increasing vertical and horizontal water movement through the site (HBG 2004)

B. Biological Resources on the Terrace

The terrace supports a number of vegetation types, in both wetland and upland habitats, which in turn support a variety of resident and non-resident wildlife. Wetland areas (Figure A-4) have been identified and mapped separately from the wetland vegetation types. Wetland areas do not necessarily correspond with discrete vegetation types because some species, such as Italian ryegrass, occur in both wetlands and uplands.

Habitat for sensitive species represents another resource that addresses the specific requirements of sensitive species, and also overlaps with wetland areas.

Areas of particular concern for ongoing resource management under the CLRDP include the seasonal wetlands, the movement of wildlife across the site, and sensitive species habitat. With one exception (Wetland W7), the seasonal wetlands qualify as ESHAs. In addition, two vegetation types within the wetlands ("freshwater marsh" and "coastal terrace and seasonal pond") are also California Natural Diversity Database (CNDDB) "high priority" habitats for protection (Holland 1986, CDFG 2000).

The information provided below comes from three main sources. EcoSystems West prepared an assessment of then existing biological conditions on the site to support the preparation of the CLRDP and its EIR. They compiled information from biotic surveys conducted over 10 years and conducted field surveys in 2000 and 2001 for plants, amphibians, reptiles, birds, fish, and invertebrates. An extensive investigation of wetland habitats on the terrace was performed by the Huffman-Broadway Group (HBG 2004). John Gilchrist & Associates (JGA) and The Habitat Restoration Group (HRG) performed a variety

of studies in review of previous development proposals at the site (JGA and EH 1998; HRG 1994; HRG 1993). An overview of the results of these studies is provided here. Numerous previous studies were also reviewed (see References).

Vegetation

The different vegetation types on the terrace reflect differences in drainage patterns, environmental stresses (such as exposure to salt spray and ocean winds), and historical use (Figure A-5). These include five wetland vegetation types (seasonal pond, freshwater marsh-coastal terrace, herb community dominated by willow-herb and Douglas baccharis, moist meadow, and central coast arroyo willow riparian forest), non-native grassland, coyote brush scrub-grassland, coastal bluff community, ruderal, and planted berm habitats. Non-native grassland and coyote brush scrub-grassland occupy most of site. The vegetation types are described more fully below under protection and enhancement of specific habitats.

A total of 101 species of vascular plants have been identified from the site (see EcoSystems West 2002). Of these 101 species, 37 are native or believed to be native (some may be escapes from adjacent native plantings), 62 are non-native. Bush lupine (*Lupinus arboreus*) is native to the region but it is not known whether it is native to the site; *Conyza* sp. could be identified only to genus and could be either a native or non-native species.

The terrace has been surveyed for special-status plant and animal species many times over the years (EcoSystems West 2002; JGA and EH 1998; Habitat Restoration Group 1993, 1994). The studies have included the identification of target species and both focused and comprehensive field surveys. No special-status plant species have been found on the terrace property. This is likely a consequence of the site's past farming activities, which occurred over the majority of the property.

Wildlife

Wildlife on the terrace site includes a variety of species, ranging from amphibians and reptiles to small and large mammals and birds. Information comes from a variety of sources and includes both known sightings and expected occurrences (EcoSystems West 2002, JGA and EH 1998). The studies included the identification of target sensitive wildlife species. Sensitive wildlife species are described briefly here in the general discussion of wildlife and in more detail later in this plan under the discussion of protection of special-status wildlife species.

Several amphibian and reptile species have been observed or are expected to occur. Amphibian species on the terrace include Pacific tree frog (*Pseudacris regilla*) adults and tadpoles that have been sighted in the wetland areas. Three sub-adult California red-legged frogs (CLRLF) (*Rana aurora draytonii*), a species listed as threatened under the federal Endangered Species Act and a California species of concern, were sighted in 1997 in the seasonal wetland at the northern boundary of the property adjacent to the railroad tracks (Mori 1997) (Figure A-5). Previous surveys before 1997 did not detect red-legged frogs on the site. In 2002 a single CRLF was observed in the same wetland. CLRLF may use this wetland occasionally as non-reproductive habitat, especially during the wet season (Mori 1997; Ecosystems West in prep). The western toad (*Bufo boreas*) may also occur here as well as California slender salamanders (*Batrachoseps attenuatus*). Reptiles expected or known to occur include the alligator lizard (*Elgaria* sp.), western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis melanoleucus*), and garter snake (*Thamnophis* spp.).

The terrace habitats support populations of small rodents as well as larger mammals. Observations have been made of California meadow voles (*Microtus californicus*) and Botta's pocket gopher (*Thomomys*

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bottae); the site likely supports deer mouse (*Peromyscus* sp.) also. The rodents are a prey base for larger predatory species such as coyote (*Canis latrans)* and bobcat (*Lynx rufus*). Mountain lion (*Felis concolor*), gray fox (*Urocyon cinereoargenteus*), longtail weasel (*Mustela frenata),* raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and the non-native red fox (*Vulpes vulpes*) occur in YLR and may migrate through the terrace portion of the site.

With its variety of habitats, the terrace supports a number of bird species. Raptors have been observed foraging at the site. Species sighted include the white-tailed kite (*Elanus caeruleus*) (CDFG Fully Protected species, federal protected species), American kestrel (*Falco sparverius*), barn owl (*Tyto alba*), northern harrier hawk (*Circus cyaneus*) (CDFG Species of Special Concern), merlin (*Falco columbarius*) (CDFG Species of Special Concern), and peregrine falcon (*Falco peregrinus*) (California endangered species, federal protected species). Burrowing owls *(Athene cunicularia*) (CDFG Species of Special Concern, federal Species of Concern species and protected species) have been observed and may have formerly nested on site (Pele 1995).

Non-raptor bird species have been seen foraging on seeds or insects, including the mourning dove (*Zenaida macroura*), rufous-sided towhee (*Pipilo erythropthalmus*), black-headed phoebe (*Sayornis nigricans*), California towhee (*Pipilo crissalis*), American robin (*Turdus migratorius*), California quail (*Callipepla californica*), white-crowned sparrow (*Zonotrichia leucophyrys*), Anna's hummingbird (*Calypte anna*), barn swallow (*Hirundo rustica*), tree swallow (*Tachycineta bicolor*), Steller's jay (*Cyanocitta stelleri*), American crow (*Corvus corax*), and purple finch (*Carpodacus purpureus*). Tricolored blackbird (*Agelaius tricolor*) (CDFG Species of Special Concern, federal Species of Concern and protected species), loggerhead shrike (*Lanius ludovicianus*) (CDFG Species of Special Concern, federal Species of Concern and protected species), and black swift (*Cypseloides niger*) (CDFG Species of Special Concern, federal protected species) have also been observed. A number of waterfowl use the seasonal pond.

The CLRDP designates the northern margin of the terrace as a wildlife corridor for wildlife moving between Antonelli Pond/Moore Creek and YLR, as well as laterally along the railroad tracks to the west. A second corridor is designated on the southern edge of the Upper Terrace development zone (connecting through Wetland W3). These ~~proposed~~ wildlife corridors are discussed in more detail below.

Non-native animals observed on the site include the red fox and domestic animals, both dogs and cats (Fusari 2001a, 2002). These animals pose a serious threat to native wildlife. Roaming domestic cats are especially dangerous for ground-nesting birds such as northern harrier.

C. Overall Resource Management Goals for the Terrace

The resource management goals for the terrace habitats are described below. They are consistent with the overall goals for the Campus, and encompass maintenance and enhancement of open space habitats, protection and enhancement of sensitive biotic elements, controlled public access, and long-term maintenance and monitoring. Management measures, performance standards, and a general implementation schedule to attain these goals are presented in the following sections.

RMP Goal 1. Maintain open space areas; protect and enhance the grassland, ruderal, and coyote brush scrub-grassland areas through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings, and preventing unauthorized trail development.

RMP Goal 2. Protect and enhance the coastal bluff areas through eliminating highly invasive weeds,

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promoting the abundance and diversity of native plant species through small-scale plantings, preventing unauthorized trail development, and increasing the extent of coastal bluff vegetation.

RMP Goal 3. Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.

RMP Goal 4. Protect and enhance the wildlife corridor and wildlife corridor buffer areas by appropriately siting and designing development adjacent to them (and trails that may be adjacent and/or that may pass through them), eliminating highly invasive weeds, planting native species to provide better protective cover and visual screening for wildlife than existing vegetation, maintaining existing surface drainage patterns, controlling access by humans and non-native animals and providing a safe crossing for wildlife if Shaffer Road is improved.

RMP Goal 5. Protect wetlands from adverse impacts due to weeds, noise, human and non-native animal intrusion, lighting, predation, and sedimentation.

RMP Goal 6. Protect YLR from adverse impacts associated with terrace use by enhancing the YLR buffer area (including the berm in the lower portion of the terrace) through enhanced fencing and vegetative screening to block terrace noise, lights, and activities from YLR, controlling highly invasive weeds, and replanting with native species.

RMP Goal 7. Protect terrace water quality and habitats, and prevent erosion, by implementing the Drainage Concept Plan and actively addressing any erosion that occurs.

RMP Goal 8. Protect special-status wildlife species through protection and enhancement of wetland habitats (for CRLF) and grassland/scrub-grassland habitats (for special-status bird species), and through protection from non-native predators.

RMP Goal 9. Develop long-term maintenance and monitoring programs for the terrace habitats.

2. Resource Management Measures for Specific Terrace Resources

Management measures to protect and enhance the terrace habitats and species emphasize naturalistic elements to provide protection and gradual vegetation changes to maintain habitat while altering species composition. Development siting and design, as well as protective berms, fencing/barriers, and landscaping with native species are all used to shield sensitive wildlife areas and guide human use away from sensitive habitats. Where appropriate, fencing and signing will also be used to restrict access to sensitive habitat areas. Vegetation changes will be effected by control of invasive weeds and shifting species composition to native species through small-scale plantings. Specific management measures for terrace habitats are described below. Guidelines for how these measures will be implemented are provided at the end of this section.

A. Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats

Description

Note: all footers need to be revised to match the format of the CLRDP chapters, with the footer being based on an A-1, A-2, A-3 system.

Non-native Grassland

Non-native grassland is one of two dominant vegetation types on the terrace, occupying most of the site along with coyote brush scrub-grassland (Figure A-5). It developed after farming stopped in 1987 and is now composed almost entirely of weedy non-native and mostly annual species. The dominant species are all non-native and mostly annual grasses, including ripgut grass (*Bromus diandrus*), soft chess (B*romus hordeaceus*), six-weeks fescue (*Vulpia bromoides*), slender wild oat (*Avena barbata*), hare barley (*Hordeum murinum* ssp. *leporinum*), and Italian ryegrass (*Lolium multiflorum*). Herbs include wild radish (*Raphanus sativus)*, cut-leaved geranium (*Geranium dissectum*), bristly ox-tongue (*Picris echioides*), and Bermuda-buttercup (*Oxalis pes-caprae*). The abundance of Bermuda-buttercup, which reproduces by vegetative bulblets, likely results from past cultivation and tilling activities.

Patches of coyote brush (*Baccharis pilularis*) are widely scattered through the grassland at relatively low densities (lower than in areas designated as coyote brush scrub-grassland). Dense, widely scattered patches of Douglas' baccharis (*Baccharis douglasii)* are also scattered over much of the grassland, especially in the southern half of the site. As discussed in detail in the wetland investigation (HBG 2004), the presence of this wetland species in the upland grassland habitat is ecologically anomalous and may be due to several factors, including historical disturbance and changes in drainage patterns. If left undisturbed, upland portions of this grassland would probably succeed toward a coyote brush scrub community.

Ruderal

The ruderal designation includes an area that supports a linear underground utility corridor (Figure A-5). All vegetation was removed during construction and the area is now colonized by a dense cover of the weedy, non-native herb bur-clover (*Medicago polymorpha*). Other species include non-native weeds such as white-stemmed filaree (*Erodium moschatum*), Cretan lavatera (*Lavatera cretica*), pampas grass (*Cortaderia jubata*), poison hemlock (*Conium maculatum)*, and annual grasses.

Coyote Brush Scrub-Grassland

As described above, coyote brush scrub-grassland occupies most of the site along with non-native grassland (Figure A-5). It is characterized by abundant clumps of coyote brush of various sizes interspersed with open grassland areas. It is similar in composition to the non-native grassland and also includes scattered patches of Douglas' baccharis. Many coyote brush individuals are very tall, reaching 10 feet or more. Bermuda-buttercup is generally abundant under the coyote brush.

Protection and Enhancement Management Measures for Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats

Management of the non-native grassland, ruderal, and coyote brush scrub-grassland habitats will be combined as all habitats are essentially different stages of ruderal succession on the terrace and have similar management requirements. The emphasis will be on maintenance and enhancement of grassland and coyote brush scrub-grassland habitat types (Figure A-6). Management will focus on shifting plant species composition to native species to approach a native coastal terrace prairie type of grassland community. Coastal terrace prairie floristic composition is variable, with native perennial grasses dominant but exotic annual species still abundant (Hamilton 1997, Heady *et al.* 1977). Therefore performance standards for these habitat types will provide for continued presence of annual grassland species but strive towards natives as much as possible. Performance standards for these management

measures are shown in Table A-1. Non-native weeds are identified in Table A-2, and are classified there as high, medium, and low priority for removal. Table A-3 identifies appropriate species for the planting described in these management measures.

RMP MM 1. Remove high priority weeds (see Table 2) using appropriate methods. Weeds should be removed prior to seedset.

RMP MM 2. Control other weedy invasive annual grasses and herbs (medium and low priority for removal; see Table 2) by mowing at least three times through spring and summer. Mowing should be timed to prevent annual species seedset. Mowing should be performed with a rotary or sickle bar mower so that it does not damage native herbaceous groundcovers; flail mowers should not be used. The timing of cutting is critical and should occur when the majority of weeds are in the early to mid-flowering stage; subsequent cuttings will be necessary for weeds that re-flower. Initial mowing for weed control should be performed as early as possible in March prior to bird nesting and territory establishment. Allow patches of Douglas' baccharis and existing native shrubs to remain but mow recruiting coyote brush as a means of confining coyote brush to existing locations and maintaining grassland habitat.

RMP MM 3. Plant native perennial grasses and low-growing herbaceous species (see Table A-3) that are capable of tolerating regular mowing activity and have low nutrient and water requirements. In addition to planting native perennial grasses and low-growing herbaceous species throughout the Grassland et al area, supplemental container plantings and/or seeding shall also be done in planted "islands" interspersed throughout the Grassland in order to create seed sources of desirable species in less densely vegetated areas of the existing ruderal/grassland habitats. Such island areas shall measure at least 500 square feet and shall be distributed throughout the habitat; total area of supplemental islands planted over the initial 20-year period shall be at least 10,000 square feet. Areas disturbed for construction of underground utilities, etc. should be planted as soon as possible prior to the next rainy season.

RMP MM 4. Adjacent to trails or in other areas subject to disturbance, protect areas undergoing planting until vegetation is established. As appropriate, place low fencing and signs informing people of ongoing revegetation efforts around the planted areas.

[[Note: Figure A-6 that follows needs to be moved to the section following overall goals and preceding individual habitat area prescriptions for clarity.]]

B. Coastal Bluffs

Description

The coastal bluff vegetation occurs in two phases, mixed phase and ice plant phase, in a narrow zone along the top of bluff at the terrace's southern end (Figure A-5). Its width varies from 10 to 40 feet from the edge of the bluff. It is exposed to salt spray and ocean winds.

The mixed phase is south of the main LML buildings. It includes scattered prostrate or small coyote brush shrubs but is dominated by a mixture of native and non-native grasses and herbs. The perennial grass creeping wild rye (*Leymus triticoides*) is the most abundant native species; other natives include the herbaceous perennials lizard tail (*Eriophyllum staechadifolium*), coast buckwheat (*Eriogonum latifolium*), seaside daisy (*Erigeron glaucus*), yarrow (*Achillea millefolium*) and sea lettuce (*Dudleya caespitosa*). The history of these species is unclear; they may be indigenous to the site or may have established from

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

native plant garden seed dispersal. The non-native wild radish, Bermuda-buttercup, Cretan lavatera, and ripgut grass are abundant also.

[[Note: Tables A-1, A-2, and A-3 need to be moved to precede coastal bluff discussion, or they need to be moved to the end of the document so as to not cut-up the resource analysis herein]]

Table A-1. Performance Standards for Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats.

RMP Goal 1: Maintain open space areas; protect and enhance the grassland, ruderal, and coyote brush scrub-grassland areas through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings, and preventing unauthorized trail development.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
RMP PS 1. Priority 1 weeds	Eliminate on terrace	Year 3 and annually thereafter	No priority 1 weeds surviving to reproduction	Continue weed monitoring and control
			Priority 1 weeds reproducing on site	Increase frequency of monitoring and weed control; consider alternative control methods
RMP PS 2. Priority 2 and 3 weeds	Reduce weedy annual grassland seedset	Year 1 and annually thereafter	Annual grassland cut before developing seed	Continue mowing program
			Annual grassland allowed to develop seed	Change mowing schedule
RMP PS 3. Native plant species diversity in supplemental (island) planted areas	8 native plant species appropriate for habitat established in planted areas (islands) to comprise 40% cover within planted areas	2 years after planting**	6 or more native plant species established comprising ≥ 20% cover within planted areas~~;~~ and evidence of natural recruitment present	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the summary based on an A-1, A-2, A-3 system.

Table A-1. Performance Standards for Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats.

RMP Goal 1: Maintain open space areas; protect and enhance the grassland, ruderal, and coyote brush scrub-grassland areas through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings, and preventing unauthorized trail development.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 6 native plant species or < 20% cover of native species in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		5 years after planting**	6 or more native plant species established comprising ≥ 40% cover within planted areas~~;~~ and evidence of natural recruitment present	Continue monitoring
			Fewer than 6 native plant species or < 40% cover of native species in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		10 years after planting** and every 5 years thereafter	8 or more native plant species established comprising ≥ 40% cover within planted areas~~;~~ and evidence of natural recruitment present	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-1. Performance Standards for Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats.

RMP Goal 1: Maintain open space areas; protect and enhance the grassland, ruderal, and coyote brush scrub-grassland areas through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings, and preventing unauthorized trail development.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 8 native plant species or < 40% cover of native species in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
RMP PS 4. Native plant species diversity overall (i.e., the entire area except for the ~~adjacent to~~ planted "islands")~~areas~~	4 native plant species appropriate for habitat established ~~in zone extending 60 ft beyond planted areas~~	~~10~~ 2 years after planting**	4 or more native plant species established, and at least 10% native cover overall, and evidence of natural recruitment present ~~in zone extending 20 ft beyond planted areas~~	Continue monitoring
			Fewer than 4 native plant species established or less than 10% native cover overall or no evidence of natural recruitment present ~~in adjacent zone~~	Perform supplemental planting using different species, propagule type, and/or soil preparation methods

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-1. Performance Standards for Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats.

RMP Goal 1: Maintain open space areas; protect and enhance the grassland, ruderal, and coyote brush scrub-grassland areas through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings, and preventing unauthorized trail development.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
		~~15~~ 5 years after planting**	4 or more native plant species established, and at least 25% native cover overall, and evidence of natural recruitment present ~~in zone extending 40 ft beyond planted areas~~	Continue monitoring
			Fewer than 4 native plant species established or less than 25% native cover overall or no evidence of natural recruitment present ~~in adjacent zone~~	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		~~20~~ 10 years after planting** and every 5 years thereafter	4 or more native plant species established, and at least 40% native cover overall, and evidence of natural recruitment present ~~in zone extending 60 ft beyond planted areas~~	Continue monitoring ~~Revegetation successful~~

Table A-1. Performance Standards for Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats.

RMP Goal 1: Maintain open space areas; protect and enhance the grassland, ruderal, and coyote brush scrub-grassland areas through eliminating highly invasive weeds, controlling lower priority weeds, promoting the abundance and diversity of native plant species through small-scale plantings, and preventing unauthorized trail development.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 4 native plant species established or less than 40% native cover overall or no evidence of natural recruitment present ~~in adjacent zone~~	Perform supplemental planting ~~in adjacent zone~~ using different species, propagule type, and/or soil preparation methods
RMP PS 5. Protection of revegetation in progress	No disturbance to revegetation plantings	Ongoing until revegetation is successful	Plantings undisturbed	Continue monitoring until revegetation is successful
			Plantings disturbed (plants broken, trampled, dislodged, removed)	Install signs or low fencing as appropriate
*Unless otherwise specified, year refers to the number of years following the date that the CLRDP is certified by the Coastal Commission. Standard must be met by year indicated. **See Table 13 for planting schedule.				

Table A-2. Known Non-native Weeds on the Marine Science Campus

Common Name	Scientific Name	Priority Rating* for Removal
Italian thistle	***Carduus pycnocephalus***	**1**
Ice plant	***Carpobrotus edulis***	**1**
Bull thistle	***Cirsium vulgare***	**1**
Poison hemlock	***Conium maculatum***	**1**
Pampas grass	***Cortaderia jubata***	**1**
Cape ivy	***Delairea odorata***	**1**
French broom	***Genista monspessulana***	**1**
Wild oat	*Avena barbata*	2
Oat	*Avena fatua*	2

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-2. Known Non-native Weeds on the Marine Science Campus

Common Name	Scientific Name	Priority Rating* for Removal
Common mustard	*Brassica rapa*	2
Rescue grass	*Bromus catharticus*	2
Ripgut brome	*Bromus diandrus*	2
Soft chess	*Bromus hordeaceus*	2
Bermuda grass	*Cynodon dactylon*	2
Black mustard	*Hirschfeldia incana*	2
Velvet grass	*Holcus lanatus*	2
Farmer's foxtail	*Hordeum murinum* ssp. *leporinum*	2
Prickly lettuce	*Lactuca serriola*	2
Wild lettuce	*Lactuca virosa*	2
Italian ryegrass	*Lolium multiflorum*	2
Perennial ryegrass	*Lolium perenne*	2
Mallow	*Malva parviflora*	2
Sourgrass	*Oxalis pes-caprae*	2
Bristly ox-tongue	*Picris echioides*	2
Rabbitsfoot grass	*Polypogon monspeliensis*	2
Wild radish	*Raphanus sativus*	2
Curly dock	*Rumex crispus*	2
Prickly sow thistle	*Sonchus asper*	2
Sow thistle	*Sonchus oleraceus*	2
Scarlet pimpernel	*Anagallis arvensis*	3
Pineapple weed	*Chamomilla suaveolens*	3
Lambs quarters	*Chenopodium album*	3
Nettle-leaved goosefoot	*Chenopodium murale*	3
Brass buttons	*Cotula coronopifolia*	3
Filaree	*Erodium moschatum*	3
Cut-leaved geranium	*Geranium dissectum*	3
Rough cat's ear	*Hypochaeris radicata*	3
Loosestrife	*Lythrum hyssopifolium*	3
Bur clover	*Medicago polymorpha*	3
Cut-leaved plantain	*Plantago coronopus*	3
English plantain	*Plantago lanceolata*	3
Annual bluegrass	*Poa annua*	3

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-2. Known Non-native Weeds on the Marine Science Campus

Common Name	Scientific Name	Priority Rating* for Removal
Common knotweed	*Polygonum arenastrum*	3
Sheep sorrel	*Rumux acetosella*	3
Common groundsel	*Senecio vulgaris*	3
Chickweed	*Stellaria media*	3
Rattail fescue	*Vulpia myuros*	3
Panic veldtgrass	*Ehrharta*	3

*Priority rating:

1: High priority. These weeds are capable of invading and out-competing native plants in established plant communities. They are typically perennial or biennial.

2: Medium priority. These weeds are mostly biennial or annual. They are typically less invasive and smaller in stature than priority 1 weeds.

3: Low priority. These weeds are mostly annuals that are low in stature. While many can effectively compete with native plants once they are established, they typically do not aggressively push out native plants. Most are commonly associated with native and non-native grasses and forbs in grasslands.

Source: Modified from JGA and EH 1998; L. Goodhue 2002.

Table A-3. Possible Revegetation Species.*

Common Name	Scientific Name	Grassland/ Erosion Control	Coastal Bluff	Wetland/ Riparian	~~Proposed~~ Wildlife Corridor	Upland Buffer	Coastal Scrub
Trees							
California box elder	*Acer negundo* var. *californicum*			x			
California buckeye	*Aesculus californica*				x	x	
Monterey cypress	*Cupressus macrocarpa*				x	x	
Coast live oak	*Quercus agrifolia*				x	x	
Arroyo willow	*Salix lasiolepis*			x			
Shrubs and Subshrubs							
California sagebrush	*Artemisia californica*		x		x	x	x

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-3. Possible Revegetation Species.*

Common Name	Scientific Name	Grassland/ Erosion Control	Coastal Bluff	Wetland/ Riparian	~~Proposed~~ Wildlife Corridor	Upland Buffer	Coastal Scrub
Mugwort	*Artemisia douglasiana*		x	x			
Douglas' baccharis	*Baccharis douglasii*			x			
Coyote brush	*Baccharis pilularis*		x		x	x	x
Seaside daisy	*Erigeron glaucus*		x			x	
Coast buckwheat	*Eriogonum latifolium*		x			x	x
Lizardtail	*Eriophyllum staechadifolium*		x			x	x
Oceanspray	*Holodiscus discolor*				x	x	x
Deerweed	*Lotus scoparius*			x			x
Yellow bush lupine	*Lupinus arboreus*		x		x	x	
Bush monkeyflower	*Mimulus aurantiacus*		x		x	x	x
Wax myrtle	*Myrica californica*				x		x
Coffeeberry	*Rhamnus californica*				x		x
California wild rose	*Rosa californica*	x		x		x	x
California blackberry	*Rubus ursinus*			x		x	x
Red elderberry	*Sambucus racemosa* var. *racemosa*			x	x	x	x
Forbs							
Yarrow	*Achillea millefolium*		x	x		x	x
Sea pink	*Armeria maritima*		x				

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-3. Possible Revegetation Species.*

Common Name	Scientific Name	Grassland/ Erosion Control	Coastal Bluff	Wetland/ Riparian	~~Proposed~~ Wildlife Corridor	Upland Buffer	Coastal Scrub
Fat hen	*Atriplex triangularis*			x			
Sun cup	*Camissonia ovata*	x					
Soap plant	*Chlorogalum pomeridianum*	x					x
Sea lettuce	*Dudleya farinosa*		x				
Cow parsnip	*Heracleum lanatum*		x			x	
Coast trefoil	*Lotus formosissimus*	x		x			
Sky lupine	*Lupinus nanus*	x	x		x	x	
Wild cucumber	*Marah fabaceus*					x	
Pacific oenanthe	*Oenanthe sarmentosa*			x			
California polypody	*Polypodium californicum*					x	x
Pacific silverweed	*Potentilla anserina* ssp. *pacifica*			x			
California buttercup, coastal form	*Ranunculus californicus*	x		x		x	
Pacific sanicle	*Sanicula crassicaulis*				x		x
California bee plant	*Scrophularia californica*			x			x
Blue-eyed grass	*Sisyrinchium bellum*	x		x			
Coast hedge nettle	*Stachys bullata*			x			
Rushes/Sedges							
Slough sedge	*Carex obnupta*			x			
Baltic rush	*Juncus balticus*			x			

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-3. Possible Revegetation Species.*

Common Name	Scientific Name	Grassland/ Erosion Control	Coastal Bluff	Wetland/ Riparian	~~Proposed~~ Wildlife Corridor	Upland Buffer	Coastal Scrub
Western rush	*Juncus occidentalis*			x			
Common rush	*Juncus patens*			x			
Brown-headed rush	*Juncus phaeocephalus*			x			
Three-square	*Scirpus americanus*			x			
California tule	*Scirpus californicus*			x			
Low club rush	*Scirpus cernuus*			x			
Grasses							
Bent grass	*Agrostis pallens*	x	x	x	x	x	
California brome	*Bromus carinatus*	x		x	x	x	x
California oatgrass	*Danthonia californica*	x		x			x
Tufted hairgrass	*Deschampsia cespitosa*	x		x			
Saltgrass	*Distichlis spicata*		x				
Western ryegrass	*Elymus glaucus*				x		
Meadow barley	*Hordeum brachyantherum*			x			
Creeping wildrye	*Leymus triticoides*			x	x	x	
Foothill needlegrass	*Nassella lepida*	x			x	x	
Purple needlegrass	*Nassella pulchra*	x	x		x	x	x

* The precise species palette for specific habitats within these general areas must be determined by a qualified revegetation specialist or botanist. Except for Monterey cypress, locally collected seed, cuttings, and/or other propagules must be used for revegetation. Materials should be collected from coastal habitats located within approximately one mile of the site that are also located seaward of Highway 1 (Morgan 2002).

Source: Modified from JGA and EH (1998), Morgan (2002).

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

The ice plant (*Carpobrotus edulis*) phase occurs to the east of the mixed phase, extending to the eastern boundary of site by the De Anza Mobile Home Park. It is a highly degraded, essentially ruderal assemblage overwhelmingly dominated by non-native ice plant; ripgut grass and poison hemlock are also abundant.

Protection and Enhancement Management Measures for Coastal Bluffs

The management focus here will be to protect the coastal bluffs and the areas within 100 feet of the top edge of the coastal bluffs from adjacent trail disturbance, remove highly invasive weeds, replant bare areas with native plant species, and increase the extent of the area of coastal bluff vegetation (see Coastal Bluff area identified in Figure A-6). Performance standards for these management measures are shown in Table A-4. Non-native weeds are identified in Table A-2, and classified there as high, medium, and low priority for removal. Table A-3 identifies appropriate species for the planting described in these management measures.

RMP MM 5. Remove high priority weeds (see Table A-2) using appropriate methods. Weeds should be removed prior to seedset.

RMP MM 6. Replant bare areas with appropriate native species adapted to salt spray and desiccating winds (see Table A-3). Use smaller, more prostrate and salt-adapted species closest to bluff edge (e.g., lizard tail, coast eriogonum, yarrow, seaside daisy, California sage).

RMP MM 7. Expand coastal bluff vegetation in areas designated Coastal Bluff in Figure A-6 by removing existing weedy vegetation and replanting with appropriate native species (again, see Table A-3). Protect areas undergoing planting until vegetation is established. As appropriate, place low fencing and signs informing people of ongoing revegetation efforts around the planted areas.

RMP MM 8. Post informational signs along blufftop trails advising users to stay on the path and informing people of the sensitive nature of the coastal bluff.

Table A-4. Performance Standards for Coastal Bluffs.

RMP Goal 2: Protect and enhance the coastal bluff areas through eliminating highly invasive weeds, promoting the abundance and diversity of native plant species through small-scale plantings, preventing unauthorized trail development, and increasing the extent of coastal bluff vegetation.

FEATURE	PERFORMANCE STANDARD	TIME PERIOD*	FINDINGS	ACTION
RMP PS 6. Priority 1 weeds except iceplant	Eliminate on coastal bluff	Year 3 and annually thereafter	No priority 1 weeds surviving to reproduction	Continue weed monitoring and control
			Priority 1 weeds reproducing on site	Increase frequency of monitoring and weed control; consider alternative control methods

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-4. Performance Standards for Coastal Bluffs.

RMP Goal 2: Protect and enhance the coastal bluff areas through eliminating highly invasive weeds, promoting the abundance and diversity of native plant species through small-scale plantings, preventing unauthorized trail development, and increasing the extent of coastal bluff vegetation.

FEATURE	PERFORMANCE STANDARD	TIME PERIOD*	FINDINGS	ACTION
RMP PS 7. Iceplant removal	Eliminate on coastal bluff	Prior to first rainy season following initiation of construction for first development project in Lower Terrace development zone	No iceplant on coastal bluff	Continue monitoring and control
			Iceplant growing on coastal bluff	Increase frequency of monitoring and weed control; consider alternative control methods
RMP PS 8. Native plant revegetation	8 native plant species appropriate for habitat established in planted areas to comprise 40% cover within planted areas	2 years after planting**	4 or more native plant species established comprising ≥ 20% cover within planted areas, and evidence of natural recruitment present;	Continue monitoring
			Fewer than 4 native plant species or < 20% cover of native species in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		5 years after planting**	4 or more native plant species established comprising ≥ 40% cover within planted areas and evidence of natural recruitment present;	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-4. Performance Standards for Coastal Bluffs.

RMP Goal 2: Protect and enhance the coastal bluff areas through eliminating highly invasive weeds, promoting the abundance and diversity of native plant species through small-scale plantings, preventing unauthorized trail development, and increasing the extent of coastal bluff vegetation.

FEATURE	PERFORMANCE STANDARD	TIME PERIOD*	FINDINGS	ACTION
			Fewer than 4 native plant species or < 40% cover of native species in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		10 years after planting** and every 5 years thereafter	8 or more native plant species established comprising ≥ 40% cover within planted areas and evidence of natural recruitment present;	Continue monitoring
			Fewer than 8 native plant species or < 40% cover of native species in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
RMP PS 9. Protection of coastal bluff vegetation	No disturbance to coastal bluff vegetation	Ongoing	Vegetation undisturbed	Continue monitoring
			Vegetation disturbed (plants broken, trampled, dislodged, removed)	Install additional signs or low fencing as appropriate

*Unless otherwise specified, year refers to the number of years following the date that the CLRDP is certified by the Coastal Commission. Standard must be met by year indicated.
**See Table 13 for planting schedule.

C. Wetlands

Note: all footers need to be revised to match the format of the CLRDP chapters, with the monitoring based on an A-1, A-2, A-3 system.

Description

Eight wetland areas have been delineated on the terrace portion of the site (Figure A-4) (HBG 2004) based on the wetland definition contained in the Coastal Act and the Coastal Commission's Regulations. These wetlands support six vegetation types (seasonal ponds, freshwater marsh-coastal terrace, willow herb-Douglas' baccharis, moist meadow, willow riparian forest, and annual grassland)(Figure A-5) (EcoSystems West 2002). In addition, some wetland indicator species, such as Italian ryegrass and Douglas' baccharis~~)~~ are patchily distributed in upland areas (HBG 2004). The wetland areas and the various vegetation types are described below.

Wetland Areas

The eight wetland areas represent the understanding of wetland distribution on the study site as of CLRDP certification (Figure A-4) (HBG 2004). W1 is the drainage ~~ditch~~ channel along the northwestern boundary of the property (0.11 acres). W2 is a flatter wetland swale in the northwestern portion of the property. It connects with W1 at its northern and southern ends. W3 is a large ponded area adjacent to the entrance to the site at the intersection of Delaware Avenue and Shaffer Road. W2 and W3 are 4.49 acres. W4 is the seasonal wetland swale in the eastern portion of the site (0.42 acres). W5 is a seasonal pond in the depressional area immediately south of the NOAA building (1.99 acres). W6 is an isolated wetland complex just north of the CDFG building (0.09 acres). W8 is an isolated wetland immediately south of Delaware Avenue Extension (0.01 acres). Other than wetland W7, all other wetlands qualify as ESHAs and together have a total acreage of 7.11 acres. Each of these is described in more detail below.

In addition to finding wetlands that qualified as ESHA on the Marine Science Campus, the Huffman-Broadway Group found one area that qualified as wetland but that did not qualify as ESHA. This is designated as Wetland W7 in Figure A-4. Wetland W7 was determined to have no plant or animal life or habitat that was either rare or especially valuable because of its role in the ecosystem. Wetland W7 is approximately 43 square feet and is located in the northeast corner of the site approximately 150 feet south of the northern property line.

Wetland W1. W1 and W2 both receive water from the culvert beneath the berm at the railroad tracks near the northwestern corner of the Campus. A small bermed area separates the wetland from the adjacent agricultural lands to the west. Water flows in a north to south direction along the northwestern property boundary, then veers to the southwest before discharging to the eastern arm of Younger Lagoon. W1 is a drainage ~~ditch~~ channel constructed to prevent inundation and allow agricultural cultivation in the northern portion of property. At present, it provides a major source of freshwater to Younger Lagoon. Sediment accumulation along portions of the channel have caused small ponds to form in some areas.

W1 is dominated by arroyo willow (*Salix lasiolepis)*, willow-herb (*Epilobium ciliatum* ssp. *watsonii)*, and the non-native curly dock (*Rumex crispus*) that are scattered along its length. A non-native weeping willow (*Salix babylonica*) and the weedy invasive pampas grass also grow in W1. Poison hemlock grows along its upper banks.

Wetland W1 and adjacent upland habitat provide an opportunity for wildlife to travel between Younger Lagoon and Antonelli Pond/Moore Creek (and along the railroad tracks to the west more generally), but its value is currently limited due to its minimal vegetative cover. A variety of bird species have been observed foraging along W1. A large number of Pacific tree frogs also occur there.

Wetland W2. W2 shares water sources with W1 and also receives sheetflow from upland areas to the

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east. Historical aerial photographs show that W2 previously included a man-made drainage ditch feature but active management of the ditch apparently stopped in the early 1980s. The channel gradually filled in with sediment so W2 no longer contains a clearly defined bed and banks, making it difficult to define its lateral boundaries. As delineated in 2001, it diverges from its origin near the culvert into two narrow bands, one extending south to just north of Delaware Avenue Extension and the other extending west and east along the northern Campus boundary. The Delaware Avenue Extension road grade promotes flooding, ponding, and surface soil saturation during the wet season and through early spring. This likely results in some recharge of the shallow water table as well as settling of suspended solids and associated pollutants.

Wetland W2 supports both Italian ryegrass and two locations of freshwater marsh-coastal terrace habitat, one in the southwest corner and the other in the northwest corner (see below). This habitat contains California tule (*Scirpus californicus)*, water smartweed (*Polygonum punctatum)*, willow-herb, and arroyo willow. The non-native grassland in W2 is not sharply distinct in species composition from the adjacent upland. The lowest portion of the area is overwhelmingly dominated by Italian ryegrass. Several large patches of the non-native herb green dock (*Rumex conglomeratus*) occur in the northern portion of the site, along with two patches of Douglas' baccharis at the margin of the wetland.

Wildlife habitat in W2 includes seasonal aquatic habitat in areas of ponded water. Three sub-adult California red-legged frogs were sighted in a small pond in the northwest corner of W2 in 1997 (Mori 1997) (see below). In addition a single CRLF was observed in the same pond in 2002 (EcoSystems West 2002) Pacific tree frogs also use the seasonal wetland habitat, as may aquatic invertebrates which then can serve as prey for amphibians, reptiles, birds, and small mammals. Overall habitat value of this wetland was low as of CLRDP certification (JGA and EH 1997; EcoSystems West in prep).

Wetland W3. Just north of Delaware Avenue Extension and east of the southern boundary of W2, is the area called Wetland W3. It is slightly lower in elevation than its surroundings so water ponds after significant rainfall. It receives overland flow from adjacent areas to the north and west; historical aerial photos indicate it was once part of a larger drainage that flowed from west to east and eventually discharged into Antonelli Pond. This drainage pattern was altered by agricultural activities and installation of the Campus access road.

Mapped as the non-native grassland vegetation type, W3 is not sharply distinct in species composition from the surrounding areas except that it contains algal mats, reflecting the seasonally flooded condition. The vegetation is otherwise overwhelmingly dominated by Italian ryegrass with scattered patches of curly dock. Its overall wildlife habitat value was low as of CLRDP certification.

Wetland W4. A seasonal drainage swale that originates in the central part of the Campus terrace area, approximately 300 feet northeast of the NOAA parking lot, is identified as Wetland W4. During rainfall events, water accumulates in the upper portion of the swale and then flows eastward to a corrugated metal pipe culvert near the eastern Campus boundary. Historical aerial photos indicate this was once part of a continuous drainage that flowed to Natural Bridges Lagoon until an underground culvert was installed to accommodate construction of De Anza Mobile Home Park. The upper portion of the remnant swale has been disturbed by agricultural plowing, leaving no clearly defined channel, but a clearly defined drainage way does exist in the lower portion of the swale. The wetland functions to improve water quality through settling of suspended solids and associated pollutants while ponded.

The upper portion of the swale is dominated by hydrophytic species, such as willow-herb, Douglas' baccharis, non-native annual rabbitsfoot grass (*Polypogon monspeliensis*) and curly dock. The central portion is not sharply distinct in species composition from the adjacent upland non-native grassland. The

lower portion of the drainage is dominated by Italian ryegrass with scattered curly dock and wild radish.

The area appeared to have very low biotic value as of CLRDP certification. It may provide suitable habitat for wetland-dependent wildlife species during the wet season, but it had a relatively short inundation period. It lacked benthic invertebrates and amphibians, and had only limited native vegetation.

Wetland W5. This wetland is a seasonal pond that forms in a modest topographic depression in the southern portion of the terrace immediately south of the NOAA building and is the wettest portion of the terrace site. Historical aerial photos show this wetland has been a persistent feature since at least the 1950s. The length and depth of ponding depends on rainfall, ranging from two to five months in duration and several inches to 16 inches in depth. The pond may aid in peak flow reduction and does provide water quality buffering through settling of suspended solids and associated pollutants. In the early 1900s, a small channel was excavated to drain water from the pond to the ocean bluffs, but after this ditch ceased to be maintained, it rapidly filled in with sediment, limiting drainage to the ocean from the ponded area. The channel exhibited wetland characteristics in 1993 but by 2002 the channel had disappeared except for a linear wetland corridor extending south approximately 200 feet. A storm drain outlet was constructed from the NOAA site near the pond's northern end to allow water to flow into the pond when the NOAA underground detention/percolation system reaches capacity. A pre-existing outlet near McAllister Way acts as a hydrologic control and limits lateral expansion of surface water within the pond.

W5 is characterized by the seasonal pond vegetation type (see below). Sedges, broad-leaved cattail (*Typha latifolia*), pale spikerush *(Eleocharis macrostachya)*, and pickleweed (*Salicornia virginica)* occur in the wetter areas, with Douglas' baccharis and Italian ryegrass dominating the transitional areas that merge with the surrounding non-native grassland habitat.

The pond has good wildlife value in spite of the abundance of non-native plant species. The pond supports many aquatic and benthic invertebrate species, which provide a food base for amphibians, reptiles, and birds. Pacific tree frogs have been observed at the pond. The open water provides an area for migratory waterfowl and shorebirds to rest. Small mammals forage on seeds and grains, and are prey for foraging raptors such as the northern harriers. The pond is used for birdwatching.

Wetland W6. W6 is a small isolated wetland complex, occupying a low-lying area in the northwestern portion of the site north of the CDFG building along the western edge of McAllister Way. This area may have been used to retain irrigation water when the area was farmed. A partial berm that prevents the area from draining into the adjacent stream habitat of YLR is still visible. Although the area mapped as Wetland W6 includes only moist meadow habitat, other wetland vegetation types (freshwater marsh-coastal terrace, central coast arroyo willow riparian forest) occur nearby, separated by non-native grassland. These areas are treated together for purposes of this RMP. The marsh can contain open water through mid-May or later, and the moist meadow retains moisture much later in the season than the non-native grassland habitat.

This wetland is valuable wildlife habitat. It and the adjacent upland habitat facilitate wildlife movement between YLR and Antonelli Pond/Moore Creek (as well as upcoast along the railroad track corridor), and the arroyo willow offers screening and escape cover.

Wetland W7. W7 is a small isolated wetland located in the northeast corner of the Campus about 150 feet south of the northern Campus property line at the railroad right-of-way. Wetland W7 was mapped at 43 square feet at the time of CLRDP certification.

Wetland W8. This seasonal wetland just south of Delaware Avenue Extension occupies a low-lying

Note: all footers need to be revised to match the format of the CLRDP chapters, with the footer being based on an A-1, A-2, A-3 system.

area immediately adjacent to roadbed. The vegetation consists of non-native grassland, and the area is subject to (and probably formed by) periodic disturbance by passing vehicles whose tires leave the paved roadbed. The depressional area supports wetland hydrologic conditions during the rainy season, particularly within the tire ruts, but is hydrologically isolated from other wetlands on the site due to the presence of Delaware Avenue Extension. This wetland is not subject to Section 404 of the Clean Water Act because of its hydrologic isolation, but is subject to California Coastal Act protection policies because hydrology and soil criteria are met.

Wetland Vegetation Types

EcoSystems West (2002) described five wetland vegetation types on the terrace site based on vegetation characteristics (Figure A-5) (EcoSystems West 2002). These include the seasonal pond, freshwater marsh-coastal terrace, herb community dominated by willow-herb and Douglas' baccharis, moist meadow, and central coast arroyo willow riparian forest. EcoSystems West (2002) characterized Italian ryegrass (*Lolium multiflorum)* as an upland vegetation type. However, at the time that the U.S. Fish and Wildlife Service (USFWS) issued its 1988 list of species that grow in wetlands, Italian ryegrass was considered synonymous with perennial ryegrass (*L. perenne*), a hydrophyte with a wetland designation of "FAC" (equally likely to occur in uplands or wetlands). Although the 1996 USFWS list does not include Italian ryegrass and the latter is now considered by many to be a separate species, in California it occurs in the same habitat conditions as its congener. At Terrace Point, Italian ryegrass grows in areas that are continuously inundated for months and in areas with upland hydrology and should be considered a FAC species (Huffman-Broadway Group 2004).

The first wetland vegetation type is the seasonal pond type, located within the grasslands south of the NOAA building in the southwestern portion of the terrace (Wetland W5). Patches of prairie bulrush (*Scirpus maritimus)* dominate the central pond, along with smaller dense patches of pale spike-rush. Scattered on the pond bed are patches of the coastal salt marsh species pickleweed and non-native brass buttons (*Cotula coronopifolia*), swamp grass (*Crypsis schoenoides*), and biennial sagewort *(Artemisia biennis*). An annual native herb, water starwort (*Callitriche marginata*), is abundant along the pond margins, where the vegetation is not otherwise sharply distinct from that of the adjacent non-native grassland. Douglas' baccharis and Italian ryegrass also grow in the transitional areas.

The second vegetation type, freshwater marsh-coastal terrace habitat, is found in three areas. The first is near the western boundary of the site, just north of the sharp curve where Delaware Avenue Extension curves to the south near the southwest corner of wetland W2. The marsh is in a small topographic depression, dominated by a dense patch of California tule in the center. Water smartweed and willow-herb occur around the edges, along with a small arroyo willow.

The second area of freshwater marsh-coastal terrace is just south of the railroad tracks in the northwestern corner of the property, at the northwest end of Wetland W2 at its intersection with W1, and may extend onto the railroad right-of-way. Dominated by a large arroyo willow in the center, the marsh also supports a dense colony of broad-leaved cattail, floating marsh-pennywort (*Hydrocotyle ranunculoides*), water smartweed, willow-herb, and prairie bulrush. Saltgrass (*Distichlis spicata*) occurs in dense patches along the marsh margins.

The third location of freshwater marsh-coastal terrace is in the small wetland complex in the northwestern area of the terrace north of the CDFG building. Prairie bulrush and willow-herb grow along the margins of the marsh, which can have open water as late as May. The marsh drains into the eastern arm of Younger Lagoon. Willow-herb, prairie bulrush, and tall cyperus (*Cyperus eragrostis*) are the dominant species in the drainage way.

The third wetland vegetation type is the herb community dominated by willow-herb and Douglas'

baccharis. Although these species occur elsewhere on the property, only a small area in the east-portion of the site (Wetland W4) supports this specialized vegetation type. Non-native cut-leaved geranium and bristly ox-tongue are also abundant.

The fourth wetland vegetation type is the moist meadow habitat. It occurs at the northern end of the wetland complex known as W6, to the north of the freshwater marsh-coastal terrace from which it is separated by an area of non-native grassland. The moist meadow intergrades with the non-grassland habitat, but is floristically distinct and its soil retains moisture until relatively late in the season. It is dominated by the non-native velvet grass (*Holcus lanatus*), a perennial that indicates at least seasonally moist conditions. The native Pacific silverweed (*Potentilla anserina* ssp. *pacifica*) is an abundant associate. Other species include willow-herb and the non-native cut-leaved geranium, wild radish (*Raphanus sativa*), prickly sow-thistle (*Sonchus asper*) and bristly ox-tongue.

The fifth wetland habitat type is central coast arroyo willow riparian forest. This habitat is found in only one location on the terrace, although it is abundant in YLR. Along with the freshwater marsh-coastal terrace and moist meadow habitats, the arroyo willow riparian forest is found near Wetland W6. It occurs in one small patch at the southeast end of the freshwater marsh-coastal terrace. It is dominated by arroyo willow with no other arborescent species present and little understory.

Grassland dominated by Italian ryegrass constitutes a sixth wetland habitat type. This habitat is a significant part of the vegetation in wetlands W2, W3, W4, W5, and W8.

Protection and Enhancement Management Measures for Wetlands

Management of the wetlands applies to the seven areas identified as W1 through W6 and W8. Wetland W7 is addressed in the wildlife corridor management measures below. Management measures focus on weed control, shifting species composition to native species, and enhancement of wetlands W1 and W2 (Figure A-6). Performance standards for these management measures are shown in Table A-5. Table A-2 lists the non-native weeds (classified there as high, medium, and low priority for removal) identified for removal, and Table A-3 identifies appropriate species for the planting, as described in these management measures.

[[Note: Table A-5 needs to be moved to follow the management measure text – not precede it.]]

Table A-5. Performance Standards for Wetlands.

RMP Goal 3: Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.

FEATURE	PERFORMANCE STANDARD	TIME PERIOD*	FINDINGS	ACTION
RMP PS 10. Wetland 2 - flow diversion from Wetland 1	Wetland functioning as expected per design	1, 2, and 3 years after diversion completed	Wetland functioning as expected	Continue monitoring ~~through 3 years after implementation~~

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-5. Performance Standards for Wetlands.				
RMP Goal 3: Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Wetland not functioning as expected	Develop and implement plans to correct functioning; continue monitoring ~~through 3 years after implementation~~
RMP PS 11. Combined Wetland W1/W2 – creation of willow riparian corridor along new channel and restoration plantings west and east of the combined W1/W2 hydrologic corridor	3 native plant species appropriate for habitat established in planted areas to comprise 50% cover	3 years after planting**	3 or more native plant species established comprising ≥ 20% cover within planted areas and evidence of natural recruitment present~~;~~	Continue monitoring
			Fewer than 3 native plant species or < 20% cover of native species established within planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		10 years after planting** and every 5 years thereafter	3 or more native plant species established comprising ≥ 50% cover within planted areas and evidence of natural recruitment present~~;~~	Continue monitoring

Table A-5. Performance Standards for Wetlands.				
RMP Goal 3: Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 3 native plant species or < 50% cover of native species established within planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
RMP PS 12. Priority 1 weeds	Eliminate in wetlands	Year 3 and annually thereafter	No priority 1 weeds surviving to reproduction	Continue weed monitoring and removal as necessary
			Priority 1 weeds reproducing on site	Increase frequency of monitoring and weed removal efforts; consider alternative control methods
RMP PS 13. Priority 2 and 3 weeds	Reduce weedy annual grassland seedset	Year 1 and annually thereafter	Annual grassland cut before developing seed	Continue mowing program
			Annual grassland allowed to develop seed	Change mowing schedule to prevent seedset
RMP PS 14. Native plant revegetation	4 native plant species appropriate for habitat established in planted areas to comprise 40% cover within planted areas	2 years after planting**	4 or more native plant species established comprising ≥ 20% cover within planted areas and evidence of natural recruitment present;	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-5. Performance Standards for Wetlands.				
RMP Goal 3: Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 4 native plant species or < 20% cover of native species established in planted areas <u>or no evidence of natural recruitment present</u>	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		5 years after planting** and every 5 years thereafter	4 or more native plant species established comprising ≥ 40% cover within planted areas <u>and evidence of natural recruitment present</u>;	Continue monitoring

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Table A-5. Performance Standards for Wetlands.				
RMP Goal 3: Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 4 native plant species or < 40% cover of native species established in planted areas <u>or no evidence of natural recruitment present</u>	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
RMP PS 15. Protection of revegetation in progress	No disturbance to revegetation plantings	Ongoing until revegetation is successful	Plantings undisturbed	Continue monitoring until revegetation is successful
			Plantings disturbed (plants broken, trampled, dislodged, removed)	Determine cause; develop appropriate solution
RMP PS 16. Protection of wetlands	No unauthorized human disturbance to wetlands	Ongoing	Wetlands undisturbed	Continue monitoring
			Vegetation disturbed (plants broken, dislodged, trampled, removed); soils disturbed or compacted; other signs of trespass present	Install additional signs or low fencing as appropriate
RMP PS 17. Minimize	Minimal changes to surface topography	Ongoing	Wetlands undisturbed	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-5. Performance Standards for Wetlands.				
RMP Goal 3: Protect and enhance wetlands by improving surface water flow, controlling weeds, promoting the abundance and diversity of native plant species through small-scale plantings, creating buffers, implementing the CLRDP Drainage Concept Plan, and controlling access by humans and non-native animals.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Substantial changes to surface topography and/or drainage patterns evident	Determine cause; correct as necessary
*Unless otherwise specified, year refers to the number of years following the date that the CLRDP is certified by the Coastal Commission. Standard must be met by year indicated. **See Table 13 for planting schedule.				

RMP MM 9. Restore, consolidate, expand, and enhance wetlands on the northern part of the site (i.e., north of the Campus access road) to restore historic functional values lost during decades of agricultural use. The restoration program will include integrating the hydrology of Wetlands W1 and W2 to create a consolidated north-south area for wildlife movement to YLR. Hydrological surveys will be conducted by a qualified hydrologist to establish that critical elevations are correct for expected wetland functioning. The area will be graded to provide a natural channel profile and gradient between the culvert at the Union Pacific Railroad tracks and the culvert outlet to Younger Lagoon on the west property line . The area west of the combined W1/W2 hydrologic corridor shall be restored as functioning wetland upland/transitional habitat, as shall buffer areas to the east. Maintain the CRLF potential habitat at the northern end of W-2.

RMP MM 10. Establish a new vegetation framework for wetlands W1, W2, and W6 by planting and/or seeding appropriate native grass and herb wetland species (see Table A-3) to enhance habitat connectivity between these wetlands and YLR. Plant arroyo willow cuttings along the new riparian corridor and along the property line to enhance the wetland and encourage wildlife movement. Plant appropriate wet meadow species in the remainder of the wetland.

RMP MM 11. Remove high priority weeds (see Table A-2) in all wetlands, using appropriate methods. Weeds should be removed prior to seedset.

RMP MM 12. Control low and medium priority weedy invasive annual grasses and herbs (again, see Table A-2) by mowing at least three times through spring and summer. Mowing is intended to remove the seed of non-native grasses and reduce the seedbank over time. Mowing within wetland areas shall only occur in wetland areas that are dominated by non-natives and only as part of an approved restoration plan. Mowing should be timed to prevent annual species seedset. Mowing should be performed with a rotary or sickle bar mower so that it does not damage native herbaceous groundcovers; flail mowers should not be used. The timing of cutting is critical and should occur when the majority of weeds are in the early to mid-flowering stage; subsequent cuttings will be necessary for weeds that re-flower. Initial mowing for weed control should be performed as early as possible in March prior to bird nesting and territory establishment. Allow patches of native species to remain.

RMP MM 13. Revegetate weeded or bare areas of wetlands larger than 200 square feet with appropriate

native grass, herb, and/or shrub species (again, see Table A-3).

RMP MM 14. Protect wetlands from physical human disturbance by appropriately siting and designing trails and other development, and by limiting unauthorized access into the wetland habitat.

RMP MM 15. Minimize changes to existing drainage patterns in open space areas, except for the changes recommended for W1 and W2 above.

D. Wildlife Corridors and Wildlife Corridor Buffers

Description

The northern and northwestern margins of the terrace and the area north of Delaware Avenue Extension provide an opportunity to accommodate enhanced movement of wildlife between Moore Creek, Antonelli Pond, and Younger Lagoon, as well along the railroad corridor to the west more generally (Figure A-6). Under the CLRDP, wildlife corridors 20 feet wide will be designated along the northern boundary of the Campus (at the railroad tracks) and just south of the Upper Terrace development zone. These designated corridors will be accompanied by buffers ranging from 125 feet to 200 feet for the southern part of the northernmost corridor (and including Wetland W7 within it), and 50 feet on either side of the more southern corridor. The corridors together with their buffers will be enhanced with vegetation to provide better habitat cover and foraging area. These corridors and their accompanying buffer areas will connect to Wetlands W1, W2, W6, and W7 (for the northern corridor) and W2, W3, and W6 (for the southern corridor), all of which will be restored, enhanced, and maintained in open space. The approximately 50 feet of railroad right of way between the Campus boundary and the railroad tracks will also contribute to viability of the northernmost corridor.

As it now exists, the ~~area where the~~ more northern wildlife corridor and buffer ~~would be created~~ crosses lower quality seasonal wetland habitat as well as non-native grassland, coyote brush scrub-grassland, and ruderal habitats. The wetland habitat is provided mostly by the channel forming Wetland W1 and by the northern and western portions of Wetland W2. The wetland habitat may serve as a movement corridor for wetland-dependent species (possibly including California red-legged frogs) traveling across the terrace. The drainage contains wetland plants along its length and often forms several shallow pools that remain intermittently in the channel after other water has dried down. Dry areas need to be maintained for terrestrial wildlife. The corridor/buffer contains many weedy species and supports minimal shrub vegetation to provide protective escape cover.

The more southern corridor/buffer extends through wetland W3 to Shaffer Road (see Figures A-3 and A-6). In both cases, the corridor/buffer area connects to similarly oriented west-east corridor areas, including wet areas, located off Campus between Shaffer Road and Antonelli Pond.

Protection and Enhancement Management Measures for Wildlife Corridors and their Buffers

Management measures for the ~~proposed~~ wildlife corridor and wildlife corridor buffer areas focus on siting and designing development so that it does not interfere with wildlife passage, weed control and supplemental planting with appropriate species to provide additional protective cover and forage for wildlife, and enhancing safe passage for wildlife across ~~the~~ Shaffer Road ~~right-of-way~~. Performance standards for these measures are presented in Table A-6. Table A-2 lists the non-native weeds (classified there as high, medium, and low priority for removal) identified for removal, and Table A-3

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identifies appropriate species for the planting, as described in these management measures.

RMP MM 16. Remove high priority weeds (see Table A-2) along the designated wildlife corridor and wildlife corridor buffer areas, using appropriate methods. Weeds should be removed prior to seedset.

RMP MM 17. Plant appropriate native shrub and tree species along the wildlife corridor and wildlife corridor buffer areas (see Table A-3) encompassing both wetland and upland habitats as appropriate to area. Create arroyo willow riparian thickets along the drainage by planting willow cuttings (see also recommendation in previous section for Wetland W2). In conjunction with buffer plantings, plant native upland trees and shrubs randomly spaced to approximate natural conditions along the remaining alignment. Some grassland will be retained to facilitate animal movement. Provide stratification of cover and forage to create habitat for a range of aerial and ground-dwelling wildlife species by planting appropriate native understory vegetation among the trees and shrubs.

RMP MM 18. Minimize changes to existing drainage patterns in open space areas.

RMP MM 19. Protect wildlife corridor and wildlife corridor buffer areas by appropriately siting and designing development adjacent to them, and trails that may be adjacent and./or may pass through such areas. Such development shall incorporate appropriate measures to ensure that noise, lights, and activities are effectively screened from wildlife receptors using the corridor/buffer areas, and, in the case of trails/other development that crosses such areas, shall incorporate appropriate elements to ensure through habitat connectivity (e.g., raised boardwalks, box culvert crossings, bridges, etc.).

RMP MM 20. If Shaffer Road is improved/modified and/or a trail developed along Shaffer Road, create a safe crossing for wildlife traveling between the east and west sides of the road ~~right-of-way~~ where the corridor/buffer areas intersect it.

[[Note Need to move the following section to follow the wetland section to make most sense. Adjust numbering of Table, MMs, etc accordingly.]]

E. Wetland Buffers

Description

With implementation of the planned enhancement measures, 100 feet is the appropriate buffer for most wetland areas (Figure A-6). The purpose of the buffer areas is to protect the wetlands from adverse impacts due to noise, human intrusion, activities, lighting, predation, invasion by non-native plant species, sedimentation, and urban runoff. Buffers do not constitute a specific habitat type in themselves and at the time of CLRDP certification they included mostly non-native grassland, coyote brush scrub-grassland, and ruderal vegetation types. Their principal function will be to protect the sensitive areas from disturbance.

The W1, W2, W3, W6, and W8 wetlands share a buffer area due to their close proximity. At the time

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of CLRDP certification, Delaware Avenue Extension passed through this buffer area. With implementation of the CLRDP, Delaware Avenue Extension is to be abandoned (except for a public access trail) and this area restored to a habitat/buffer function. The general roadbed elevation is intended to be retained (albeit recontoured to look as natural as possible) to ensure continued hydrologic functionality of the wetland areas. Wetland W4 buffer includes the adjacent pedestrian and bicycle path along the eastern property boundary. Wetland W5, the seasonal pond, lies adjacent to existing and proposed development areas (Figure A-4). It requires screening from the lights and cars associated with the existing NOAA building and McAllister Way. Some screening from the NOAA building will be provided by landscaping adjacent to the building itself. The buffer at W5 is 150 feet given the enhanced sensitivity of this resource, except for the "finger" of it extending to the south where a 100 foot buffer has been deemed sufficient for this finger area (only). Wetland 5 needs additional berming to provide screening and noise attenuation due to its enhanced sensitivity. Wetland W7 is contained within the wildlife corridor buffer along the northern boundary of the site and discussed within that section of the RMP (see section below).

[[Move this above to follow wildlife corridor MM's]]

Table A-6. Performance Standards for ~~proposed~~ Wildlife Corridor and Wildlife Corridor Buffer Areas.

RMP Goal 4: Protect and enhance the ~~proposed~~ wildlife corridor and wildlife corridor buffer areas by appropriately siting and designing development adjacent to them (and trails that may be adjacent and./or may pass through them), eliminating highly invasive weeds, planting native species to provide better protective cover and visual screening for wildlife than existing vegetation, maintaining existing surface drainage patterns, and providing a safe crossing for wildlife if Shaffer Road is improved.

FEATURE	PERFORMANCE STANDARD	TIME PERIOD*	FINDINGS	ACTION
RMP PS 18. Priority 1 weeds	Eliminate in proposed wildlife corridor and wildlife corridor buffer areas	Year 3 and annually thereafter	No priority 1 weeds surviving to reproduction	Continue weed monitoring and removal as necessary
			Priority 1 weeds reproducing on site	Increase frequency of monitoring and weed removal efforts; consider alternative control methods
RMP PS 19. Native plant revegetation	9 native plant species appropriate for habitat established in wildlife corridor and wildlife corridor buffer areas to comprise 50% cover within planted areas	2 years after planting**	5 or more native plant species established comprising ≥ 20% cover within planted areas and evidence of natural recruitment present;	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-6. Performance Standards for ~~proposed~~ Wildlife Corridor and Wildlife Corridor Buffer Areas.				
RMP Goal 4: Protect and enhance the ~~proposed~~ wildlife corridor and wildlife corridor buffer areas by appropriately siting and designing development adjacent to them (and trails that may be adjacent and./or may pass through them), eliminating highly invasive weeds, planting native species to provide better protective cover and visual screening for wildlife than existing vegetation, maintaining existing surface drainage patterns, and providing a safe crossing for wildlife if Shaffer Road is improved.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 5 native plant species or < 20% cover of native species established in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		5 years after planting**	7 or more native plant species established comprising ≥ 50% cover within planted areas and evidence of natural recruitment present;	Continue monitoring
			Fewer than 7 native plant species or < 50% cover of native species established in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-6. Performance Standards for ~~proposed~~ Wildlife Corridor and Wildlife Corridor Buffer Areas.				
RMP Goal 4: Protect and enhance the ~~proposed~~ wildlife corridor and wildlife corridor buffer areas by appropriately siting and designing development adjacent to them (and trails that may be adjacent and./or may pass through them), eliminating highly invasive weeds, planting native species to provide better protective cover and visual screening for wildlife than existing vegetation, maintaining existing surface drainage patterns, and providing a safe crossing for wildlife if Shaffer Road is improved.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
		10 years after planting** and every 5 years thereafter	9 or more native plant species established comprising ≥ 50% cover within planted areas and evidence of natural recruitment present~~;~~	Continue monitoring
			Fewer than 9 native plant species or < 50% cover of native species established in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
RMP PS 20. Protection of revegetation in progress	No disturbance to revegetation plantings	Ongoing until revegetation is successful	Plantings undisturbed	Continue monitoring until revegetation is successful
			Plantings disturbed (plants broken, trampled, dislodged, removed)	Determine cause; develop appropriate solution
RMP PS 21. Minimize anthropogenic changes to existing surface drainage patterns in wetland areas of corridor	Minimal changes to surface topography from management activities; no changes to surface topography due to unauthorized activities	Ongoing	Wetlands undisturbed	Continue monitoring
			Substantial changes to surface topography and/or drainage patterns evident	Determine cause; correct as necessary

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-6. Performance Standards for ~~proposed~~ Wildlife Corridor and Wildlife Corridor Buffer Areas.				
RMP Goal 4: Protect and enhance the ~~proposed~~ wildlife corridor and wildlife corridor buffer areas by appropriately siting and designing development adjacent to them (and trails that may be adjacent and./or may pass through them), eliminating highly invasive weeds, planting native species to provide better protective cover and visual screening for wildlife than existing vegetation, maintaining existing surface drainage patterns, and providing a safe crossing for wildlife if Shaffer Road is improved.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
RMP PS 22. Safe wildlife passage across Campus trails and ~~the~~ Shaffer Road ~~right of way~~.	Appropriate conveyance for safe wildlife passage across Campus trails and ~~the~~ Shaffer Road ~~right of way~~ in place and used by wildlife	In conjunction with Upper Terrace development and/or Shaffer Road improvements; maintained annually thereafter	Safe wildlife passage provided. No road kills, evidence of use of wildlife passage (tracks, scat)	Maintain wildlife passage improvements
			Safe wildlife passage provided. Road kills	Develop and implement a plan to more effectively encourage wildlife use of conveyance or create alternate route(s) or enhance conveyance improvements.
*Unless otherwise specified, year refers to the number of years following the date that the CLRDP is certified by the Coastal Commission. Standard must be met by year indicated. **See Table 13 for planting schedule.				

Protection and Enhancement Management Measures for Wetland Buffers

Management of particular buffer areas (see Figure A-6) focuses on effective protection of associated habitats using naturalistic features complementary to the overall habitat. Performance standards for these management measures are presented in Table A-7. Table A-2 lists the non-native weeds (classified there as high, medium, and low priority for removal) identified for removal, and Table A-3 identifies appropriate species for the planting, as described in these management measures.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

RMP MM 21. Construct a new main campus access street that avoids wetlands and buffer areas and diverts traffic from the existing (at the time of CLRDP certification) campus access road extending between the Delaware Avenue/Shaffer Road intersection to the CDFG facility. Abandon this portion of the former campus access road and remove the majority of the existing pavement along this alignment except for a curvilinear portion of it to remain as a public access pathway. Retain the general roadbed grade (with some edge modifications to make it look more natural) to maintain the existing wetland hydrology and replant disturbed areas with appropriate wetland and wetland buffer plant species.

RMP MM 22. Remove high priority weeds (see Table 2) using appropriate methods. Weeds should be removed prior to seedset.

RMP MM 23. Control other low and medium priority weedy invasive annual grasses and herbs (again, see Table 2) in buffers by mowing at least three times through spring and summer. Mowing is intended to remove the seed of non-native grasses and reduce the seedbank over time. Mowing within wetland buffer areas shall only occur in buffer areas that are dominated by non-natives and only as part of an approved restoration plan. Mowing should be timed to prevent annual species seedset. Mowing should be performed with a rotary or sickle bar mower so that it does not damage native herbaceous groundcovers; flail mowers should not be used. The timing of cutting is critical and should occur when the majority of weeds are in the early to mid-flowering stage; subsequent cuttings will be necessary for weeds that re-flower. Initial mowing for weed control should be performed as early as possible in March prior to bird nesting and territory establishment.

[[Note: table that follows needs to be moved so that it FOLLOWS the management measures]]

Table A-7. Performance Standards for Wetland Buffers.

RMP Goal 5: Protect wetlands from adverse impacts due to weeds, noise, human and non-native animal intrusion, lighting, predation, and sedimentation.

FEATURE	PERFORMANCE STANDARD	TIME PERIOD*	FINDINGS	ACTION
RMP PS 23. Reduce disturbance from automobile traffic	Construct new campus access road that diverts traffic between the Delaware Avenue/Shaffer Road intersection and the CDFG facility and abandon former access road (see management measures above)	See Table A-13.	Roadway realigned and former roadway improved/restored	Maintain new roadway and trail/restoration areas of former roadway thereafter

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-7. Performance Standards for Wetland Buffers.				
RMP Goal 5: Protect wetlands from adverse impacts due to weeds, noise, human and non-native animal intrusion, lighting, predation, and sedimentation.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
RMP PS 24. Priority 1 weeds	Eliminate in buffer areas	Year 3 and annually thereafter	No priority 1 weeds surviving to reproduction	Continue weed monitoring and removal as necessary
			Priority 1 weeds reproducing on site	Increase frequency of monitoring and weed removal efforts; consider alternative control methods
RMP PS 25. Priority 2 and 3 weeds	Reduce weedy annual grassland seedset	Year 1 and annually thereafter	Annual grassland cut before developing seed	Continue mowing program
			Annual grassland allowed to develop seed	Change mowing schedule
RMP PS 26. Creation of vegetated berm at periphery of the buffer for wetland W5 (seasonal pond); see also management measures above	Establish vegetated berm (note: weed removal and planting requirements for the berm shall be the same as for the remainder of the weed removal and planting performance standards specified in this table)	See Table A-13	Vegetated berm established (and weed control/planting successful per this table)	Monitor and maintain in its design state thereafter
			Vegetated berm not established (and/or weed control/planting not successful per this table)	Establish berm, and pursue remedial planting actions per this table.
RMP PS 27. Native plant revegetation	8 native plant species appropriate for habitat established in planted areas to comprise 50% cover within planted areas	2 years after planting**	4 or more native plant species established comprising ≥ 20% cover within planted areas and evidence of natural recruitment present;	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-7. Performance Standards for Wetland Buffers.				
RMP Goal 5: Protect wetlands from adverse impacts due to weeds, noise, human and non-native animal intrusion, lighting, predation, and sedimentation.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 4 native plant species or < 20% cover of native species established in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
		5 years after planting** and every 5 years thereafter	8 or more native plant species established comprising ≥ 50% cover within planted areas and evidence of natural recruitment present;	Continue monitoring thereafter
			Fewer than 8 native plant species or < 50% cover of native species established in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
RMP PS 28. Protection of revegetation in progress	No human disturbance to revegetation plantings	Ongoing until revegetation is successful	Plantings undisturbed	Continue monitoring until revegetation is successful
			Plantings disturbed (plants broken, trampled, dislodged, removed)	Install signs or low fencing as appropriate
RMP PS 29. Protection of	No unauthorized human disturbance to	Ongoing	Buffer areas undisturbed	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-7. Performance Standards for Wetland Buffers.				
RMP Goal 5: Protect wetlands from adverse impacts due to weeds, noise, human and non-native animal intrusion, lighting, predation, and sedimentation.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Buffer areas disturbed (plants broken, dislodged, trampled, removed); soils disturbed or compacted; other signs of damage present	Install additional signs or low fencing as appropriate
RMP PS 30. Minimize anthropogenic changes to existing surface drainage patterns (except for those contemplated by and consistent with the CLRDP, including the Drainage Concept Plan (Appendix B).	Minimal changes to surface topography from management activities; no changes to surface topography due to unauthorized activities	Ongoing	Wetlands/buffers undisturbed	Continue monitoring
			Substantial changes to surface topography and/or drainage patterns evident	Determine cause; correct as necessary
*Unless otherwise specified, year refers to the number of years following the date that the CLRDP is certified by the Coastal Commission. Standard must be met by year indicated. **See Table 13 for planting schedule.				

RMP MM 24. At Wetland W5, the seasonal pond, create a low, irregularly shaped raised low berm along western and northern periphery of its buffer where the berm is sited, sized, and vegetated with appropriate upland and buffer species to provide effective screening and noise attenuation from development in the Middle and Lower Terrace development zones and Campus street. Avoid mature coyote brush where possible. Plant berm with appropriate native coastal scrub herbs and shrubs (including coyote brush), using a mix of species to create native forage, cover, resting areas, and breeding sites for wildlife use (see Table A-3). Plant the buffer area along the east side of Wetland W5 with similar species to screen pond from public access trail. Use dense shrubs near outer edges to maximize screening. Plant understory species to discourage establishment of undesirable weedy species as well as to minimize erosion and sedimentation. Maintain and enhance W5 hydrology, including evaluation of the need for overflow outletting of W5 water (e.g., by installing an overflow pipe through the berm) as necessary based on hydrologic and habitat analysis of the W5 water needs.

RMP MM 25. Ensure the edge of the trail adjacent to wetland W4 is vegetated to minimize

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

sedimentation impacts to the wetland.

RMP MM 26. Revegetate westerly buffer for W4 and northerly buffer for W5 with native species where NOAA development has encroached into buffers.

RMP MM 27. For buffers located adjacent to trails or in other areas subject to disturbance, protect areas undergoing planting until vegetation is established. As appropriate, place signs informing people of ongoing revegetation efforts around the planted areas. If monitoring indicates habitat damage from continued human encroachment, low fencing may be required.

RMP MM 28. Post low key signs at wetland buffer areas to inform people of the sensitive resources and allowed uses.

RMP MM 29. Minimize changes to existing surface and subsurface drainage patterns in open space and buffer areas except for those contemplated by and consistent with the CLRDP, including the Drainage Concept Plan (Appendix B).

F. Younger Lagoon Reserve Buffer/Planted Berm

Description

The buffer for the YLR is outside the Reserve and generally extends 50 feet beyond the mapped boundary between YLR and the terrace (except where precluded by existing development) (Figures A-5 and A-6). It encompasses a mix of coyote brush scrub, coastal bluff scrub, and planted berm habitats. Two constructed earthen berms, separated by a narrow gap, lie just east of the southern portion of the boundary between the YLR and the terrace. The berms have been planted with a variety of native shrub, grass, and herb species and some areas support large stands of poison hemlock. Protective fencing for YLR is in place just outside the Reserve along the boundary between the terrace and YLR.

Protection and Enhancement Management Measures for the YLR Buffer/Planted Berm

The management focus for the YLR buffer and planted berm (see Figures A-5 and A-6) will be on enhancing screening and noise attenuation between the terrace and YLR, prevention of unauthorized access to the YLR, reduction of seedset by existing weeds (primarily poison hemlock), and gradual weed removal along with revegetation with native species. Weed control/revegetation efforts will be phased to gradually reduce the geographic extent of invasive weeds over time. Performance standards for these management measures are presented in Table A-8. Table A-2 lists the non-native weeds (classified there as high, medium, and low priority for removal) identified for removal, and Table A-3 identifies appropriate species for the planting, as described in these management measures.

RMP MM 30. Remove existing (at CLRDP certification) chain link fencing and install new solid fencing along or just outside of the YLR boundary (see also Fencing Design in CLRDP Section 6.8). Plant windbreak and linear mass trees in a north-south orientation to enhance screening of terrace noise, lights, and activities from YLR (see also Landscape Design in CLRDP Section 6.5). Plant appropriate native shrub species (see Table A-3) to soften the appearance of any fencing and to augment the screening capabilities of the fencing and tree screens.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the footer based on an A-1, A-2, A-3 system.

RMP MM 31. Remove high priority invasive weeds other than poison hemlock (see Table A-2) using appropriate methods. Weed removal should be coordinated with management activities in YLR and should be accomplished prior to seedset.

RMP MM 32. Remove poison hemlock in selected areas each year using appropriate methods. Weed removal should be coordinated with management activities in YLR and should be accomplished prior to seedset.

RMP MM 33. Reduce seedset in stands of poison hemlock using appropriate methods.

RMP MM 34. Plant appropriate native grasses, herbs, and shrubs (see Table A-3) in weeded and open areas of buffer.

RMP MM 35. If adjacent to trails or in other areas subject to disturbance, protect areas undergoing planting until vegetation is established. As appropriate, place low fencing and signs informing people of ongoing revegetation efforts around the planted areas.

RMP MM 36. Repair the small erosion gully west of the Campus access road across from the NOAA building and above YLR immediately to reduce the potential for increased gullying and sedimentation and/or turbidity impacts to Younger Lagoon.

Table A-8. Performance Standards for YLR Buffer/Planted Berm.

RMP Goal 6: Protect YLR from adverse impacts associated with terrace use by enhancing the YLR buffer area (including the berm in the lower portion of the terrace) through enhanced fencing and vegetative screening to block terrace noise, lights, activities from YLR, controlling highly invasive weeds, and replanting with native species.

FEATURE	PERFORMANCE STANDARD	TIME PERIOD*	FINDINGS	ACTION
RMP PS 31. Enhance screening of YLR from terrace development through replacing existing fencing, large scale tree plantings, and smaller scale shrub and other plantings (see also management measures above)	Establish new fencing and tree/vegetative screen along YLR/terrace boundary	Year 1	New fencing and tree/vegetative screen established and amount of noise, lights, and activities audible and visible in YLR reduced	Continue monitoring
			New fencing and tree/vegetative established and amount of noise, lights, and activities audible and visible in YLR not reduced	Evaluate measures to enhance screening (e.g., additional vegetation) and implement them

Note: all footers need to be revised to match the format of the CLRDP chapters, with the Monitoring based on an A-1, A-2, A-3 system.

Table A-8. Performance Standards for YLR Buffer/Planted Berm.				
RMP Goal 6: Protect YLR from adverse impacts associated with terrace use by enhancing the YLR buffer area (including the berm in the lower portion of the terrace) through enhanced fencing and vegetative screening to block terrace noise, lights, activities from YLR, controlling highly invasive weeds, and replanting with native species.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
RMP PS 32. Priority 1 weeds other than poison hemlock	Eliminate in YLR buffer/planted berm	Year 3 and annually thereafter	No priority 1 weeds surviving to reproduction	Continue weed monitoring and removal as necessary
			Priority 1 weeds reproducing on site	Increase frequency of monitoring and weed removal efforts; consider alternative control methods
RMP PS 33. Poison hemlock	Eliminate poison hemlock in YLR buffer/planted berm	Year 4	Poison hemlock areal extent on berm reduced by ≥20% over baseline	Continue weed reduction program.
			Poison hemlock extent areal on berm reduced by <20% over baseline	Evaluate effectiveness of weed removal efforts; consider alternative control methods
		Year 8	Poison hemlock areal extent on berm reduced by ≥40% over baseline	Continue weed reduction program.
			Poison hemlock extent areal on berm reduced by <40% over baseline	Evaluate effectiveness of weed removal efforts; consider alternative control methods
		Year 12	Poison hemlock areal extent on berm reduced by ≥60% over baseline	Continue weed reduction program.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-8. Performance Standards for YLR Buffer/Planted Berm.				
RMP Goal 6: Protect YLR from adverse impacts associated with terrace use by enhancing the YLR buffer area (including the berm in the lower portion of the terrace) through enhanced fencing and vegetative screening to block terrace noise, lights, activities from YLR, controlling highly invasive weeds, and replanting with native species.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Poison hemlock extent areal on berm reduced by <60% over baseline	Evaluate effectiveness of weed removal efforts; consider alternative control methods
		Year 16	Poison hemlock areal extent on berm reduced by ≥80% over baseline	Continue weed reduction program.
			Poison hemlock extent areal on berm reduced by <80% over baseline	Evaluate effectiveness of weed removal efforts; consider alternative control methods
		Year 20 and thereafter	No poison hemlock surviving to reproduction	Continue weed monitoring and removal as necessary
			Poison hemlock surviving to reproduction	Evaluate effectiveness of weed removal efforts; consider alternative control methods
RMP PS 34. Native plant revegetation	4 native plant species appropriate for habitat established in poison hemlock removal areas to comprise 50% cover within planted areas	4 years after planting** and every 4 years thereafter	4 or more native plant species established in weed removal areas comprising ≥ 50% cover within planted areas and evidence of natural recruitment present;	Continue monitoring

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-8. Performance Standards for YLR Buffer/Planted Berm.				
RMP Goal 6: Protect YLR from adverse impacts associated with terrace use by enhancing the YLR buffer area (including the berm in the lower portion of the terrace) through enhanced fencing and vegetative screening to block terrace noise, lights, activities from YLR, controlling highly invasive weeds, and replanting with native species.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD***	**FINDINGS**	**ACTION**
			Fewer than 4 native plant species or < 50% cover of native species established in planted areas or no evidence of natural recruitment present	Perform supplemental planting using different species, propagule type, and/or soil preparation methods
RMP PS 35. Protection of revegetation in progress	No human disturbance to revegetation plantings	Ongoing until revegetation is successful	Plantings undisturbed	Continue monitoring until revegetation is successful
			Plantings disturbed (plants broken, trampled, dislodged, removed)	Determine cause; develop appropriate solution
RMP PS 36. Erosion repair west of NOAA building above YLR	No erosion of slope	In conjunction with the completion of any new construction in the Middle Terrace development zone	No erosion occurring, vegetation establishing	Continue monitoring
			Erosion occurring, vegetation dislodged	Resolve drainage problem, repair damage to substrate and vegetation
*Unless otherwise specified, year refers to the number of years following the date that the CLRDP is certified by the Coastal Commission. Standard must be met by year indicated. **See Table 13 for planting schedule.				

G. Finger Beaches and Rocky Intertidal Areas (South of Terrace)

Description

Rocky intertidal areas and small pockets of beach, ~~designated~~ portions of which constitute ESHA, exist at the base of the coastal bluff at the southern end of the terrace (Figure A-5). These small pockets of beach are distinct from the main beach fronting Younger Lagoon, which is not addressed here. The rocky intertidal areas are part of a series of intertidal benches along the coast, continuous with those

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

below De Anza Mobile Home Park and within Natural Bridges State Beach. They harbor a large density and diversity of marine plants and animals.

Protection and Enhancement Management Measures for Finger Beaches and Rocky Intertidal Areas (South of Terrace)

The Campus is located entirely on the terrace above the intertidal zone and, other than drainage discharge, should not have any impacts to it (Figure A-6). No new access to this area is proposed. Aside from the drainage and stormwater measures associated with this CLRDP (e.g., the Appendix B Drainage Concept Plan, etc.) other protection or enhancement measures of the rocky intertidal habitats below the coastal bluff are not recommended at this time. Measures associated with the beach fronting Younger Lagoon are addressed elsewhere in this CLRDP.

H. Water Quality and Erosion Hazard on Terrace Habitats

Description

All wetland and upland terrace habitats must be protected from erosion and adverse impacts to water quality due to stormwater and other runoff. To the extent feasible, surface water quality and volumes will be maintained through the implementation of the Drainage Concept Plan.

Although the drainage management elements proposed in the CLRDP will serve to protect terrace habitats, they will be physically located adjacent to developed areas and will not be managed under this RMP per se, except to the extent there exists some overlap between drainage system components and designated Open Space and Resource Protection Buffer areas (see also Appendix B Drainage Concept Plan).

Protection and Enhancement Management Measures for Water Quality and Erosion Hazard on Terrace Habitats

With implementation of the Drainage Concept Plan, erosion is not expected to be a problem on the terrace habitats. Nonetheless, some erosion may occur due to unplanned events or actions. As necessary to address erosion problems on terrace habitats, the following recommendations shall be implemented. Performance standards for erosion control are presented in Table A-9. Table A-2 lists the non-native weeds (classified there as high, medium, and low priority for removal) identified for removal, and Table A-3 identifies appropriate species for the planting, as described in these management measures.

RMP MM 37. If eroded areas are identified during monitoring surveys (see below), reroute drainage or use natural energy dissipators, recontour with native soil, and plant seed or plugs of native grasses and/or herbaceous groundcover (see Table A-3) as necessary for erosion control.

[[Move table to end of section to match other RMP structure]]

Table A-9. Performance Standards for Water Quality and Erosion Hazard.				
RMP Goal 7: Protect terrace water quality and habitats, and prevent erosion, by implementing the Drainage Concept Plan and actively addressing any erosion that occurs.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD**	**FINDINGS**	**ACTION**

Note: all footers need to be revised to match the format of the CLRDP chapters, with the Summary based on an A-1, A-2, A-3 system.

Erosion control	No erosion problems in terrace habitats	Ongoing	No erosion problems	Continue monitoring
			Eroded areas developing	Repair area as appropriate as soon as weather permits; correct contributing problem

RESOURCE MANAGEMENT FOR SPECIAL STATUS SPECIES

1. Special-Status Wildlife Species

Wildlife surveys conducted on the terrace have focused on birds, mammals, reptiles, amphibians, and invertebrates (EcoSystems West 2002). Special-status species observed on or immediately adjacent to the terrace site are northern harrier hawks, white-tailed kites, merlin, peregrine falcon, loggerhead shrike, tricolored blackbird, black swift, and the California red-legged frog (Table A-10).

Special-Status Bird Species

A number of special-status bird species have been observed on or flying across the site (see Table A-10). A pair of mature northern harriers was observed foraging regularly across the terrace during 2000-01 surveys (EcoSystems West 2002) and has been seen repeatedly over many years (Fusari 2002). Based on observations of flight patterns, they likely nest off-site. The white-tailed kite was also observed foraging on the terrace (EcoSystems West 2002). Merlin, peregrine falcon, loggerhead shrike, tricolored blackbird, and black swift have been observed flying over the terrace (Habitat Restoration Group 1994), but were not observed during the 2000-2001 surveys (EcoSystems West 2002). No special-status bird species were observed nesting or are expected to nest on the terrace portion of the site, although burrowing owls may have formerly nested on the property (Pele 1995).

[Note: move this table to follow first paragraph of this section]

Table A-10. Special-status Wildlife Known to Occur on the Marine Science Campus and YLR.

Common Name (*Scientific Name*)	Status: Federal/State*	Observed on Terrace	Observed in YLR
Amphibians			
California Red-legged Frog (*Rana aurora draytonii*)	T/SC	potential habitat***	potential habitat
Fish			
Tidewater Goby (*Eucyclogobius newberryi*)	E/SC		x
Birds			
California Yellow Warbler (*Dendroica petechia brewsteri*)	--/SC		x

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-10. Special-status Wildlife Known to Occur on the Marine Science Campus and YLR.

Common Name (*Scientific Name*)	Status: Federal/State*	Observed on Terrace	Observed in YLR
Willow Flycatcher (*Empidonax traillii*)	--/E		x
Yellow-breasted Chat (*Icteria virens*)	--/SC		x
Saltmarsh Common Yellowthroat (*Geothlypis trichas sinuosa*)	--/SC		x****
Bank Swallow (*Riparia riparia*)	--/T		x
Black Swift (*Cypseloides niger*)	P/SC	x	x
California Horned Lark (*Eremophila alpestris actia*)	--/SC		x
Double-crested Cormorant (*Phalacrocorax auritus*)	--/SC		x
Brown Pelican (*Pelecanus occidentalis*)	E/E		x
Great Blue Heron (*Ardea herodias*)	--/SC		x
Western Snowy Plover (*Charadrius alexandrinus nivosus*)	T/SC		x
California Gull (*Larus californicus*)	--/SC		x
Loggerhead Shrike (*Lanius ludovicianus*)	P,SC/SC	x	x
Tricolored Blackbird (*Agelaius tricolor*)	P,SC/SC	x	x
Northern Harrier (*Circus cyaneus*)	--/SC	x	x
Sharp-shinned Hawk (*Accipiter striatus*)	--/SC		x
Cooper's Hawk (*Accipiter cooperi*)	--/SC		x
White-tailed Kite (*Elanus leucurus*)	P/FP	x	x
Peregrine Falcon (*Falco peregrinus*)	P/E	x	x
Merlin (*Falco columbarius*)	--/SC	x	x
Burrowing Owl (*Athene cunicularia hypugea*)	P,SC/SC	x	
Long-eared Owl (*Asio otus*)	--/SC		x
Short-eared Owl (*Asio flammeus*)	--/SC		x
Mammals			

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-10. Special-status Wildlife Known to Occur on the Marine Science Campus and YLR.

Common Name (*Scientific Name*)	Status: Federal/State*	Observed on Terrace	Observed in YLR
Western Red Bat (*Lasiurus blossevillii*)	--/**		potential habitat
San Francisco Dusky-footed Woodrat (*Neotoma fuscipes annectens*)	SC/SC		potential habitat

* Status:
Federal:
E = Endangered
T = Threatened
SC =Species of Concern; taxa which are under review, and for which sufficient biological information exists to support a proposal to list as an endangered or threatened species
P = Protected as a Migratory Nongame Bird of Management Concern
State of California:
E = Endangered
T = Threatened
SC = CDFG Species of Special Concern
FP =Fully Protected
** =Taxa given special consideration because they are biologically rare, very restricted in distribution, declining throughout their range, or at a critical stage in their life cycle when residing in CA or taxa that are closely associated with a habitat that is declining in CA

***California red-legged frog sighting was at the northern Campus boundary adjacent to the railroad corridor ~~immediately north of MSC boundary~~.

****Showed nesting behavior in spring 2001.

Source: Modified from EcoSystems West (2002)

California Red-legged Frog

A biotic assessment of the California red-legged frog (CRLF), a threatened species under the federal Endangered Species Act and a CDFG Species of Special Concern, was prepared as part of the development of the CLRDP (EcoSystems West 2002). It describes the results of a literature review and field surveys, and discusses the potential for CRLF use of the Campus site. It is summarized here.

CRLF use a variety of habitat types over their lifetimes. Reproductive habitat requires surface water to be present at a minimum from February to late June. Breeding adults tend to be associated with water at least 2 feet deep (Mori 1997). This habitat may be permanent or ephemeral freshwater sources or tidally influenced coastal marshes with low salinity levels (less than 9ppm) (EcoSystems West 2002). Juvenile CRLF use sites with shallow water and limited shoreline or emergent vegetation and may need a mix of vegetated and open areas (Jennings and Hayes 1988). Adults usually stay within a few feet of surface water areas during the spring and summer months but will move up to 3 miles to other aquatic areas during rainy weather (Bulger 1999). CRLF movements appear to follow a straight line of travel across upland habitats outside of riparian or wetland areas (Bulger 1999).

In 1997, three sub-adult CRLF were sighted in a wetland ~~just~~ along the northern Campus boundary ~~of the terrace property~~ adjacent to the railroad tracks (Mori 1997) (Wetland W2, Figure A-5). Other surveys conducted by the Habitat Restoration Group (1993; 1994), Mori (1998), Bulger (1997), and EcoSystems

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

West surveys in 2000 and 2001 have not found CRLF on or immediately adjacent to the site. However in 2002, EcoSystems West did observe a single young adult CRLF in the same pond. Movement onto or across the project site is most likely to occur at or along the northern margin of the property. Northern wetlands W2 and W6 may provide temporary hydration points for CRLF during winter movements. Other site wetlands have far less potential for use by CRLF due to barriers to movement, short duration of ponding, poor vegetative cover. These portions of the site are also not located between two suitable aquatic habitats (EcoSystems West 2002). Historical off-site CRLF sighting locations include Antonelli Pond and Natural Bridges State Park to the east, although bullfrogs are now prevalent in these locations and there have been no recent sightings of CRLF as of CLRDP certification. CRLF historically and presently breed at Wilder Ranch State Park and several coastal agricultural ponds to the west, and at the UCSC Arboretum to the north.

In summary, the terrace provides potential non-reproductive habitat for CRLF in wetlands in the northern portion of the site. The north wetlands offer hydration, vegetative cover, and foraging habitat. The possibility of CRLF on other portions of the site is considered to be unlikely.

Other Special-Status Species

In addition to CRLF and the special-status bird species identified, the Marine Science Campus also provides habitat for Tidewater Goby, an endangered species under the federal Endangered Species Act and a CDFG Species of Special Concern. Goby have been observed in the brackish water of Younger Lagoon.

2. Protection and Enhancement Management Measures for Special Status Wildlife Species

Management of special-status wildlife species focuses on protection and enhancement of their habitats and on protection from non-native predators and disturbance. Protection and enhancement of the special-status species habitats are described in the preceding sections of this RMP; additional restoration or enhancement measures are not recommended at this time. Management measures for protection of the special-status wildlife themselves are described below; associated performance standards are described in Table A-11.

RMP MM 38. Develop and implement a program for control of non-native wildlife and feral animals.

RMP MM 39. Prohibit domestic pets (dogs and cats) on site.

RMP MM 40. Protect wetlands from unauthorized physical human disturbance

RMP MM 41. Protect the pond in Wetland W2 where CRLF have been observed, by maintaining topography, hydrology, and vegetation in a manner designed to suit CRLF .

RMP MM 42 Avoid the use of rodenticides; where such use cannot be avoided, then minimize such use consistent with the maximum protection of special-status species.

Table A-11. Performance Standards for Special-status Wildlife Species.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the footers based on an A-1, A-2, A-3 system.

Goal: Protect special-status wildlife species through protection and enhancement of wetland habitats (for CRLF) and grassland/scrub-grassland habitats (for special-status bird species), and through protection from non-native predators.				
FEATURE	**PERFORMANCE STANDARD**	**TIME PERIOD**	**FINDINGS**	**ACTION**
RMP PS 37. Control of non-native wildlife and feral animals	Non-native wildlife and feral animals not evident on site (observations, tracks, scat)	Ongoing	Non-native wildlife or feral animals not evident on site	Continue monitoring
			Non-native wildlife or feral animals evident on site	Remove according to control program
RMP PS 38. Control of domestic pets	No domestic dogs or cats on site	Ongoing	No domestic dogs or cats on site	Continue monitoring
			Domestic dog or cat observed on site	Notify owner, removal animal
RMP PS 39.	Where rodenticide use cannot be avoided, it is applied in a manner most protective of special status species	Ongoing	Special-status species unaffected by use of rodenticide	Continue monitoring
			Special-status species affected by use of rodenticide	Modify rodenticide use practices so that there is no effect on special-status species

LONG TERM RESOURCE MANAGEMENT AND MAINTENANCE

1. Guidelines for Long-Term Maintenance

A specific long-term maintenance program shall be implemented to address maintenance of the Campus habitats, including but not limited to areas subject to specific protection and enhancement measures described above. The objective of the long-term maintenance program will be to ensure the long-term protection of the natural resources of the Campus. A component of this objective is to assist in meeting the performance standards for specific management measures described above. Specifically, the

program will address the control of invasive exotic plant species, maintenance of vegetation, maintenance of protection measures, control of non-native wildlife and feral animals, and stormwater management maintenance. The program will incorporate appropriate elements of the measures detailed above, and the following additional guidelines (see also RMP Implementation section that follows).

Revegetated Areas

Areas that have been revegetated will require specific follow-up maintenance.

RMP MM 43 As appropriate, develop a maintenance program as part of planting plans to implement the revegetation measures outlined for protection and enhancement of terrace habitats.

Terrace Habitats and Open Space Areas (i.e., Non-Development Zone Areas) of the Campus

RMP MM 44. Identify a UC official with overall management/maintenance responsibility for open space and habitat areas.

RMP MM 45. Perform all maintenance and management efforts to assist the development of habitat, and disturb it as little as possible when performing necessary tasks.

RMP MM 46. Control weeds as described above under protection and enhancement of terrace habitats.

RMP MM 47. Prune trees and shrubs only as required for safety or tree structural reasons. There should be no pruning to "tidy up" as irregular and random plant growth is desirable for wildlife value.

RMP MM 48. Treat insect pests only if more than 15% of the trees or shrubs in a given area show significant damage, at which time an appropriate Integrated Pest Management (IPM) plan or alternative should be implemented and the use of appropriate biological controls maximized.

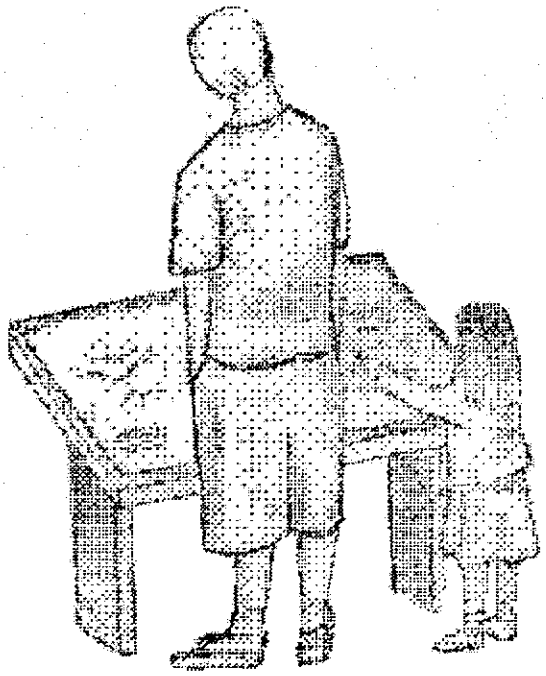
RMP MM 49. Remove and properly dispose of non-organic debris off-site. Leave organic debris from existing vegetation in place to increase wildlife habitat and add organic matter to soil.

RMP MM 50. Maintain sensitive habitat protection measures including fences, signs, trails, overlooks, berms, and screening plantings on an on-going basis.

RMP MM 51. Control non-native animals on site as outlined above under protection and enhancement of sensitive species and habitats. Prohibit domestic pets (dogs and cats) on the site, including on-site residence facilities.

RMP MM 52. Maintain stormwater management systems per the Drainage Concept Plan.

RMP MM 53. Coordinate maintenance efforts for the terrace habitats and YLR wherever possible.



John Gilchrist & Associates ENVIRONMENTAL CONSULTANTS	Resource Management Plan Marine Sciences Campus Coastal Long Range Development Plan INFORMATIONAL AND INTERPRETIVE SIGNAGE	FIGURE 7 June 2002

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

2. Guidelines for Long-Term Monitoring

The purpose of the long-term monitoring program is to evaluate the integrity and functioning of Campus habitats, including but not limited to areas subject to specific protection and enhancement measures described above. The monitoring program will include elements outlined above to assess progress toward meeting the performance standards for specific management measures as well as the following additional guidelines (see also RMP Implementation section that follows).

Revegetated Areas

Monitoring of the revegetated areas is expected to be performed by a revegetation contractor during the initial establishment period. When successfully established, the revegetated areas may be monitored as part of the overall habitat.

RMP MM 54. As part of specific planting plans and specifications to implement revegetation elements, develop a long-term monitoring program. As necessary, prepare detailed success criteria for revegetation plantings based on performance standards outlined above.

RMP MM 55. Perform annual monitoring according to a defined schedule to assess progress toward meeting success criteria and performance standards.

Terrace Habitats and Open Space Areas (i.e., Non-Development Zone Areas) of the Campus

RMP MM 56. Monitor all terrace habitats for highly invasive priority 1 weed species and potential problematic invasion by priority 2 or 3 species (see Table A-2) on a monthly basis from February through August. Implement weed control measures as required to prevent seedset by these species. This task should be overseen by the site manager or UC staff familiar with weed species.

RMP MM 57. Assess the adequacy of vegetation screening in buffers and the wildlife corridors once a year in the spring or summer. This should be performed by the site manager or UC staff. If necessary, perform supplemental planting in the fall. If human disturbance of sensitive areas is evident, fence areas with fencing per CLRDP parameters.

RMP MM 58. Monitor the physical integrity of protective berms each fall prior to onset of winter rains. This should be performed by the site manager or UC staff. Repair as necessary.

RMP MM 59. Qualitatively monitor overall terrace habitats every five years in the spring. Visually estimate vegetative percent cover, dominant species, presence of native plant species, and wildlife use to document habitat conditions over time. This should be done by a qualified biologist.

RMP MM 60. Photodocument each habitat area at least once every ~~5 years~~ from the same vantage point and direction. These photographs will augment the qualitative monitoring of terrace habitats. This should be done by a qualified biologist.

RMP MM 61. Conduct surveys of wetland habitats and surface water patterns after significant storm events to check the integrity of wetland habitats, identify obvious contamination of wetland habitats from urban runoff, identify erosion problems, etc. This should be performed by the site manager or UC staff.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

RMP MM 62. Prepare a monitoring schedule.

RMP MM 63. Maintain an annual monitoring log to document management activities performed during the year. This will facilitate consistent management over time. The log should include a description of what management activities were performed and when, problems noted, and remedial measures taken.

IMPLEMENTATION OF THE RMP

1. Specific Resource Plans Required

The RMP provides a fairly broad outline with general recommendations for resource protection, enhancement, and management on the Marine Science Campus site. The intent is that the recommendations in the RMP be used to guide development of more detailed and specific resource plans for RMP implementation. For example, the performance standards provide suggestions for standards of biodiversity and vegetative cover, but these might be altered in a detailed plan. Therefore, implementation of the requirements of this RMP shall be based on, and shall only proceed according to, more detailed resource plans developed during the course of obtaining development project approvals pursuant to this CLRDP. Some of these more detailed resource plans will be developed during the course of projects that emanate from the CLRDP building program that require certain mitigations and capital improvements as part of them, but others may be developed irrespective of the building program (see also Approvals section below). In any case, such resource plans shall be prepared by a qualified restoration ecologist and shall at a minimum include the following:

1. A baseline assessment, including photographs, of the current physical and ecological condition of the proposed restoration, enhancement, and/or management site area, including, as appropriate, a wetland delineation conducted according to the definitions in the Coastal Act and the Coastal Commission's Regulations, a description and map showing the area and distribution of vegetation types, and a map showing the distribution and abundance of sensitive species. Existing vegetation, wetlands, and sensitive species shall be depicted on a map that includes the footprint of the proposed site area.

2. A description of the goals of the resource plan, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage.

3. A description of planned site area preparation and invasive plant removal.

4. A planting plan including the planting palette (seed mix and container plants), planting design, source of plant material, plant installation, erosion control, irrigation, and remediation. The planting palette shall be made up exclusively of native plants that are appropriate to the habitat and region and that are grown from seeds or vegetative materials obtained from local natural habitats so as to protect the genetic makeup of natural populations. Horticultural varieties shall not be used. Except for the planting of Monterey cypress, only locally collected seed, cuttings, and/or other propagules shall be used for revegetation. Materials should be collected from coastal habitats that are located within approximately one mile of the Campus and seaward of Highway 1 (Morgan 2002).

5. A plan for documenting and reporting the physical and biological "as built" condition of the site area within 30 days of completion the initial plan implementation activities. This is a simple report describing the field implementation of the approved resource plan in narrative and photographs, and reporting any problems in the implementation and their resolution.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

6. A plan for interim monitoring and maintenance, including:

   a. A schedule.

   b. Interim performance standards.

   c. A description of field activities.

   d. The monitoring period.

   e. Provision for submission of annual reports of monitoring results to the Planning Director for the duration of the required monitoring period, beginning the first year after submission of the "as-built" report. Each report shall be cumulative and shall summarize all previous results. Each report shall document the condition of the site area with photographs taken from the same fixed points in the same directions. Each report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the status of the project in relation to the interim performance standards and final success criteria.

7. Final success criteria for each habitat type, including, as appropriate:

   a. Species diversity.

   b. Total ground cover of vegetation.

   c. Vegetative cover of dominant species and definition of dominants (e.g., Army Corps of Engineers "50/20" rule, enumeration, species with greater than a threshold of abundance, etc.).

   d. Wildlife usage.

   e. Hydrology.

   f. Presence and abundance of sensitive species or other individual "target" species.

8. The method by which "success" will be judged, including:

   a. Type of comparison. Possibilities include comparing a census of the site area to a fixed standard derived from literature or observations of natural habitats, comparing a census of the site area to a sample from a reference site, comparing a sample from the site area to a fixed standard, or comparing a sample from the site area to a sample from a reference site.

   b. Identification and description, including photographs, of any reference sites that will be used.

   c. Test of similarity. This could simply be determining whether the result of a census was above a predetermined threshold. Generally, it will entail a one- or two-sample t-test.

   d. The field sampling design to be employed, including a description of the randomized placement of sampling units and the planned sample size.

   e. Detailed field methods. Do not simply cite a publication or "standard" methods.

   f. Specification of the maximum allowable difference between the restoration value and the reference value for each success criterion.

   g. Where a statistical test will be employed, a statistical power analysis to document that the planned sample size will provide adequate statistical power to detect the maximum allowable difference. Generally, sampling should be conducted with sufficient replication to provide 90% power with alpha=0.10 to detect the maximum allowable difference. This analysis will require an estimate of the sample variance based on the literature or a preliminary sample of a reference site.

h. A statement that final monitoring for success will occur after at least 3 years with no remediation or maintenance activities other than weeding.

9. Provision for submission of a final monitoring report to the Planning Director at the end of the final monitoring period. The final report must be prepared by a qualified restoration ecologist. The report must evaluate whether the site area conforms to the goals and success criteria set forth in the approved final resource plan.

10. Provision for possible further action. If the final report indicates that the project has been unsuccessful, in part or in whole, based on the approved success criteria, then the University shall submit within 90 days a revised or supplemental resource plan to compensate for those portions of the original plan which did not meet the approved success criteria.

2. CLRDP Approvals Required

Implementation of the provisions of this RMP is intended to proceed both independently of specific CLRDP building projects and in tandem with them, with significant overlap. In other words, some of RMP requirements are tied to specific CLRDP building program projects, others are tied to specific dates following CLRDP certification, yet others are ongoing, and some are combinations of all of these. As a result, it is important that it be procedurally clear how each of these requirements is to be accounted for. Toward this end, and since the majority of the RMP requirements are not project specific, the University shall comply with all of the following requirements:

1) Within one year after the date that the Coastal Commission has certified the CLRDP, the University shall have initiated all RMP requirements timed to the first year pursuant to an effective CLRDP development project ~~approval or approvals~~authorization. In the event that such requirements have not been so initiated, then new development pursuant to the CLRDP shall be prohibited until they are.

2) Within subsequent years after the date that the Coastal Commission has certified the CLRDP up to twenty years following certification (i.e., within 2 years, 3 years, 4 years, ..., 20 years), the University shall have initiated all RMP requirements timed to each subsequent year pursuant to an effective CLRDP development project ~~approval or approvals~~ authorization. In the event that such requirements have not been so initiated by the year required (in any specific subsequent year case), then new development pursuant to the CLRDP shall be prohibited until they are.

3) Within twenty-one years after the date that the Coastal Commission has certified the CLRDP, the University shall have initiated all RMP requirements that are ongoing after 20 years pursuant to an effective CLRDP development project ~~approval or approvals~~ authorization. In the event that such requirements have not been so initiated, then new development pursuant to the CLRDP shall be prohibited until they are.

Note that it is possible that in the place of an individual authorization (or possibly multiple authorizations) for each year post-certification, the University may choose to pursue an authorization that covers overall implementation of the RMP. In any case, each authorization shall clearly specify which goals, management measures, performance standards, and other requirements of this RMP are being implemented pursuant to that authorization.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

3. Project Schedule

An overall schedule for implementation of management measures, performance standards, and other requirements of this RMP is provided in Table A-13.

4. Annual Resource Management Report

The University shall prepare an annual resource management report that shall, at a minimum, include:

1. An evaluation of the implementation of this Resource Management Plan with respect to its goals, management measures, and performance standards.
3. Any monitoring and/or other related information applicable to other specific CLRDP resource management project authorizations,
3. Recommendations for any modifications to ongoing resource management projects that are necessary in order to achieve CLRDP objectives and/or to meet CLRDP requirements, including those identified in this Resource Management Plan.

The annual resource management report shall be prepared following the end of each year post-CLRDP certification (e.g., for the 3rd year post CLRDP certification, following the 3 year anniversary) and the report completed by the mid-year point of the following year post-CLRDP certification (e.g., in the same example, by 6 months after the 3 year anniversary) to allow any necessary changes to be implemented as soon as possible. The University shall timely pursue all necessary development authorizations pursuant to this CLRDP to implement identified changes prior to the end of the next year post-CLRDP certification (e.g., again in the same example, by the 4 year anniversary).

The Director of Campus Planning shall maintain the annual resource management reports and they shall be available for public review.

5. Responsibilities

UCSC official(s) representing the University of California shall have overall management responsibility for the terrace habitats. Funding responsibility for implementation of the RMP lies with UCSC and the UC Regents. Funds are expected to be derived from proposed development at the Marine Science Campus site, and other monies as available.

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-13. Schedule for Implementation of Protection and Enhancement Management Measures on the Terrace.*

Management Measure	Year** or Other Time Frame																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20***
Grassland, Ruderal, and Coyote Brush Scrub-Grassland Habitats																				
RMP MM 1 (Priority 1 weed removal)	x	x																		
RMP MM 2 (Priority 2 and 3 weed control)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 3 (Revegetation planting)	x	x			x					x					x					x
	For areas disturbed by construction activities, as soon as possible in fall/winter																			
RMP MM 4 (Protection of planted areas)	Until vegetation is established																			
Coastal Bluffs																				
RMP MM 5 (Priority 1 weed removal, except iceplant)	x	x																		
RMP MM 5 (Iceplant removal)	Prior to first rainy season following initiation of construction for first development project in Lower Terrace development zone																			
RMP MM 6 (Revegetation planting – bare areas)	Prior to first rainy season following initiation of construction for first development project in Lower Terrace development zone																			
RMP MM 7 (Revegetation planting -- inland from trail)	Prior to first rainy season following initiation of construction for first development project in Lower Terrace development zone																			
RMP MM 8 (Post informational signage)	x	x																		
Wetlands																				
RMP MMs 9 & 10 (Wetland restoration)	When drainage improvements for the first development project north of Delaware Avenue Extension are constructed, or when the Campus access road itself is replaced, or when the first 10% (square footage) of Campus development under the CLRDP is completed, whichever comes first.																			
RMP MM 11 (Priority 1 weed removal)	x	x																		
RMP MM 12 (Priority 2 and 3 weed control)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 13 (Revegetation planting)	Prior to first rainy season following wetland W2 flow diversion																			
RMP MM 14 (Protect wetlands from disturbance)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

UCSC CLRDP
EXHIBIT E
Page 228 of 271 Pages

Table A-13. Schedule for Implementation of Protection and Enhancement Management Measures on the Terrace.*																				
Management Measure	**Year** or Other Time Frame**																			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20 *** **
RMP MM 15 (Minimize changes to drainage patterns)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Wildlife Corridors and Wildlife Corridor Buffers																				
RMP MM 16 (Priority 1 weed removal)	x	x																		
RMP MM 17 (Revegetation planting)	When drainage improvements for the first development project north of Delaware Avenue Extension are constructed, or when the Campus access road itself is replaced, or when the first 10% (square footage) of Campus development under the CLRDP is completed, whichever comes first																			
RMP MM 18 (Minimize changes to drainage patterns)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 19 (Protect wildlife corridors/buffers)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 20 (Safe wildlife conveyance across Shaffer Road ~~right-of-way~~)	When improvements and/or modifications to Shaffer Road and/or the trail along Shaffer Road are constructed (where the corridor/buffer areas intersect it)																			
Wetland Buffers																				
RMP MM 21 (Construct new Campus access road/restore abandoned road area)	Upon completion of any new building construction in the Middle Terrace, or when the first 10% (square footage) of Campus development under the CLRDP is completed, whichever comes first																			
RMP MM 22 (Priority 1 weed removal)	x	x																		
RMP MM 23 (Priority 2 and 3 weed control)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 24 (Create berm at wetland W5 buffer)	Upon completion of any new construction in the Middle Terrace, or when the first 10% (square footage) of Campus development under the CLRDP is completed, whichever comes first																			
RMP MM 24 (Berm planting in W5 buffer)	Prior to first rainy season following creation of berm																			
RMP MM 25 (Vegetation of trail edge at wetland W4)	x	x																		
RMP MM 26 (Revegetation planting in W4 and W5 buffers)	x	x																		

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

Table A-13. Schedule for Implementation of Protection and Enhancement Management Measures on the Terrace.*																				
Management Measure	**Year** or Other Time Frame**																			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20 ***
RMP MM 27 (Protection of revegetated areas)	Until vegetation is established																			
RMP MM 28 (Post informational signage)	x	x																		
RMP MM 29 (Minimize changes to drainage patterns)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Younger Lagoon Reserve Buffer/Planted Berm																				
RMP MM 30 (Enhance YLR screening along its eastern edge)	x	x																		
RMP MM 31 (Priority 1 weed removal (except poison hemlock))	x	x																		
RMP MM 32 (Poison hemlock removal)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 33 (Poison hemlock seedset reduction)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 34 (Revegetation planting in weeded areas)	Prior to first rainy season following creation of open (weeded) areas																			
RMP MM 35 (Protection of revegetated areas)	Until vegetation is established																			
RMP MM 36 (Repair of erosion gully west of NOAA)	Upon completion of any new construction in the Middle Terrace, or when the first 10% (square footage) of Campus development under the CLRDP is completed, whichever comes first																			
Finger Beaches and Rocky Intertidal Areas (South of Terrace)	No management measures recommended																			
Water Quality and Erosion Hazard on Terrace Habitats																				
RMP MM 37 (Erosion control)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Special-Status Wildlife Species																				
RMP MM 38 (Control of non-native wildlife and feral animals)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 39 (Prohibit domestic pets)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 40 (Prohibit unauthorized access)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

EXHIBIT E
Page 230 of 271 Pages
UCSC CLRDP

Table A-13. Schedule for Implementation of Protection and Enhancement Management Measures on the Terrace.*																				
Management Measure	**Year** or Other Time Frame**																			
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20 *** **
RMP MM 41 (Protect pond)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
RMP MM 42 (Avoid the use of rodenticides, and protect species when unavoidable)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x

* Note that the RMP's performance standards, and the RMP's management measures relating to long-term monitoring and maintenance, also include implementation and timing requirements. The schedule of Table A-13 must be understood in relation to, and considered in tandem with, these other RMP implementation and timing requirements.

** Note that year refers to the number of years following the date that the CLRDP is certified by the Coastal Commission.

*** Note that this table stops at year 20, but that obligations pursuant to the RMP are ongoing past year 20 (see also comment for *).

Note: all footers need to be revised to match the format of the CLRDP chapters, with the numbering based on an A-1, A-2, A-3 system.

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Note: what follows are suggested modifications to the non-text figures of New Appendix A (RMP):

1. All Figures: All changes to figures identified in previous chapters that also affect figures in this chapter need to be changed.
2. Figure 1:
   a. Renumber to A-1 to match Appendix numbering and distinguish from Chapter figures
   b. Incorrectly refers to "Long Marine Lab local context." Fix: delete.
   c. Incorrectly pluralizes Science in Marine Science Campus. Fix: remove "s."
   d. Includes date of June 2002 that is confusing in terms of CLRDP certification. Fix: delete date.
3. Figure 2:
   a. Renumber to A-2 to match Appendix numbering and distinguish from Chapter figures
   b. Incorrectly pluralizes Science in Marine Science Campus. Fix: remove "s."
   c. Includes date of June 2002 that is confusing in terms of CLRDP certification. Fix: delete date.
   d. Shows YLR boundary out in ocean. Incorrect. Fix: move it inland.
   e. Reference to "Marine Science Campus Properties" with a graphic that shows 4 "properties" is confusing. Fix: Re-title to "Marine Science Campus Acreage."
4. Figure 3:
   a. Renumber to A-3 to match Appendix numbering and distinguish from Chapter figures
   b. Incorrectly pluralizes Science in Marine Science Campus. Fix: remove "s."
   c. Includes date of January 2004 that is confusing in terms of CLRDP certification. Fix: delete date.
   d. Has same issues as figure 5.2 land use diagram (since it is same figure) any changes there should be reflected here too.
   e. Upper Terrace Area wrong boundary. Fix. Change it.
   f. Doesn't show second wildlife corridor and buffer. Fix: show it.
   g. Doesn't show 150 foot buffer at W5. Fix: re-do.
5. Figure 4:
   a. Renumber to A-4 to match Appendix numbering and distinguish from Chapter figures
   b. incorrectly pluralizes Science in Marine Science Campus. Fix: remove "s."
   c. Includes date of January 2004 that is confusing in terms of CLRDP certification. Fix: delete date.
   d. Change descriptive text associated with Wetland W1 from "drainage ditch" to "drainage channel."
   e. Can't tell what it says about Younger Lagoon. Should label this as wetland

too (and it may but the graphic can't be read). Fix: label it.

f. Doesn't show 150 foot buffer at W5. Fix: re-do.

g. Wetland labels (W1, W2, etc.) are almost invisible. Fix: ensure labels can be seen.

6. Figure 5:
   a. Renumber to A-5 to match Appendix numbering and distinguish from Chapter figures
   b. incorrectly pluralizes Science in Marine Science Campus. Fix: remove "s."
   c. Includes date of June 2002 that is confusing in terms of CLRDP certification. Fix: delete date.
   d. Says it shows YLR reserve boundary, but it doesn't show up. Fix: add it.
7. Figure 6:
   a. Renumber to A-6 to match Appendix numbering and distinguish from Chapter figures.
   b. Incorrectly pluralizes Science in Marine Science Campus. Fix: remove "s."
   c. Includes date of January 2004 that is confusing in terms of CLRDP certification. Fix: delete date.
   d. Upper Terrace Area wrong boundary. Fix. Change it.
   e. Title inaccurate. Re-title "Campus Resource Management Areas" (and change in TOC)
   f. Doesn't show second wildlife corridor and buffer. Fix: show it.
   g. Doesn't show 150 foot buffer at W5. Fix: re-do.
   h. Says it shows YLR reserve boundary and its buffer, but it not clear where it is. Fix: clearly show it.
   i. Bluff area doesn't extend toward Younger beach around development area. Fix. extend it so bluff area is that area inland of the bluff edge to the edge of the development zone.
8. Figure 7:
   a. Delete this figure. It provides similar, if different, information on interpretive signs that could conflict with the CLRDP sections that address this (shouldn't be addressed in RMP).

~~9.Note: Figures 1 through 4 are basically the same as figures in the main CLRDP text. They have the same set of issues, and some of there own. They do not provide much RMP context except for easier reference when one is in the Appendix. One option (as opposed to fixing them) is to just delete them and have the appendix refer to the main CLRDP figures.~~

Note: This Drainage Concept Plan was originally prepared for UCSC by Ketley & Associates.

Table of Contents [[Note: TOC needs to be updated to account for changes throughout]]

INTRODUCTION 41

METHODS OF ANALYSIS 52

RUNOFF RATE AND VOLUME CALCULATIONS 52

CALCULATION OF DETENTION REQUIREMENTS 523

STORMWATER POND SIZING 523

SOURCES OF DATA 63

Basin Delineations 63

Post-Development Drainage 63

Groundwater Conditions 63

Soils 63

Existing Drainage Reports 634

PRE-DEVELOPMENT CONDITIONS 634

DESCRIPTION OF EXISTING DRAINAGE BASINS 74

Basins 1 and 2 747

Basin 3 969

Basin 4 9610

Basin 5 10711

Basin 6 10711

Basin 7 11813

Basin 8 12914

Basin 9 131015

Basins 10 and 11 141116

EXISTING RUNOFF PEAK RATES AND VOLUMES 141117

Storm Event Assumptions and Methodology 141117

Peak Flow Rates and Total Runoff Calculations 151219

POST-DEVELOPMENT CONDITIONS 161319

DESIGNING TO MAINTAIN PEAK STORMWATER FLOWS 161319

Sizing Detention for 25-Year Flows ..... ***Error! Bookmark not defined.Error! Bookmark not defined.20***

Stormwater Release Rates ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~20*

DESIGNING TO MAINTAIN WATER QUALITY PROTECTION ..... 16~~13~~20

Source Control BMPs ..... 17~~14~~21

Treatment BMPs ..... 18~~15~~22

DESIGNING STORMWATER PONDS TO MEET PEAK FLOW AND WATER QUALITY OBJECTIVES.... **ERROR! BOOKMARK NOT DEFINED.~~ERROR! BOOKMARK NOT DEFINED.~~27**

MAINTAINING GROUNDWATER RECHARGE TO THE MAXIMUM EXTENT PRACTICABLE ..... 22~~19~~27

CONCEPT DRAINAGE PLANS ..... ERROR! BOOKMARK NOT DEFINED.~~ERROR! BOOKMARK NOT DEFINED.~~28

DRAINAGE PLANNING AREA A ..... **ERROR! BOOKMARK NOT DEFINED.~~ERROR! BOOKMARK NOT DEFINED.~~**28

Design and Performance Standards ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~29*

Drainage Plan Features ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~29*

DRAINAGE PLANNING AREA B ..... **ERROR! BOOKMARK NOT DEFINED.~~ERROR! BOOKMARK NOT DEFINED.~~**30

Design and Performance Standards ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~30*

Drainage Plan Features ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~31*

DRAINAGE PLANNING AREA C ..... **ERROR! BOOKMARK NOT DEFINED.~~ERROR! BOOKMARK NOT DEFINED.~~**32

Design and Performance Standards ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~32*

Drainage Plan Features ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~33*

DRAINAGE PLANNING AREA D ..... **ERROR! BOOKMARK NOT DEFINED.~~ERROR! BOOKMARK NOT DEFINED.~~**34

Design and Performance Standards ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~34*

Drainage Plan Features ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~35*

DRAINAGE PLANNING AREA E ..... **ERROR! BOOKMARK NOT DEFINED.~~ERROR! BOOKMARK NOT DEFINED.~~**36

Design and Performance Standards ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~36*

Drainage Plan Features ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~37*

PHASING OF DRAINAGE SYSTEM DEVELOPMENT ..... **23~~20~~38**

STORMWATER MONITORING AND MAINTENANCE PROGRAM ..... **23~~20~~39**

MONITORING AND MAINTENANCE FOR SOURCE CONTROL BMPS ..... 23~~20~~39

Objectives ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~39*

Monitoring and Maintenance Activities ..... *Error! Bookmark not defined.~~Error! Bookmark not defined.~~39*

MONITORING AND MAINTENANCE FOR TREATMENT BMPS ..... 24~~21~~40

Objectives ..... 24~~21~~40

Monitoring of Treatment BMPs ..... 25~~22~~40

Maintenance of Treatment BMPs 272443
APPENDIX A: RAINFALL DATA 312847
APPENDIX B: BMP AND ENGINEERED SYSTEMS PERFORMANCE DATA 322948
APPENDIX C: WET POND DIAGRAMS 333049

1. Introduction

This drainage concept plan for the Marine Science Campus provides: 1) a description of existing conditions at the time of CLRDP certification, 2) a set of performance standards and best management practices (BMPs) that will guide future work by a civil engineer to develop site-specific drainage plans, 3) a description of the methods to be used in the design of Campus drainage systems, 4) monitoring, maintenance, and water quality performance standards for ensuring that the drainage system is functioning as intended, and 5) credible evidence that the performance standards are achievable using the proposed methods.

This plan is referred to as a "concept plan" because it provides the basic parameters for the drainage systems to be used on the Campus, but it doesn't provide specific plans and designs for their construction. Rather, it provides the framework for guiding the development of specific drainage plans and designs as part of future projects under the CLRDP, including providing specific BMP and other requirements that must be included in such future projects. In that sense, not all aspects of this plan are prescriptive; some are just illustrative or give guidance for future specific designs. For example, in matters regarding the layout of drainage features for specific buildings or groups of buildings, this plan is intended only to provide guidance to planners and engineers that will work in the future to develop project-specific plans and designs for a specific construction plan. Similarly, regarding the sizing and ultimate location of stormwater wet ponds, this plan makes gross assumptions about total future impervious area. The actual sizing and location of these basins will depend on the amount of unimproved area retained around buildings, the ability to make use of such area for the drainage system components identified herein, the degree to which programmed space is provided in one or two story buildings, technical considerations (e.g., site-specific infiltration rates, BMP design considerations, etc.), the amount of drainage to be contained (including actual areas of pervious and impervious coverage associated with development under this CLRDP), the degree to which areas outside of the three Campus development zones can be avoided and drainage still be made to meet water quality objectives, and other CLRDP requirements that also apply (i.e., natural resource protection, view protection, etc.). The way in which these other CLRDP factors affect any specific drainage proposal will only be known when specific development proposals come forward for proposed development of one or more portions of the Marine Science Campus.

This plan is intended, however, to be prescriptive in many other respects. For example, twelve specific BMPs are prescribed herein and those BMPs are required elements of any project-specific plans and designs. Likewise, standards for maintaining clean stormwater flows to important habitat areas, groundwater recharge, and water quality are binding and required elements of future site-specific drainage plans. Finally, there are certain drainage improvements that serve as infrastructure for the entire site and are not tied to ~~a specific coastal development permit application~~an individual CLRDP building program project but rather are required as part of overall Campus development (see also CLRDP Chapter 9).

It is also noted here that at the time of CLRDP certification, UCSC was in the process of developing a campus-wide Stormwater Management Plan (which was to address the Main UCSC Campus and the Marine Science Campus) in compliance with state Phase II Stormwater regulations, and this plan was to be submitted to the Regional Water Quality Control Board and updated annually. To the extent that this campus-wide plan requires stormwater management design standards or measures that are more protective of resources and water quality than those identified in this CLRDP Drainage Concept Plan, the more protective measures may be applied to development implemented under the CLRDP provided such measurers are otherwise consistent with the CLRDP.

Urban runoff (non-point source pollution) is recognized as one of the leading causes of water quality impairment in the United States. Runoff from the Marine Science Campus development will drain to wetlands, Younger Lagoon and the Monterey Bay National Marine Sanctuary. Given the ecological importance of these waters, runoff water quantity and quality from proposed Campus development has been made a critical component in the site design. This drainage concept plan has been designed to address these issues.

This document is divided into six sections. The first section introduces the drainage concept plan. The second sets forth the methodology and data sources used in development of the plan. The third section describes hydrological conditions

on the Marine Science Campus existing at the time of CLRDP certification. The fourth section identifies parameters for CLRDP-approved development conditions and identifies a series of remedial drainage projects to be undertaken shortly after CLRDP certification. The fifth section discusses the phasing of drainage improvements on the Marine Science Campus. Finally, the sixth section outlines monitoring and maintenance activities and requirements for the Campus drainage system.

2. Methods of Analysis

The purpose of this section is to set forth the methodology and data sources used in development of this conceptual plan.

Runoff Rate and Volume Calculations

The Rational Method was selected as the technique for determining flow rates and volumes. Precipitation intensities and runoff coefficients were derived from Santa Cruz County Drainage Design Data. Time of concentration data was derived using the SCS TR20 Lag method. Use of the County of Santa Cruz's Tc nomograph was considered, but this methodology was dropped in favor of the TR20 Lag method. This is because the County's Tc nomograph is not well suited to simulate the actual conditions of the Marine Science Campus site. Unlike the turf conditions that are well suited to the County Tc nomograph, the Marine Science Campus grasslands are characterized by heavy rodent use, which has left the ground irregular and porous, and by tall grasses and shrubs that affect drainage.

To better simulate Tc values for the Marine Science Campus, Hydrographs for Windows software was used, which allows the selection of three possible techniques for Tc derivation (Lag, TR55 and Kirpich). The Lag method was selected because this yielded a more accurate assessment of Tc, than the nomographs. While this methodology resulted in a conservative estimate of pre- and post-CLRDP development flows, this is appropriate given the importance of protecting Younger Lagoon Reserve and other resource areas from the impacts of stormwater and other runoff discharge generated by development areas. In Basins 5 and 7 (containing the NOAA Fisheries and the CDFG facilities, respectively), a Tc default of 10 minutes was used, since these basins are small and mostly covered with hardscape. This is the minimum Tc the County recommended at the time of CLRDP certification.

Peak and total flows (24 hour) were calculated for the 25-year return storm event.

Calculation of Detention Requirements

The Modified Rational Method was used to calculate the 25-year detention for each post-CLRDP development sub-basin. This technique uses the rational method to calculate the volume of runoff in a specified time interval. Detention is then calculated for the runoff storage volume required to reduce runoff rates to a predetermined level. Detention volumes were calculated to reduce post-development 25-year runoff rates to pre-development 25-year rates. A design engineer using the most appropriate method available at the time of design will determine the actual volume of storage required in any particular post-development sub-basin (see also Section 4).

Treatment Train Sizing

The post-CLRDP drainage system is required to be a "treatment train" of BMPs in series (see Section 4). This system, including the wet ponds, is to be sized to meet water quality requirements for all storms up to and including the 85th percentile event (i.e., the 85th percentile, 24-hour storm event for volume and the 85th percentile, 1-hour storm event for flow), per a handout made available by the California Coastal Commission staff entitled: "85th "Percentile" Design Goal Implementation Considerations."

Sources of Data

A number of reports and documents were used to help determine the hydrological conditions at the site.

Basin Delineations

Existing sub-basin delineations were based on the topographic survey conducted by Baseline Surveyors in November 2001. This survey information was compared to field surveys conducted during three storm events in 2001 and 2002. Steven Davenport (Assistant Director of the Institute of Marine Sciences) provided valuable observations on the overall site drainage.

Post-CLRDP Development Drainage

Post-CLRDP development drainage was analyzed and modeled based on the CLRDP Land Use Diagram contained in Chapter 5, and other related descriptive information regarding the CLRDP building program.. The post-CLRDP drainage parameters identified are thus estimates based on potential development; site-specific drainage plans will be used at the time of development for the actual design and construction of the required BMP treatment train identified in this plan.

Groundwater Conditions

Data on shallow groundwater elevations was derived from piezometers installed at the campus by Phillip Williams and Associates and Haro Kasunich and Associates. Monitoring data from these piezometers during the 94-95 winter season was provided by Steven Davenport. Groundwater flow information was provided in a memo from Peter Hudson of Environmental Science Associates (ESA) and discussions with Terry Huffman of Huffman Broadway Group (HBG).

Soils

Information on soil types at the site was taken from the Final Agricultural Suitability Study conducted in 1995 by Sage Associates.

Related Reports

Various drainage reports and miscellaneous data were produced in the past for the Marine Science Campus. These reports were used as background information to increase the overall knowledge of the site and include:

- In 1993 H.T. Harvey & Associates produced a report on hydrology and water quality for a Long Marine Lab EIR. This report predates many of the buildings and improvements now on the site.
- Strelow Consulting produced a draft EIR for the Santa Cruz Coastal Marine Research Center in 1997. This report also predates many of the buildings and improvements now on the site.
- Drainage information for the CDFG Oiled Seabird Facility was obtained from reports by Nelson Engineering and Ifland Engineers Inc.

3. Pre-CLRDP Development Conditions

The purpose of this section is to describe hydrological conditions on the Marine Science Campus at the time of CLRDP certification. The first subsection provides a description of drainage basins on the site at that time, and the second subsection estimates associated total volumes and peak runoff rates for the drainage basins.

Description of Campus Drainage Basins

The purpose of this section is to describe existing drainage conditions on the Marine Science Campus at the time of CLRDP certification. The Marine Science Campus consists of 11 drainage basins. Delineation of these basins was based on the topographic survey conducted by Baseline Surveyors in November 2001. This survey information was supplemented by field surveys conducted during three storm events in 2001 and 2002 and by interviews with Steven Davenport, who provided observations on the overall site drainage. Each of the drainage basins is described below, and Figure B-1 shows their location on the Marine Science Campus.

Changes for following figure (i.e., B-1):

1) Change title from "Figure 1: Existing Drainage Basins" to "Figure B-1: Campus Drainage Basins"
2) Change "agricultural drainage ditch" to "drainage channel" to match rest of document (consistency of terms).
3) Change "Delaware Rd extension" to "Delaware Avenue" (consistency of terms).
4) Add identifier for Delaware Avenue Extension so it is clear it applies to east-west segment of Campus access road.
5) Change reference to "NMFS" to "NOAA Fisheries" (consistency of terms)
6) Change reference to "F&G" to "CDFG" (consistency of terms)
7) Delete reference to "Seymour Center Pond" as this is not identified anywhere else in the document and could cause confusion.
8) Fix line identifying location of Stormceptor unit as it doesn't connect on the graphic.
9) Add McAllister Way identifier to Campus access road.
10) Boundaries for Basins 1, 7, 8, and 9 need to be clarified – including along the west and at their intersections. These polygons don't appear to close in the figure and need to be revised to form closed polygons.
11) Development shown seaward of a line drawn west-east at the LML marine mammal pools is not consistent with reality. This is a similar problem to other CLRDP figures, and requires same fix (only show permitted configuration of development).

Basins 1 and 2

General Description

Basins 1 and 2 are located north of Delaware Avenue Extension and cover approximately 16 acres with an average slope of 1%. These basins, both of which were undeveloped pre-CLRDP, are divided by a grade break that bisects the area from the northeast corner to the southwest corner. Delaware Avenue Extension demarcates the southern boundary of this zone. Basin 1 covers 7.7 acres on the west side of the upper campus. Basin 2 covers 8.17 acres in the eastern section of the upper campus.

Hydrologic Conditions

The soils in these basins are primarily Elkhorn sandy loam (SCS soil type B) and Watsonville loam (SCS soil type D). Both basins have good cover conditions provided by healthy grass growth. Coyote Bush provides additional cover in the upper and eastern sections of both basins. The soil surface features numerous small, shallow depressions and rodent burrows, which provide runoff storage and some infiltration during rain events. Wetland areas are prominent hydrological features in these basins.

Stormwater runoff from these two basins moves via overland flow in a southwest direction. Basin 1 drains predominantly to a ~~farm~~ drainage ~~ditch~~ channel along the western boundary of the site. This channel diverts water from its historical route through Basin 1, which is a linear wetland approximately 50 feet to the east of the channel. Runoff from Basin 2 flows towards Delaware Avenue Extension, which acts as a dam to help create a wet area north of the road. Flows then travel along a grassy swale that parallels the road and join with runoff from Basin 1 at a drainage ~~ditch~~ channel located at the point where the Delaware Avenue Extension turns to the south into McAllister Way near the Campus property boundary at the City limit line. Approximately 100 feet downstream of this point the channel was once bridged by a farm access road that incorporated a three barrel corrugated metal pipe culvert system. However, this crossing no longer exists and all that remains of this structure are two concrete headwalls. The ~~drainage ditch~~channel conveys runoff from the upper area to the northeast arm of Younger Lagoon through a heavily vegetated riparian area located to the northwest of the CDFG facility.

Wetlands W1, W2, W3, and W7 are located within Basins 1 and 2.

Pre-CLRDP Erosion Problems

Drainage discharges in Basins 1 and 2 were free of significant erosion problems at the time of CLRDP certification.

View of Basin 1 from Delaware Avenue Extension

View of Basin 2 from Delaware Avenue Extension

Swale along Delaware Avenue Extension

Confluence of Basins 1 and 2

Concrete Headwalls in ~~drainage ditch~~Channel

Wetland Riparian Area above Younger Lagoon

Basin 3

General Description

Basin 3 is a small (2.9 acres) crescent shaped undeveloped basin with a 0.5% slope (see Figure B-1). Delaware Avenue Extension and McAllister Way mark the northern and western boundaries of the basin. The eastern edge of the basin is provided by an indistinct grade-break that separates it from Basin 4.

Hydrologic Condition

The soil in basin 3 is Elkhorn sandy loam. The basin has good cover conditions provided by healthy grass growth. The soil surface has scattered small, shallow depressions, which provide runoff storage and infiltration during rain events. Wetland W8 is located within basins 3 near Delaware Avenue Extension.

Stormwater runoff from Basin 3 flows southwest towards a small overgrown drain inlet on McAllister Way (opposite the CDFG building). This inlet empties into a 12" plastic pipe that crosses McAllister Way and discharges to a small swale. This swale is a tributary to the same ~~drainage ditch~~channel that serves Basins 1 and 2, which in turn flows to the upper end of Younger Lagoon Reserve.

Pre-CLRDP Erosion Problems

Drainage discharge in Basin 3 was free of significant erosion problems at the time of CLRDP certification.

Basin 3 from McAllister Way

Drain Inlet for Basin 3

Basin 4

General Description

Basin 4 is the largest basin on the site at 17.87 acres and has a slope of 1% (see Figure B-1). The eastern side of the basin runs along the De Anza Mobile Home Park wall. Delaware Avenue Extension demarcates the northern edge of the basin. The western perimeter is primarily the edge of Basin 3, with a small section in the southwest corner being bounded by McAllister Way. The southern edge of Basin 4 is defined by the northern limits of Basins 5, 6 and 11.

Hydrologic Conditions

Basin 4 is primarily underlain by Elkhorn sandy loam soil. However, an area of Watsonville loam is found surrounding wetland W4 in the southeast corner of the basin. The soil surface is scattered with small depressions, which provide additional retention and detention of stormwater. The cover conditions in this basin are good with a mix of healthy grass and Coyote Bush.

This basin drains by overland flow towards wetland W4. A crushed 24" corrugated metal pipe (CMP) is located at the eastern end of this wetland and connects it to hydrologic features within De Anza Mobile Home Park (likely to the main

pond located in the De Anza Mobile Home Park). The CMP pipe is located below grade and has sustained damage that restricts the opening to approximately 12".

Pre-CLRDP Erosion Problems

Drainage discharge in Basins 4 was free of significant erosion problems at the time of CLRDP certification.

View of Basin 4 from the De Anza Mobile Home Park Wall

Basin 5

General description

Basin 5 covers approximately 1.8 acres and incorporates the NOAA Fisheries building (see Figure B-1). The northern edge of the basin is bounded by Basin 4. The west side of the basin is defined by a drainage swale that runs along the east side of McAllister Way. The southern and eastern edges are adjacent to basin 6. The basin has a 2% slope and drains to an engineered percolation system located to the south of the NOAA Fisheries building.

Hydrologic condition

This basin is underlain by Elkhorn sandy loam. There has been significant disturbance in this area, and the surface is covered with patches of spoils and has areas of marginal plant growth. As such, the cover condition is rated as poor to fair.

The drainage system for Basin 5 and the NOAA facility consists of an underground percolation system and retention chamber located south of the NOAA building. Overflows from this system discharge into the large seasonal pond (wetland W5) located in Basin 6. A grassy swale that has been narrowed to a drainage ditch by NOAA contractors and an 18" reinforced concrete pipe under McAllister Way are located west of the NOAA building. These facilities are designed to route flows from neighboring Basin 6 to Younger Lagoon Reserve. Drainage from Basin 5 does not flow into these facilities, except to the degree that drainage from Basin 5 causes overflows in Basin 6 during heavy wet periods.

Pre-CLRDP Erosion Problems

Construction activities at the NOAA site have filled the grassy swale along McAllister Way with erosion deposits. NOAA contractors cleared the swale but in the process converted the grassy swale into a narrow drainage ditch. Construction activity has also deposited sediment into the 18" pipe that traverses underneath McAllister Way, and only the upper 6" of the pipe was free of sediment at the time of CLRDP certification.

Basin 6

General description

Basin 6 is located south of the NOAA facility and covers 7.72 acres with a 2% slope (see Figure B-1). This basin features a large central wetland area commonly referred to as the seasonal pond (wetland W5). The north end of the basin is adjacent to Basin 5. McAllister Way demarcates the western edge of the basin. The northern border of Basin 10 marks the southern limit of Basin 6. Basin 11 runs along the eastern flank of the basin.

Hydrologic conditions

This basin is almost completely comprised of Watsonville loam soil (with the exception of a small area around the perimeter of basin 5). The seasonal pond dominates the hydrology of this basin, acting as a detention/retention area.

The soil surface is generally uniform, with some shallow depressed areas. Cover conditions are good, with a mix of healthy grasses, Coyote Bush (along the northern edge) and wetland plant species in the seasonal pond.

Runoff in Basin 6 flows towards the seasonal pond, which is located approximately in the center of the basin. Stormwater from Basin 6 is in large part retained in the seasonal pond, and when capacity of the pond is reached, stormwater flows into a grassy swale located east of McAllister Way. From this point, stormwater flows north to the former swale modified to a narrow ditch located adjacent to Basin 5 and the NOAA facility, and then flows through an 18" reinforced concrete pipe to Basin 8. From this point it discharges into Younger Lagoon Reserve.

In the past, a drainage ditch appears to have been graded from the seasonal pond south to the coastal bluff. This ditch is almost completely filled in now and no longer functions to drain the basin.

Pre-CLRDP Erosion Problems

At the time of CLRDP certification and as noted above, the 18" drainage pipe has become heavily silted and only the upper 6" of the pipe is free of sediment. The grassy swale that previously helped to clean water flowing into Basin 8 and Younger Lagoon has been converted into a narrow drainage ditch with little ability to clean stormwater. Finally, stormwater that flows from Basin 6 into Basin 8 and Younger Lagoon Reserve has caused significant problems in Basin 8, and these problems are discussed in a subsequent section.

View of Basin 6 and NOAA building

Former swale./drainage ditch and inlet alongside NOAA building

Sediment Choked Outfall

Basin 7

General Description

This basin is located west of McAllister Way and occupies 2.41 acres with a gentle slope of 0.5% (see Figure B-1). Younger Lagoon represents the western edge of this basin, with Basin 8 marking the southern edge. This basin contains the CDFG building and a portion of the Avian Facility.

Hydrologic Condition

Except for the mostly undisturbed area extending north of the CDFG facility that forms the connection between the upper terrace portion of the Campus and the eastern arm of Younger Lagoon, this basin is almost completely covered by buildings or gravel, and the soils beneath these features are Elkhorn sandy loam. With the exception of a small, planted strip along the edge of McAllister way, there is very little vegetation south of the CDFG facility. A small retention pond is located at the southeast corner of the CDFG building, and there is no visible outlet for this pond. Stormwater that overflows this system travels by overland flow through Basin 8, where it discharges into Younger Lagoon Reserve.

Runoff from the west side of the CDFG building is discharged to Younger Lagoon via an unlined swale at the north end of the basin. Runoff from McAllister Way and the east side of the CDFG building are routed to the small retention pond via a series of small drain inlets between the CDFG building and McAllister Way. The Avian Facility drains by overland flow through swales in Basin 8, where it discharges into Younger Lagoon Reserve.

Wetland W6 is located in the northern portion of Basin 7 north of the CDFG facility.

Existing Erosion Problems

Drainage discharge in Basin 7 was free of significant erosion problems at the time of CLRDP certification.

CDFG Swale

CDFG Retention Pond

Southern Section of Basin 7 from McAllister Way

Basin 8

General Description

Basin 8 is located directly south of Basin 7 and covers 2.96 acres with a 2% slope (see Figure B-1). The basin is partially developed with an assortment of greenhouses (some without roofs and/or abandoned) and other small buildings, including a portion of the Avian Facility. This basin is a primary discharge point for stormwater from the Marine Science Campus flowing into Younger Lagoon Reserve.

Hydrologic Condition

The soil in this basin is Elkhorn sandy loam. There is sparse vegetation around the greenhouses and other buildings. Overall, cover conditions are fair.

There are three discharge points into Younger Lagoon Reserve in Basin 8. The first one, which is located at the far southwestern end of the basin, is a broad grassy swale that effectively serves to dissipate stormwater energy. The second discharge point, which is located approximately 200 feet east of the first discharge, is a percolation trench with a berm that acts as a levee to prevent direct discharge into Younger Lagoon Reserve. The third discharge point is an 18" reinforced concrete pipe that discharges into a gully leading to the Lagoon.

Drainage from the western portion of this basin flows to the first discharge point described above. Drainage from eastern portion of this basin flows to the second discharge point. Drainage from the southern portion of this basin flows to the third discharge point.

Pre-CLRDP Erosion Problems

Each of the existing discharge points to Younger Lagoon Reserve in Basin 8 requires some level of attention at the time of CLRDP certification. The westernmost discharge point appears to function without significant erosion because of well established vegetation and a broad profile that helps to dissipate stormwater energy. Nonetheless, this area should be monitored to ensure stability.

The second discharge point has been a problem for many years. Prior to the installation of the percolation trench in this area, stormwater discharged into a narrow swale that became eroded over time. While this earlier damage has been arrested by the installation of a percolation trench and berm, there are problems with these facilities. Due to large populations of rodents in the area, the stability of the protective berm has been undermined. Rodents burrow through the berm and create pathways for water that quickly become eroded with heavy stormwater flows. As a result the berm has failed repeatedly in the past. This problem will probably continue into the future and require a better solution as new development places more demand on the outfall.

The third discharge point has caused significant erosion and deposition problems in and adjacent to Younger Lagoon Reserve. The existing gully and deposits appear to have been created at least in part before development of the Marine Science Campus. Stormwater from Basin 6, which is released into the gully directly from the 18" discharge pipe, has made the problem worse. This problem requires immediate attention.

Basin 8 Viewed from the South

Basin 9

General Description

Basin 9 is a 6.4-acre area that contains the original Long Marine Lab, Ocean Health, and Seymour Center facilities (see Figure B-1). This basin extends northward along McAllister Way to the southern end of Basin 8. The west side of the basin is marked by a berm along the eastern edge of Younger Lagoon Reserve. The east side of the basin abuts Basin 10, and the south side of the basin abuts the coastal cliffs. The slope across this basin increases from 1% to 2% as it approaches the coastal cliffs.

Hydrologic Condition

Basin 9 is situated on top of Watsonville loam soils. This basin does not discharge directly to surface waters, but instead discharges to the seawater system discharge via a Stormceptor™ unit located below the old Long Marine Lab buildings. A small detention pond located to the south of the Seymour Discovery Center serves to attenuate peak flows from this building prior to discharge to the Stormceptor™ and seawater system. The seawater system has adequate capacity for the existing flows (seawater and stormwater), but has limited extra flow capacity.

Pre-CLRDP Erosion Problems

Drainage discharge in Basins 9 is free of significant erosion problems.

View of Basin 9 from McAllister Way

Basins 10 and 11

General Description

These two basins are located on the southern end of the site and cover 4.0 and 4.7 acres respectively (see Figure B-1). Basin 10 is bounded by Basin 9 on the west, Basin 6 on the north, Basin 11 on the east, and the coastal cliff on the south. The east side of Basin 11 is located along the De Anza Mobile Home Park wall, with the west side along the eastern boundaries of Basins 6 and 10. A small section of coastal bluff makes up the southern end of this basin. In both basins, the slope increases from 1% to 2% approximately 300 feet from the coastal bluff.

Hydrologic Conditions

The soil in these basins is Watsonville loam and with some small depressions that hold water during storms. Healthy grass growth provides good cover conditions. These basins drain by overland flow to the coastal cliff.

Pre-CLRDP Erosion Problems

Drainage from Basins 10 and 11 cause minor erosion and gullying at various points over the cliff.

View of Basin 10 and 11 from Trail along Coastal Bluff

Pre-CLRDP Runoff Peak Rates and Volumes

For the purposes of identifying runoff rates and volumes for drainage basins, all undeveloped (at the time of CLRDP certification) drainage basins (Basins 1 through 4, 6, 10, and 11) were assigned a runoff coefficient (C Factor) of 0.15 (i.e., grassland state). In addition Basins 7 and 8 were assigned a C Factor of 0.15 to mitigate for the increased flow rates caused by the current level of development in these basins. Basins 7 and 8 contain the CDFG and Avian facilities, and the leased greenhouses.

Drainage basins that were largely developed (Basins 5 and 9) at the time of CLRDP certification were assigned a C Factor of 0.70 (i.e., commercial/light industrial development state). Basin 5 contains the NOAA Fisheries facility, which is a federal in-holding not directly subject to the Marine Science Campus CLRDP. Nonetheless, the ultimate design of the outfall that serves NOAA, which is located in Basin 8, will need to be able to handle the anticipated flows from this basin. Finally, Basin 9 contains the Long Marine Laboratory facilities, including the Seymour Marine Discovery Center.

Storm Event Assumptions and Methodology

Peak flow rates and volumes for pre-CLRDP conditions in each basin were calculated for the 25-year return storm event. These events represent storms with a probability of occurrence in any single year of 4 to 50%. As such, they provide a reasonable assessment of basin runoff hydrology during both frequent and infrequent storm events.

To determine the peak and total runoff for each basin, the Rational Method was selected, since it is a straightforward technique and is suitable for the size of the campus site. The Rational Method requires four parameters to determine runoff rates: area, time of concentration, rainfall intensity and a runoff coefficient. Basin areas were determined using CAD drawings of the basins. To determine the rainfall intensity for the design storms, Santa Cruz County intensity duration frequency (IDF) curves were utilized (IDF data is included in Figure B-3). Time of concentration data for each basin was determined using the SCS TR20 Lag method. The runoff

coefficients for the pre-CLRDP development conditions were based on commonly accepted values for the specified conditions. Critical parameters for each basin are summarized in the table below.

Summary of Critical Parameters by Basin

Basin	Area (acres)	Basin Slope (%)	C factor
1	7.70	1.3	0.15
2	8.17	1.3	0.15
3	2.89	0.5	0.15
4	17.87	1.0	0.15
5	1.88	2.0	0.7
6	7.72	2.0	0.15
7	2.41	0.5	0.15
8	2.96	2.0	0.15
9	6.40	2.0	0.7
10	4.00	1.0	0.15
11	4.67	1.0	0.15

Source: Ketley and Associates

Peak Flow Rates and Total Runoff Calculations

The table below summarizes pre-CLRDP peak and total flows by basin for the 25 year storm event.

Estimated Pre-CLRDP Peak and Total Flows by Basin

Basin	25-Year Event Peak (CFS)	25-Year Event Total (CF 24 Hrs)
1	1.66	25,946
2	1.13	27,530
3	0.43	9,738
4	2.48	60,215
5	3.05	29,563
6	1.68	26,283
7	0.72	8,121
8	1.03	8,121
9	7.57	73,322
10	0.68	13,478
11	0.72	15,736

Source: Ketley and Associates

4. Post-CLRDP Development Runoff Design Parameters

The purpose of this section is to identify required components of all Campus drainage systems, including a subset of drainage improvement projects that need to occur separate from other CLRDP development. This information will be used to guide the development of future project-specific drainage improvement plans. There are three overlapping general objectives that form the basis for the development of such Campus drainage systems: 1) maintaining peak and clean runoff flows to important water bodies (such as Younger Lagoon and the terrace wetlands), 2) maintaining natural infiltration to the maximum extent possible, and 3) meeting CLRDP identified water quality standards. Each of these objectives is discussed individually in the following subsections. Together, the end result are CLRDP prescriptions for development of a comprehensive BMP treatment train system design for the Campus that accommodates all three objectives, and the parameters for a subset of necessary Campus drainage improvement projects.

Designing to Maintain Peak Stormwater Flows

Post-CLRDP peak stormwater flows shall be maintained at pre-CLRDP levels up to the 25-year storm event to the degree feasible, provided that accommodating such flows does not require drainage system sizing that exceeds 85th percentile storm event requirements (see below). This limitation is provided to ensure that 25-year sizing does not result in inappropriate drainage system design that may conflict with other CLRDP goals (including clustering development within development zones). Approaches to achieve such flow attenuation include maximizing infiltration (both in site layout and in BMP design), maximizing pervious areas, and manipulating stormwater release rates (e.g., V-notch weirs or outlets in series at wet pond discharge).

Designing to Maintain Water Quality Protection

The protection of water quality and those resources dependant on clean water are regulated by a number of agencies including the California Environmental Protection Agency through the State Water Resources Control Board (SWRCB) and the Resources Agency through the Coastal Commission (CCC) and Department of Fish and Game (CDFG). These agencies have developed California's Management Measures for Polluted Runoff (CMMPR). These documents list a series of technology based management measures that were originally identified in the Section 6217 (g) ("g guidance") of the Coastal Zone Act Reauthorization Amendments (CZARA). In addition, the State Regional Water Quality Control

Boards (RWQCB) have developed Basin Plans that identify specific water quality objectives and standards that apply; for the Marine Science Campus, the Central Coast Basin Plan includes operative guidance in this respect.

Sizing Drainage System Components for 85th Percentile Storm Events

The Marine Science Campus drainage concept plan has been designed to meet the New Development Management Measures set forth in the CMMPR, the g guidance (4-12) parameters, and the Basin Plan objectives, and to filter and treat the amount of runoff from irrigation and from each and every storm and/or precipitation event up to and including the 85th percentile, 24-hour storm event (for volume-based BMPs) and the 85th percentile, 1-hour storm event (for flow-based BMPs). For the Santa Cruz Area, the 85th percentile storm is as follows:

- 85th percentile, 24-hour storm event: 24-hour depth of 0.95 inches
- 85th percentile, 1-hour storm event: Hourly precipitation of 0.17 inches per hour

All wet pond and other drainage system components shall be sized and designed to provide filtration and treatment of flows up to and including these 85th percentile storm requirements.

Water Quality BMPs

The control of pollutants in runoff is achieved through a variety of systems commonly referred to as best management practices (BMPs). BMPs come in two main formats: Source Control BMPs that eliminate or reduce pollutants at the source and Treatment BMPs that remove pollutants from runoff by physical and/or biological processes.

Source Control BMPs

The first, and oftentimes most effective, controls for limiting the pollution of drainage and stormwater runoff are the source control BMPs (also called pollution prevention BMPs). These BMPs typically involve four approaches:

- Modifying practices to limit the generation of potential pollutants.
- Elimination of pollutants by substituting nonpolluting chemicals or products or altering product use.
- Reducing the quantity and/or toxicity of pollutants generated by production processes through source reduction, waste minimization, and process modifications.
- Recycling of waste materials.

~~Five~~ Six primary source control BMPs are prescribed by this drainage concept plan for the Marine Science Campus. These six BMPs shall be required as part of all projects undertaken pursuant to the CLRDP and shall apply to both individual projects as well as to the Marine Science Campus as a whole. Individual project review may require that additional and/or more protective source control BMPs be applied to individual projects and project sites and/or the Campus. The six required source control BMPs are:

- Providing for appropriate storage and use of commercial and household hazardous chemicals (such as lubricants, pesticides, solvents, acids, alkalis and paints), and providing information on less-toxic alternatives.
- Providing convenient locations for recycling/disposal of commercial and household hazardous wastes, and ensuring all such wastes are recycled/disposed of.
- Controlling litter, dust/dirt, and other potential pollutants through monthly sweeping of roads, parking lots, and other paved surfaces using a regenerative-air sweepers.
- Landscaping using native plants with low nutrient, water, and pesticide/rodenticide requirements (see also Resource Management Plan).

- Providing comprehensive recycling and yard waste programs, and ensuring full use of them.

- Providing water quality education (including materials and presentations) to all Campus users and visitors regarding the nature of urban runoff pollutants and means of limiting generation of same.

Source control BMPs can provide significant runoff water quality enhancement. However, given the ecological importance of receiving waters on the site, further stormwater controls have been selected for the Marine Campus Site. These additional pollutant controls are provided by a series of carefully selected and designed treatment BMPs.

Treatment BMPs

Six primary treatment BMPs are prescribed by this drainage concept plan for the Marine Science Campus. These six BMPs shall be required as part of all projects undertaken pursuant to the CLRDP and shall apply to both individual projects as well as to the Marine Science Campus as a whole as applicable. These BMPs are intended to be used in series as a treatment train, but they can be used alone or in a combination that only includes a subset of the six provided water quality is protected as required in this drainage concept plan and the CLRDP as a whole and depending on what is appropriate in any particular project (for example, where limited space makes it infeasible to accommodate BMPs in series, where drainage system volume requirements may compromise site resources, etc.). That said, each of the six treatment BMPS shall be included in each project unless a subset of them and/or a substitution (of an equally effective BMP) for one or more of them would provide equal or better water quality and other resource protection. Individual project review may require that additional and/or more protective treatment BMPs be applied to individual projects and project sites and/or the Campus. The six required treatment BMPs, generally in treatment train order, are:

- Outlets plumbed to the sanitary sewer system in contained areas subject to maintenance and servicing of heavy equipment and food service washdown, and covering of such areas.

- Containment and engineered stormwater treatment systems (for parking lots, maintenance areas, laydown areas and other areas subject vehicular-type pollutant generation)

- Oil and grease traps (e.g., for food service areas)

- Vegetated filter strips

- Vegetated swales

- Stormwater (Wet) ponds

By using these BMPs outlined above in a multi-component treatment system the pollutant removal performance of the drainage system should be able to meet the requirements of the CMMPR, the g guidance, the Central Coast Basin Plan, and this CLRDP, including the objectives of this drainage concept plan.

Vegetated filter strips, swales, and wet ponds shall be designed to appear as natural as possible through the use of undulating, non-linear edges, contours, and other design elements (including screening and other vegetation at their perimeters) that help the feature fit with the surrounding landscape. Any check dams used to control the release of stormwater and/or to enhance its residence time in the treatment train shall be soil berms and/or made of natural materials (e.g., woody debris) or semi-natural materials (e.g., rock with hydrophytic shrubs) and made to appear as natural as possible. Design elements that do not appear natural shall not be used (e.g., concrete or other drop structures, angular berming, etc.). Low Impact Development (LID) BMP strategies and techniques shall be used in all system design (e.g., maximizing infiltration in BMP design, reducing the hydraulic connectivity of impervious surfaces, etc.). All drainage system components shall be sited within Campus development zones to the maximum extent possible, and shall only be sited outside of development zones where such development is: otherwise consistent with the requirements of the CLRDP, including Chapter 5; sited and designed to minimize resource impacts; minimized to the maximum degree possible; limited to the non-forebay portion of wet ponds and to the discharge attenuation swales (see also below) only; and limited to areas designated Open Space on Figure 5.2 except in two instances (described in the "Wet Ponds" section below).

Vegetated Filter Strips

The first "natural" BMP in the campus drainage treatment system is the vegetated filter strip. A vegetated filter strip is a linear section of vegetated land (usually over 10 feet wide) with a porous soil foundation (e.g., oftentimes introduced sandy soils) that is placed parallel to a developed site and is designed mainly to treat sheet flows. Runoff flows (as sheet flow) onto the filter strip where the vegetative cover and porous soils reduce flow velocities and remove particulate contaminants through filtration and sedimentation. Infiltration will recharge the shallow groundwater table and thereby benefit the base water flows of the site's wetlands.

The filter strips shall be seeded with an appropriate native grass species that shall be planted over porous soil areas designed to increase the permeability and filtration potential of the strips. The native grasses are typically dormant during the dry summer months and may not have sufficient vegetative growth (for sediment capture) by the beginning of the wet season. The filter strips shall be irrigated in early September, in order to ensure the grass is in a healthy condition prior to the first winter storm events.

Several methods for sizing vegetated filter strips have been described (Horner, 1988; FHWA 1989; IEP,1991; Tollner, et al., 1976). The California Stormwater Handbook (SWQTF 1993) design guidelines recommend a filter strip size of 1,000 SQ.FT./Acre for the Monterey Bay area. Research in western Washington State (Metro 1992) found that vegetated filter strips (using the Horner specifications) remove 80% of suspended solids and 50% of soluble zinc. For the purposes of CLRDP vegetated filter strip sizing, the 85th percentile, one-hour storm event shall be used unless other sizing criteria would result in better resource protection and is otherwise consistent with this CLRDP.

Vegetated Swales

Vegetated swales are grass-lined channels designed to convey and filter/treat stormwater and other runoff. In addition to native grass, these swales oftentimes are planted with hydrophytic species that can provide additional treatment depending on design residence times. They are similar to in shape and conveyance function to typical concrete/asphalt swales, but are generally somewhat wider and much shallower. Similar to filter strips, ensuring adequate permeability in the soil beds to enhance filtration is necessary. The grass, other vegetation, and porous soils provide two important benefits -- reduction in flow velocities and pollutant removal. Runoff velocities are reduced because the water has to travel through dense vegetative cover. Pollutant removal is by filtration of particulates through the grass and soil and by infiltration of soluble nutrients into the soil. Where ponding is designed into swales, hydrophytic plant species effective at pollutant removal can improve particulate settling and uptake of dissolved contaminants. The grass swales shall, at a minimum, be seeded with appropriate native grass species to increase the ecological and water quality value of these areas. CLRDP swales shall also include ponding features where feasible. Where ponding features are part of the swale design, hydrophytic species capable of biological treatment shall be planted and maintained in these areas. Figure B-6 identifies hydrophytic species that may be used for this purpose (other plant species may also be used on the Campus in this respect provide that they too are hydrophytic species capable of water quality filtration and treatment). As with the vegetated filter strips, the vegetated swales shall be irrigated in early September, to ensure sufficient vegetative growth by the beginning of the wet season.

The California Stormwater Handbook recommends the Horner method (Horner, 1988) for sizing swales for use in California. The primary criteria for this method are a two-year design storm and a grass height of 10 cm. Swale width is calculated using Manning's equation and a 2-year return storm. Swale depth is calculated using Manning's equation and a 100-year return storm. 85th percentile storm event sizing (described earlier) is also valid at the Campus. Thus, CLRDP swales shall be sized to meet both the Horner method~~, which also will meet the~~ and 85th percentile storm method (one-hour storm for conveyance and 24 hour storm for ponding features) requirements, unless other sizing criteria would result in better resource protection and is otherwise consistent with this CLRDP.

Pollutant removal in swales is a function of storm water residence time and the extent of the soil/vegetation surfaces. Swale pollutant removal performance has generally been assessed for roadside ditches, which are much narrower than treatment swales. The California Stormwater Handbook suggests that pollutant removal performance in treatment swales is similar to that provided by vegetated filter strips (removal of 80% of suspended solids and 50% of soluble zinc). The g guidance indicates that swale total suspended solid (TSS) removal performance is in the 20%-40% range.

For the Marine Science Campus, providing check dams could enhance residence time in the swales. These check dams allow the ponding of runoff water, which reduces water velocity and improves the sedimentation of particulates. Using wide shallow swales maximizes the soil/vegetation surface area. With a greater surface area, the natural physical and chemical soil processes that remove pollutants are enhanced. By planting hydrophytic species capable of biological treatment, further water quality enhancement is possible (again, see Figure B-6). Check dams and ponding features shall be required within CLRDP swales unless it is infeasible to provide such areas. Ponds shall not exceed 18 inches in design depth.

Wet Ponds

Wet ponds act as vegetated detention basins that have a permanent pool of water that exists between storms. In addition to providing good sediment capture, wet ponds also provide additional treatment because the retained water is subject to biological activity. In between storm events, those pollutants in water that remains in the permanent pool are removed or reduced by sedimentation, chemical transformation, and/or biological uptake. The residence time of water in the permanent pool of each specific pond will be dependant on ground water elevations, soil saturation and infiltration rates. The ponds located in the upper campus area (Basins 1 and 2) should be able to function as true wet ponds with longer resident times in pool areas. Following storm events, the soils in this area tend to saturate at a depth of 8 inches below the current ground surface (PC Terry Huffman). This soil saturation will tend to limit the infiltration of water out of the ponds, thereby creating a permanent pool. In the well-drained soils of the middle campus, the ponds will tend to act primarily as infiltration basins, except after prolonged periods of rain and consequent higher groundwater elevations. Runoff shall be directed to Campus wet ponds through the aforementioned vegetated swales and filter strips. As with pond location, the position and alignment of these swales/strips is primarily dependent on site design and will be finalized as site-specific drainage plans are finalized.

The accepted pond design methodology for California is described in the California Stormwater Handbook. In conformance with the g guidance, the sizing of CLRDP wet ponds shall be based on the California Stormwater Handbook and the 85th percentile storm, 24-hour event requirements, unless other sizing criteria would result in better resource protection and is otherwise consistent with this CLRDP. Fifteen percent of every wet pond shall be designed and designated to serve as a pretreatment forebay, within which the heaviest loads of sediment will be deposited and in which the most active maintenance is envisioned. The forebays shall be distinguished from the remainder of the pond (through such measures as differential pond elevations, berming/lateral sills, etc.). Stormwater ponds shall include outlet structures designed to attenuate discharge. The wet ponds will be vegetated with both native grasses and hydrophytic species (see Figure B-6). As with plant selection for filter strips and swales, species considerations include expected residence times and ponding depths. Some hydrophytic species may only survive with a sufficient depth of water and/or in saturated soils. In this respect, species choice is likely to be adaptive inasmuch as those species that survive the first year or two for any particular pond are likely the most well adapted species for the site conditions, and replacement plantings should focus on those (or similar) species.

Stormwater wet ponds will require some combination of excavation and berming in order to provide sufficient treatment volume (see Figure B-5 for an illustrative diagram of a typical wet pond). Such new landform alteration will have an impact on the Campus viewshed and other site resources, and every effort shall be made to ensure that these facilities blend as seamlessly as possible into the Campus design and open space aesthetic. Toward this end, the height of any constructed berm shall be minimized to the maximum extent feasible and in any case shall not exceed ~~4.0~~ two feet as measured from existing natural grade. Berm grades shall be no steeper than a 4 to 1 slope. All wet ponds shall be designed to maintain a permanent pool area, and shall be designed so that the permanent pool is no deeper than 18 inches. Wet ponds shall be designed to appear as natural as possible through the use of undulating and non-linear edges and contours, and other design elements shall be applied (such as screening vegetation in and around the berm edge) to help the pond features fit with the surrounding landscape.

Filtered and treated discharge from the ponds shall be directed to Younger Lagoon and terrace wetlands in a manner that is most protective of and least intrusive to these resources. Typically this shall be accomplished by ensuring that wet ponds discharge outside of wetland and wetland buffer areas, and the discharged water is allowed to make its way as it will within the buffer and to the wetland area as topography and vegetation dictates in order to approximate natural

conditions as much as possible. To protect against erosion and/or other problems, particularly in larger storm events, discharge from wet ponds shall be directed to a vegetated swale/strip (also outside of the wetland buffers) that serves to dissipate and redirect runoff toward the buffers as attenuated sheet-type flow. Energy dissipation methods shall be used as necessary at wet pond outlets.

This typical wet pond discharge arrangement described above may not be possible for wet pond flows at two Campus locations. The first is in the Upper Terrace development zone where a portion of the wet pond itself may need to be located within the wetland buffers and outside of the development zone. In the case it proves infeasible to locate wet ponds outside the buffers in this Upper Terrace zone and still provide for the above-described typical drainage arrangement (see also CLRDP Chapter 5 in this respect), the same attenuated sheet flow regime shall be provided within the buffer in a manner that is least disruptive to resources. At a minimum, the forebay area shall be located entirely outside the buffer area. The second location is in the northwest portion of the Middle Terrace development zone where the Campus access street is to be abandoned. In this area, the roadway elevation is going to be maintained. As a result, drainage from wet ponds in this area can still be directed to wetland buffers areas as described, but such drainage may require a means for it to be directed from the east side of the abandoned roadbed to the west to allow adequate drainage and directing of filtered/treated waters to beneficial uses. In such an event, again the least disruptive means of conveying the drainage shall be used.

In addition, where wet pond drainage is directed to existing drainage discharge points, such as potentially in the southwest portion of the Middle Terrace development zone, the above-described typical drainage arrangement may not apply. In such cases, existing discharge points and related elements shall be upgraded as necessary to ensure that the new flows when coupled with existing flows are directed to the wetland resources in the manner that is most protective of and least intrusive to Campus wetlands – including accounting for adequate flow energy dissipation.

Wet Pond Pollutant Removal Performance

The pollutant removal performance of wet ponds has been studied by several agencies (e.g., Lower Colorado River Authority 1997, State of Maryland 1986, US EPA 2000, etc.). The typical pollutant removal performance of wet ponds for sediments, nutrients and metals is as follows:

Sediment removal efficiency in wet ponds is a primarily a function of the volume of the pond relative to the volume of the runoff. The California Stormwater Handbook sizing methodology has been used to achieve 80% TSS removal rates for the design storm. The National Pollutant Removal Performance Database (US EPA 2000) reports a median removal rate of 80%.

Nutrient removal is primarily through biological processes, and as such is dependent on the biological activity of a pond. The relatively stable temperature regime along California's Central Coast should provide reasonably consistent biological activity in the ponds throughout the winter months. Studies by the Lower Colorado River Authority (LCRA 1997) indicate wet pond removal rates of 0-20% for Phosphorous and 20-40% for Nitrogen. Higher nutrient removal rates (52% for P & 55% for N) were documented in a Section 319 grant report by the City of Austin, Texas. The National Pollutant Removal Performance Database reports wet pond removal rates of 32% for Nitrogen (TN) and 49% for Phosphorous (TP).

Metals removal in ponds is by sedimentation (non-dissolved forms) and biological activity (dissolved forms). The National Pollutant Removal Performance Database reports the median removal rates of 58% for Copper and 65% for Zinc. Similar removal rates have been reported for pond systems in Colorado (Article 72 Center For Watershed Protection). The Colorado Pond removal rates are 57% for copper and 66% for zinc.

Engineered Stormwater Treatment Systems

Additional treatment will be provided for parking lots, outdoor maintenance and laydown areas, and other areas subject vehicular-type pollutant generation through the installation of engineered treatment systems. These devices are designed to capture oil and other contaminants that may leak from parked vehicles or spill on the ground during maintenance or equipment preparation activities. These devices will then discharge treated runoff into the above-described vegetated swale, strip, and pond system. There are a number of these engineered treatment devices on the market, with varying

levels of efficiency and reliability. Device selection criteria should be based on the unit with the highest capture efficiency for hydrocarbons and other expected pollutant types depending on the activities and equipment upstream of the system. Currently available examples of engineered stormwater treatment system units include those produced by Vortechnics, Stormceptor, AquaSheild, CDS Technologies, StormTreat Systems Inc., Stormwater Management Inc., and a host of other companies in this ever expanding field. Devices can range from fairly simple hydrocarbon collection and detention systems to elaborate high-end systems that allow for the addition of different media designed to address targeted constituent elements (e.g., Stormwater Management Inc.'s StormFilter system), and even systems that approximate stormwater treatment wetlands within the system (e.g., StormTreat Systems Inc.'s StormTreat). The systems used in any circumstance shall be chosen to address the constituent pollutants expected, and in light of the other elements of the treatment train that will be applied and their ability to address CLRDP required water quality treatment and filtration in tandem with the system chosen.

Where elements of the CLRDP required BMP treatment train are omitted due to infeasibility or other design issues, engineered systems designed to achieve the same levels of water quality treatment are likely to be necessary for a project to be able to meet CLRDP water quality standards. A high-end engineered treatment system can provide similar water quality treatment ability in a much smaller footprint – oftentimes mostly or completely below-ground. To achieve similar water quality benefits, however, such high-end systems must typically incorporate enhanced filtration and treatment options such as media canisters, mini-wetlands, and their equivalent.

Designing to Maintain Groundwater Recharge to the Maximum Extent Practicable

As described in the preceding sections, the approach to runoff management envisioned by this Drainage Concept Plan is heavily reliant on natural-based systems, such as stormwater ponds, swales, and vegetated filter strips. Unlike conventional drainage systems that use concrete pipes and impermeable detention vaults, the natural systems envisioned for the Marine Science Campus provide opportunities for runoff to infiltrate the ground and replenish groundwater supplies along the entire runoff transport route. In this way, the natural groundwater system that currently exists on the site can be maintained to the maximum extent practicable. The treatment train shall be sited and designed in such a way as to maximize infiltration of runoff to the degree feasible.

Specific Drainage Improvement Projects

A series of drainage improvement projects are to be undertaken on the Campus independent of any specific building projects. These improvement projects respond to the previously detailed Campus drainage problems described in the pre-CLRDP condition section. These are summarized below and their locations identified in Figure B-2:

- The 24-inch corrugated metal drainage pipe that discharges from wetland W4 into the De Anza Mobile Home Park shall be repaired and/or replaced in a manner designed to enhance wetland W4 habitat and hydrology, and designed to blend as seamlessly into the site aesthetic as possible, including provisions so that it is not visible from public viewing areas to the maximum extent possible.
- The degraded grassy swale located on the east side of McAllister Way between the Lower Terrace development zone and the outlet to Younger Lagoon opposite the NOAA Fisheries facility shall be restored.
- The 18-inch reinforced concrete pipe that connects Basin 6 with Basin 8 and Younger Lagoon Reserve shall be cleaned-out or replaced.
- The stormwater outfall directing discharge toward Younger Lagoon Reserve in the southwestern most portion of Basin 8 (across from the NOAA Fisheries facility) shall be repaired and/or replaced.
- The percolation trench and berm directing discharge toward Younger Lagoon Reserve (and located to the northwest of the stormwater outfall in Basin 8) shall be repaired or shall be replaced by an equivalent natural stormwater treatment discharge system.

All projects identified above except for the project involving wetland W4 shall be sited and designed in a manner designed to enhance habitat values in Younger Lagoon Reserve and its buffer, including restoration of areas in the Reserve or the buffer area damaged by past stormwater discharge. The repair/replacement projects shall be designed and sized to accommodate non-disruptive flows into the Reserve for at least the 100-year storm event. All project related development shall be made to blend as seamlessly into the site aesthetic as possible, including provisions so that it is not visible from public viewing areas to the maximum extent possible.

[[Note: Add New Figure B-2 here. The sole intent of this figure is to identify the above-described projects in site plan view. This new figure should show the information from previous plan figures 2-6 except for the ponds and pond-related information, and except for the development zone information (because it doesn't show up in print and isn't correct). This figure should be modeled after B-1 (i.e., showing the whole site) and shall include the same changes as required by B-1 (and any preceding chapter figure changes to the degree applicable) to ensure consistency of figures.]]

5. Phasing of Drainage System Development

The purpose of this section is to discuss phasing of drainage improvements on the Marine Science Campus. With regard to the final design and construction of stormwater ponds, these facilities are to be installed as needed to serve development in the zone under construction. During construction, the ponds can serve as sediment capture ponds, as required by the State's Stormwater NPDES construction permit. At the completion of construction activities, the ponds shall be cleaned, vegetated and have the necessary outlet devices installed to meet post-development flow control and water quality requirements. Likewise, the vegetated filter strips and vegetated swales discussed in this plan may be installed in conjunction with construction of specific buildings. The improvements identified above that are not tied to specific development projects shall be implemented as set forth in Chapter 9, Capital Improvement Program. Drainage improvements in any development zone shall be done in advance of development in that zone if such development would contribute to the mitigation of impacts from development in other zones.

6. Drainage Monitoring and Maintenance Program

The purpose of this section is to outline monitoring and maintenance activities and requirements for CLRDP source control and treatment BMPs.

Monitoring Source Control BMPs

~~CLRDP source control BMPs shall be monitored to ensure their continued application to ongoing Campus operations and development.~~ The University shall undertake an annual assessment of source control BMPs on the Campus to verify that CLRDP prescribed source control BMPs are being applied on Campus, that they are being applied effectively (including to what extent minimum performance standards are met), to identify means to more effectively implement existing source control BMPs (including what measures are necessary to meet minimum performance criteria), and to identify additional source control BMP measures to ensure overall water quality measures are achieved. At a minimum, such ~~monitoring~~ annual evaluation shall include assessment of the Campus systems in place that provide for the following subject to the minimum performance standards to be achieved:

- That the Campus is providing adequate and convenient means for the recycling/disposal of commercial and household hazardous wastes. The performance standard to be achieved is that all commercial and household

hazardous wastes that can be recycled are being recycled, and that all such wastes that cannot be recycled are being properly disposed of.

- That less toxic alternatives to commercial and household hazardous chemicals (such as lubricants, pesticides, solvents, acids, alkalis and paints) are being used where possible, and that all such chemicals are appropriately stored and sparingly used. The performance standard to be achieved is that all commercial and household hazardous chemicals are stored in a manner designed to contain all spills, that information on less-toxic alternatives has been provided to potential Campus users, and that chemicals are used sparingly, per their intended application, and in a manner designed to minimize the potential for such chemicals to be applied outside target application areas.

- That all roads, parking lots, and other paved surfaces are being vacuum swept with a regenerative-air sweeper designed to control litter, dust, dirt, and other potential pollutants to the maximum extent feasible. The performance standard to be achieved is that all paved surfaces are vacuum swept at least one time per month and that all regenerative-air sweepers used are maintained in good working order per the manufacture's recommendations.

- That all Campus landscaping is limited to native plants with low nutrient, water, and pesticide/rodenticide requirements. The performance standard to be achieved is that ~~75~~100% of Campus landscaping meets this criteria.

- That the University is providing Marine Science Campus users with convenient recycling and yard waste programs, and that Campus users are fully utilizing the University's recycling and yard waste programs. The performance standard to be achieved is that ~~50~~100% of recyclable materials are recycled and that ~~50~~100% of yard wastes are mulched/reused.

- That Campus users are educated regarding the nature of urban runoff pollutants and means of limiting pollutant generation. The performance standard to be achieved is that the University has developed a water quality and runoff educational program (including educational hand-outs and other materials), that that program meets current professional standards for such education programs, and that the University has provided educational materials and other educational programs (i.e., presentations, videos, etc.) to each Campus user (UCSC, Campus-affiliates, visitors, other site users, etc.).

All source control monitoring and related information shall be included as part of an annual water quality report (see below).

Monitoring and Maintenance for Treatment BMPs

Objectives

The objective of maintenance and water quality monitoring associated with treatment BMPs is to ensure that the integrity of the drainage system is maintained, to verify that the treatment train system is improving the quality of the water draining from the site, and to ensure that discharge has been adequately filtered and treated to meet CLRDP water quality objectives. Treatment BMPs shall be repaired as necessary to maintain the system in its design state, shall be regularly evaluated, and shall be modified: (1) if the outlet concentrations for monitored parameters are higher than the inlet concentrations; and/or (2) if the minimum acceptable water quality parameters are exceeded. Monitoring shall occur in perpetuity. All monitoring and related information shall be included as part of an annual water quality report (see below). The objective of maintenance and water quality monitoring associated with treatment BMPs is to ensure that the integrity of the drainage system is maintained, to verify that the treatment train system is improving the quality of the water draining from the site, and to ensure that discharge has been adequately filtered and treated to meet CLRDP water quality objectives.

Monitoring of Treatment BMPs

Water Quality Testing

Water quality testing shall occur ~~once~~ at least three times each year during storm events that are projected to exceed 0.5 inch of total precipitation. A rain gauge (e.g., a tipping bucket or comparable unit) shall be set up at the site to provide data on the actual precipitation (intensity and total precipitation) from each monitored storm event. During testing events, samples shall be collected from each Campus discharge point (into terrace wetlands, Younger Lagoon Reserve, the Pacific Ocean, etc.) ("outlet" points) and from ~~representative~~ each upstream runoff generation location corresponding to each outlet where the runoff enters the drainage system (at parking lots, laydown yards, streets, etc.) ("inlet" points). Both time-composited samples and grab samples will be used, and different parameters analyzed for each as described below. In addition to ongoing monitoring, and in order to monitor overall CLRDP BMP effectiveness after the treatment trains have stabilized, baseline water quality testing (for the same constituents and in the same manner) shall occur during ~~two~~ the first three storm events ~~within three years~~ after the CLRDP is certified that meet the 0.5 inch criteria. The results of the baseline monitoring evaluation shall be made part of all water quality reporting over time.

Time-composited samples shall be collected with an automated sampler that has been pre-cleaned to allow accurate detection to at least the lowest detection limits specified. At least 16 individual samples will be collected to form each composited sample. The minimum parameters to be analyzed by time composited sampling are listed below.

- Settleable solids
- Total suspended solids
- Hardness
- Total organic carbon
- Total phosphorous
- Ortho-phosphate
- Inorganic nitrogen
- Nitrate
- Nitrite
- Ammonia nitrogen
- Copper (detection limit of 1 microgram/liter)
- Lead (detection limit of 1 microgram/liter)
- Zinc (detection limit of 1 microgram/liter)

Grab samples shall be collected at first flush, mid-storm, and storm event conclusion. Parameters that will be analyzed by grab sampling are listed below.

- Oil and grease
- TPH (detection limit of 1 nanogram/liter)
- pH
- Conductivity

- Dissolved oxygen
- Temperature
- Turbidity

A comprehensive quality assurance/quality control program shall be included in all sample collection and lab analysis. Photodocumentation of water quality testing parameters (i.e., photos of inlets and outlets, sampling equipment, sampling events, etc.) shall be part of all monitoring and water quality testing.

Water Quality Performance Standards

The performance standards for discharges and for each of the monitored parameters are two-fold:

First, outlet concentrations for each parameter shall be less than inlet concentrations, unless ecosystem variability is responsible for the increased concentration. The performance standard is a net reduction in pollutant loading across the treatment train in compliance with water quality standards. If water quality testing indicates that outlet concentrations for any particular parameter are equal to or more than inlet concentrations, the University shall identify an appropriate means to reduce said concentrations and shall implement all necessary changes prior to the next storm season (i.e., by October 15th of each year).

Second, the following minimum requirements shall also apply to all outlet discharge waters:

Color: Waters shall be free of coloration that causes nuisance or adversely affects receiving water body uses. Coloration attributable to materials of waste origin shall not be greater than 15 units or 10 percent above natural background color, whichever is greater.

Tastes and Odors: Waters shall not contain taste or odor producing substances in concentrations that impart undesirable tastes or odors to fish flesh or other edible products of aquatic origin, that cause nuisance, or that adversely affect receiving water body uses.

Floating Material: Waters shall not contain floating material, including solids, liquids, foams, and scum, in concentrations that cause nuisance or adversely affect receiving water body uses.

Suspended Material: Waters shall not contain suspended material in concentrations that cause nuisance or adversely affect receiving water body uses.

Settleable Material: Waters shall not contain settleable material in concentrations that result in deposition of material that causes nuisance or adversely affects receiving water body uses.

Oil and Grease: Waters shall not contain oils, greases, waxes, or other similar materials in concentrations that result in a visible film or coating on the surface of the water or on objects in the water, that cause nuisance, or that otherwise adversely affect receiving water body uses.

Biostimulatory Substances: Waters shall not contain biostimulatory substances in concentrations that promote aquatic growths to the extent that such growths cause nuisance or adversely affect receiving water body uses.

Sediment: The suspended sediment load and suspended sediment discharge rate of surface waters shall not be altered in such a manner as to cause nuisance or adversely affect receiving water body uses.

Turbidity: Waters shall be free of changes in turbidity that cause nuisance or adversely affect receiving water body uses. Increase in turbidity attributable to controllable water quality factors shall not exceed the following limits: (1) where natural turbidity is between 0 and 50 Jackson Turbidity Units (JTU), increases shall not exceed 20 percent; (2) where natural turbidity is greater than 50 and 100 JTU, increases shall not exceed 10 JTU; and (3) where natural turbidity is greater than 100 JTU, increases shall not exceed 10 percent.

pH: The pH value shall be between 7.0 and 8.5.

Dissolved Oxygen: Dissolved oxygen concentration shall not be reduced below 5.0 mg/l at any time. Median values shall not fall below 85 percent saturation as a result of controllable water quality conditions.

Toxicity: All waters shall be maintained free of toxic substances in concentrations which are toxic to, or which produce detrimental physiological responses in, human, plant, animal, or aquatic life. Compliance with this objective may be determined by use of indicator organisms, analyses of species diversity, population density, growth anomalies, toxicity bioassays of appropriate duration, or other appropriate methods. Survival of aquatic life in surface waters subjected to discharge or other controllable water quality conditions shall not be less than that for the same water body in areas unaffected by the discharge.

Ammonia Nitrogen: Ammonia nitrogen concentrations shall not exceed 0.025 mg/l (as N).

Pesticides: No individual pesticide or combination of pesticides shall reach concentrations that adversely affect receiving water body uses. There shall be no increase in pesticide concentrations found in bottom sediments or aquatic life. Total identifiable chlorinated hydrocarbon pesticides shall not be present at concentrations detectable within the accuracy of professional analytical methods.

Other Organics: Waters shall not contain organic substances in concentrations greater than the following:

Methylene Blue Activated Substances	0.2 mg/l
Phenols	0.1 mg/l
PCB's	0.3 mg/l
Phthalate Esters	0.002 mg/l

Radioactivity: Radionuclides shall not be present in concentrations that are deleterious to human, plant, animal, or aquatic life; or result in the accumulation of radionuclides in the food web to an extent which that presents a hazard to human, plant, animal, or aquatic life.

Where any of the above criteria are not met, the University shall identify a means to achieve the required criteria, and shall implement all necessary changes prior to the next storm season (i.e., by October 15th of each year).

Maintenance of Treatment BMPs

The drainage facilities outlined in this concept plan will require periodic maintenance to maintain their design configuration and performance, to remove trapped materials, and in the case of the vegetated BMPs, excessive and/or inappropriate plant growth. An overview of the minimum maintenance schedule for the Marine Science Campus is provided below. Without adequate maintenance, the volume, filtering capacity and infiltration functions of the stormwater drainage facilities will diminish over time. This will affect their ability to provide flow and water quality control.

Overall System Integrity

All drainage system elements shall be permanently operated and maintained. At a minimum:

- All drainage system components (including engineered systems, filters, filter media, swales, wet ponds, etc.) shall be inspected to determine if they need to be cleaned out and/or repaired at the following minimum frequencies: ~~before September 15 each year~~ (1) between October 1st and October 15th each year; (2) between April 15th and April 30th each year; and (3) at least one time during each month that it rains between November 1st and April 1st.. Clean-out and repairs (if necessary) shall be done as part of ~~this~~ these inspections. At a minimum, all drainage system components must be cleaned out prior to the onset of the storm season, no later than October 15th of each year;
- Trash and other debris shall be removed from all system components at least once per month;

- Debris and other water pollutants removed from filter or similar device(s) during clean-out shall be contained and disposed of in a proper manner; and
- All inspection, maintenance and clean-out activities shall be documented in the annual water quality reports including before and after photodocumentation of drainage system components.

Individual System Components

In addition to the overall system integrity requirements stated above, individual elements of the Campus drainage system have specific maintenance requirements that also apply. These shall be in addition to the overall system integrity requirements.

Engineered Treatment Systems

Maintenance for these devices shall be per the manufacturer's recommendations. If a manufacturer in any particular case provides a range of recommended maintenance schedules (for example, for more aggressive versus less aggressive maintenance), maintenance shall be per the manufacturer's recommendations that will lead to the most water quality enhancement.

Stormwater Ponds

It is not anticipated that the stormwater wet ponds will require significant maintenance. These ponds will be developed with a forebay area, and regular and more active maintenance in this area is expected, but the rest of the pond overall should serve to function to filter and treat drainage without significant maintenance efforts over time – particularly if the forebay is managed appropriately. It is possible that some sedimentation could occur in the main pond area that could serve to limit its capacity (and thus its effectiveness at controlling and treating drainage), and such sediment may need to be removed. In any case, any maintenance work within the wet ponds shall be by and consistent with an approved plan that, at a minimum: limits the amount of work within the ponds as much as possible while still achieving CLRDP drainage requirements; is based on biotic evaluation and monitoring to ensure sensitive species are not impacted; and includes vegetation restoration measures to ensure vegetation is not unnecessarily impacted during maintenance, and that any bare areas or areas impacted by maintenance are revegetated with appropriate grasses and hydrophytic species. Specific requirements (in addition to overall system integrity requirements above) for the wet ponds are as follows.

Timing	Maintenance Activity
Annually	Forebay: Mow grass (and remove grass clippings) and remove any shrubs/saplings that significantly affect water quality performance, except for vegetation below permanent pool water line. Grassed areas shall be watered during dry conditions to ensure continued grass vitality. Assess sediment buildup. Inspect for damage to inlet/outlet and side slopes. Remainder of Pond: Inspect for damage to inlet/outlet and side slopes.
Every 5 Years or when six inches of sediment has accumulated above the forebay as-built bottom elevation, whichever comes first.	Remove sediment from forebay down to as-built bottom elevation.
When sediments in the wet pond area outside of the forebay have reduced capacity in this area by 25% or more relative to the as-built design.	Remove sediments from wet pond area outside of the forebay.

Vegetated Swales

The vegetated swales will likely require more active maintenance than the wet ponds. These areas will require active regular mowing of the grassed areas (i.e., outside of ponding features where hydrophytic species are present), and may require some sediment removal over time. In any case, any maintenance work within vegetated swales shall be by and consistent with an approved plan that, at a minimum: limits the amount of work within the swales as much as possible while still achieving CLRDP drainage requirements; is based on biotic evaluation and monitoring to ensure sensitive species are not impacted; and includes vegetation restoration measures to ensure vegetation is not unnecessarily impacted during maintenance, and that any bare areas or areas impacted by maintenance are revegetated with appropriate grasses and hydrophytic species. Specific requirements (in addition to overall system integrity requirements above) for the vegetated swales are as follows.

Timing	Maintenance Activity
Monthly	Mow grass outside of ponding features (and remove grass clippings) to maintain a height of approximately 4 inches. Grassed areas shall be watered during exceptionally dry conditions to ensure continued grass vitality.
Between April 15th and April 30th each year	Inspect side slopes and channel base for erosion, gullies and other damage that would affect water quality performance.
Between September 1st and October 15th each year	Irrigate swale to the extent necessary to establish sufficient grass growth prior to first storm event.
Between October 1st and October 15th each year	Inspect side slopes and channel base for damage that would effect water quality performance. Reseed bare spots with appropriate native grass seed mix and/or hydrophytic plugs for ponding areas.
When sediments in the swale have reduced its depth by 25% or more relative to the as-built design.	Remove sediments from swale.

Vegetated Filter Strips

The filter strips may require the most amount of active maintenance of the "natural" treatment BMPs. These strips will handling relatively more inputs generally, including sheet flow, and it will be important that their design topography and cross-section is maintained and repaired as necessary over time. These areas will also require active regular mowing. In any case, any maintenance work within filter strips shall be by and consistent with an approved plan that, at a minimum: limits the amount of work within the strips as much as possible while still achieving CLRDP drainage requirements; is based on biotic evaluation and monitoring to ensure sensitive species are not impacted; and includes vegetation restoration measures to ensure vegetation is not unnecessarily impacted during maintenance, and that any bare areas or areas impacted by maintenance are revegetated with appropriate grasses. Specific requirements (in addition to overall system integrity requirements above) for the filter strips are as follows.

Timing	Maintenance Activity
Monthly	Mow grass (and remove grass clippings) to maintain a height of approximately 4 inches. Grass shall be watered during exceptionally dry conditions to ensure continued grass vitality.
Between April 15th and April 30th each year	Inspect strip area for erosion, gullies, and other damage that

	would affect water quality performance.
Between September 1st and October 15th each year	Irrigate filter strips to the extent necessary to establish sufficient grass growth prior to first storm event.
Between October 1st and October 15th each year	Inspect strip area for damage that would affect water quality performance. Reseed bare spots. Irrigate to establish healthy grass growth prior to first storm event.
When the topography and/or base soils of a filter strip area have been altered enough such that it no longer supports runoff conveyance and water quality enhancement per strip design parameters	Re-grade filter strip to design standards to ensure flow of runoff over its surface.

Annual Water Quality Report

The University shall prepare an annual water quality report that shall, at a minimum, include:

1. The results of the above Drainage Monitoring and Maintenance Program, including the assessment of source control BMP efficacy and the required monitoring and maintenance for treatment BMPs;
2. The results of any individual water quality monitoring requirements emanating from individual development projects;
3. Any monitoring or other related information applicable to other Campus discharges (such as NPDES requirements associated with seawater discharges); and
4. Recommendations for any modifications to Campus drainage system components that are necessary to achieve CLRDP water quality performance standards.

The annual water quality report shall be prepared following each storm season (typically post-April 15th) and the report completed by mid-summer to allow any necessary changes to be implemented prior to the next storm season (i.e., by October 15th). The University shall timely pursue all necessary development authorizations pursuant to this CLRDP to implement identified changes prior to the October 15th of each year.

The Director of Campus Planning shall maintain the annual water quality reports and they shall be available for public review and shall be made readily available to researchers investigating the performance of water quality BMPs.

Figure B-3: Santa Cruz County Intensity Duration Rainfall Data

Inches of Rainfall

	Return Storm (yrs)			
Minutes	**25**	**10**	**5**	**2**
5	3.12	2.6	2.18	1.69
10	2.32	2.01	1.69	1.31
15	1.98	1.7	1.43	1.11
20	1.68	1.5	1.26	0.98
25	1.56	1.35	1.13	0.88
30	1.44	1.25	1.05	0.81
35	1.32	1.17	0.98	0.76
40	1.22	1.1	0.92	0.72
45	1.14	1.05	0.88	0.68
50	1.10	1.0	0.84	0.65
55	1.07	0.96	0.81	0.62
60	1.03	0.93	0.78	0.60
70	0.95	0.88	0.74	0.57
80	0.90	0.82	0.69	0.53
90	0.86	0.78	0.66	0.51
100	0.83	0.75	0.63	0.49
150	0.74	0.63	0.53	0.41
200	0.68	0.55	0.46	0.36
250	0.64	0.5	0.42	0.33
300	0.60	0.46	0.39	0.30
400	0.54	0.42	0.35	0.27
600	0.41	0.34	0.29	0.22
800	0.36	0.30	0.25	0.20
1000	0.32	0.27	0.22	0.17

Figure B-4: BMP and Engineered Systems Performance Data

Data from National Pollutant Removal Performance Database

The following data is the median pollutant removal efficiencies found in 139 monitoring studies of treatment BMPs;

	Sediments	**Hydrocarbons (TPH)**	**Zinc**	**Copper**
Wet Pond	80%	81%	66%	57%
Vegetated swales	81%	62%	71%	51%

Median Effluent Concentrations (mg/L) from 153 monitoring studies:

	Sediments	**Zinc**	**Copper**
Wet Pond	17	30	5
Vegetated swales	14	53	10

Engineered Treatment System

(Vortechnics Stormwater Treatment System, manufacturer published data)

Sediments	Hydrocarbons (PAH)	Zinc	Copper
80 % (65% at design size)	90%	N/A	N/A

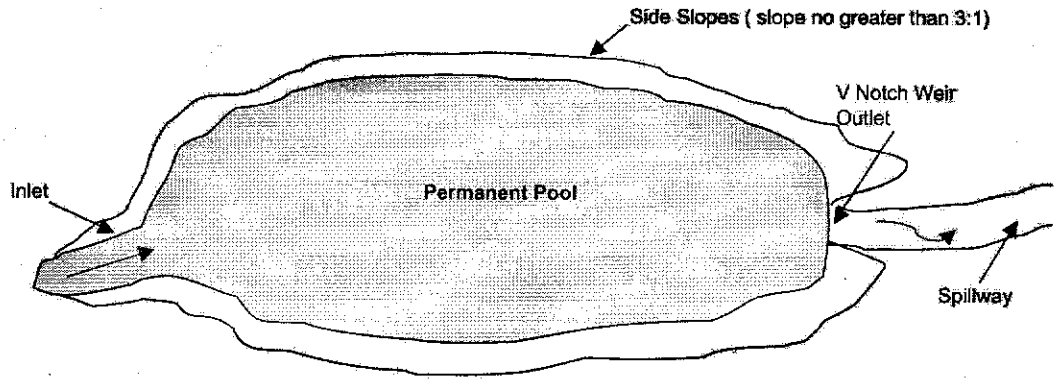
Independent Test Vortechnics Stormwater Treatment System (New York)

Sediments

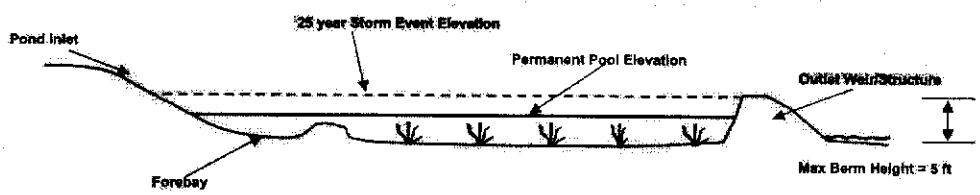
88%

Figure B-5: Wet Pond Illustrative Diagrams

Wet Pond BMP
Plan View



Wet Pond Cross Section



Note: what follows are required modifications to Figure B-5 (above)

1) The pond inlet in cross section is inaccurate for site conditions. The site is almost flat. As a result, the pond inlet will be at or near natural grade (whether it is through a pipe in the berm or otherwise). Fix: change figure to accurately account for this.

2) Side slopes are required to be no greater than 3 to 1. This is too steep for them to blend into site aesthetic. **Fix:** modify label to show no steeper than 4:1.

3) Cross section and site plan show slopes much steeper than 3:1., and this is being changed to 4:1. **Fix**: redo cross section and site plan to accurately show contours no steeper than 4:1.

4) Max berm height is changed to ~~4.0~~ two feet. **Fix:** redo cross-section to show max of ~~4.0~~ two feet.

5) Base elevation outside of pond where 5 foot (now ~~4.0~~ two foot) measurement indicated should be at bottom of 5 foot (now ~~4.0~~ two foot) measurement. **Fix:** adjust natural grade and label it. ~~???~~

6) The permanent pool elevation is limited to 18 inches. The cross section needs to accurately scale this feature in relation to everything else. **Fix:** Redo cross section to show max permanent pool elevation at 18 inches.

7) The forebay is not shown in the site plan. **Fix:** include the forebay identification.

8) The forebay separation in cross section is not complete. **Fix:** Show forebay physical separation.

9) The pond cross section shows little to no excavation. The CLRDP requires berm minimization, and thus cross section should show a degree of excavation below natural grade. **Fix:** show pond bottom excavated.

10) The term "spillway" is not identified in the drainage concept plan or the CLRDP. **Fix:** eliminate it.

11) At the pond discharge point, the drainage plan requires that there be attenuated sheet-type flow into swales and then into buffers. Thus, the outlet weir structure shown will more likely actually be multiple outlet weir structures and/or a more elongated version of outlet point. **Fix:** delete references to "v-notch weir outlet," and to "outlet weir/structure" and identify this outlet point as "pond outlet" in both site plan and cross-section. In site plan view, re-draw figure to show pond outlet as a wider outlet flow area relative to the pond.

Figure B-6 Hydrophytic Species Partial Plant List

Partial list of perennial* hydrophytic species appropriate for use on the Marine Science Campus. Other hydrophytic species may be used provided that species selection is based on species' ability to provide water quality filtration and treatment consistent with the proposed hydrologic regime of any particular filter strip, swale, wet pond, or other planted area.

Bromus carinatus
Juncus effusus
Juncus patens
Juncus phaeocephalus
Juncus xiphioides
Elemus glaucus
Elymus californicus
Leymus triticoides
Danthonia californica
Hordeum brachyantherum
Carex densa
Carex barfordii
Potentilla glandulosa

*Competitive annuals may colonize planted areas and may require more active management.

With the exception of *Hordeum brachyantherum* and *Bromus carinatus* all of the species listed shall be planted as plugs. The *Hordeum* and *Bromus* shall be seeded in the fall after the first rain.

Figure B-7: Bibliography/Sources

Bibliography

Guidance Specifying Management Measures For Sources of Non-point Pollution in Coastal Waters (EPA 840-B-92-002)

National Pollutant Removal Performance Database (Center for Watershed Protection)

National Guidance Water Quality Standards for Wetlands (EPA)

Nationwide Urban Runoff Program (EPA)

Protecting Natural Wetlands, A Guide to Stormwater Best Management Practices (EPA 843-B-96 001)

California Storm Water Best Management Practice Handbook (Storm Water Quality Task Force)

[Change footer to match rest of CLRDP formatting]

Urban Runoff Water Quality Management Plan for Monterey Bay Region (Association of Monterey Bay Area Governments)

Model Urban Runoff Program (Cities of Monterey and Santa Cruz, CCC, MBNMS AMBAG Woodward Clyde and RWQCB)

Start at the Source Design Guidance Manual for Stormwater Quality Protection (BASMAA)

Urban Hydrology for Small Watersheds (SCS Technical Release 55)

Practices in Detention of Urban Stormwater Runoff (APWA Special Report 43)

Urban Stormwater Management (APWA Special Report 49)

Santa Cruz County Storm Drainage Standards

Hydraulics and Hydrology for Stormwater Management (John E. Gribbin)

Other Sources

H.T. Harvey & Associates: In 1993 H.T. Harvey & Associates produced a report on hydrology and water quality for a Long Marine Lab EIR. This report predates many of the buildings and improvements now on the site.

Strelow Consulting: Strelow Consulting produced a draft EIR for the Santa Cruz Coastal Marine Research Center in 1997. This report also predates many of the buildings and improvements now on the site.

Nelson Engineering and Ifland Engineers Inc.: Drainage information for the Oiled Seabird Facility was obtained from reports by Nelson Engineering and Ifland Engineers Inc.

Steven Davenport: Steven Davenport provided a copy of some handwritten calculations (source UCSC engineering staff) regarding capacity in the Long Marine Lab seawater system.

APPENDIX ~~F~~ C: AGRICULTURAL DEED RESTRICTION (SAMPLE)

COPY of Document Recorded
29-May-2002 2002-0038616
Has not been compared with original
SANTA CRUZ COUNTY RECORDER

Recording requested by:

The Regents of the University of California

When recorded mail to:

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

[Space above this line for recorder's use]

DEED RESTRICTION

I. WHEREAS, THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California corporation, hereinafter referred to as "Owner", is the record owner of the real property located in the County of Santa Cruz, State of California as described in the attached Exhibit "A" which is incorporated herein by reference (hereinafter referred to as the "Property"); and

II. WHEREAS, the California Coastal Commission, hereinafter referred to as the "Commission", is acting on behalf of the People of the State of California; and

III. WHEREAS, the Property is located within the coastal zone as defined in § 30103 of Division 20 of the California Public Resources Code, hereinafter referred to as the "California Coastal Act of 1976,"(the Act); and

IV. WHEREAS, pursuant to the Act, the Owner applied to the Commission for a coastal development permit on the Property; and

V. WHEREAS, coastal development permit number 3-83-076-A13, hereinafter referred to as the "Permit", was granted on August 11, 1999, by the Commission in accordance with the provision of the Staff Recommendation and Findings, attached hereto as EXHIBIT B and herein incorporated by reference; and

VI. WHEREAS, the Permit was subject to the terms and conditions including, but not limited to, the following condition(s):

> "Agricultural Hold Harmless and Indemnity Agreement. By acceptance of this permit, the Permittee acknowledges and agrees: (a) that the site is adjacent to land utilized for agricultural purposes; (b) users of the property may be subject to inconvenience, discomfort or adverse effects arising from adjacent agricultural operations including, but not limited to, dust, smoke, noise, odors, fumes, grazing, insects, application of chemical herbicides, insecticides, and fertilizers, and operation of machinery; (c) users of the property accept such inconveniences

and/or discomforts from normal, necessary farm operations as an integral part of occupying property adjacent to agricultural uses; (d) to assume the risks to the Permittee and the property that is the subject of this permit of inconveniences and/or discomforts from such agricultural use in connection with this permitted development; and (e) to indemnify and hold harmless the owners, lessees, and agricultural operators of adjacent Younger Ranch against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses and amounts paid in settlement arising from the effect of normal and necessary farm operations conducted on Younger Ranch upon the Permittee's property, employees, students, agents or invitees."

"Prior to the commencement of Phase 2 construction, the Permittee shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the Permitee's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit."

* * *

"Assumption of Risk/Shoreline Protection. By acceptance of this permit, the Permittee acknowledges and agrees: (a) that the site is subject to hazards from waves, episodic and long-term bluff retreat and coastal erosion; (b) to assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (c) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (d) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; (e) that any adverse effects to property caused by the permitted project shall be fully the responsibility of the landowner, and (f) that the Permittee shall not construct, now or in the future, any shoreline protective device(s) for the purpose of protecting the development approved pursuant to coastal

development permit amendment 3-80-076-A13 including, but not limited to, the buildings, foundations, fences, driveways, or utility infrastructure in the event that these structures are threatened with imminent damage or destruction from waves, erosion, storm conditions, or other natural hazards in the future and, by acceptance of this permit, the Permittee hereby waives any rights to construct such devices that may exist under Public Resources Code Section 30235."

"Prior to the commencement of Phase 2 construction, the Permittee shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the Permittee's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit."

VII. WHEREAS, the Commission found that but for the imposition of the above condition(s) the proposed development (hereinafter referred to as the "Marine Science Uses") could not be found consistent with the provisions of the California Coastal Act of 1976 and that a permit could therefore not have been granted; and

VIII. WHEREAS, Owner has elected to comply with the condition(s) imposed by the Permit and execute this Deed Restriction so as to enable Owner to undertake the development authorized by the Permit.

NOW, THEREFORE, in consideration of the granting of the Permit to the Owner by the Commission, the Owner hereby irrevocably covenants with the Commission that there be and hereby are created the following restrictions on the use and enjoyment of said Property, to be attached to and become a part of the deed to the Property.

1. COVENANT, CONDITION, AND RESTRICTION. The undersigned Owner, for itself and for its assigns, and successors in interest, covenants and agrees :

(a) That the Property is adjacent to land used for agricultural purpose (the "Benefited Property"), which land is described in Exhibit C attached hereto and incorporated herein by reference;

(b) That users of the Property may be subject to inconvenience, discomfort, risk, or harm from the conduct of agricultural operations on the Benefited Property, including but not limited to the effects of dust, smoke, noise, odors, fumes, grazing, insects, application of chemical herbicides, insecticides and fertilizers, and the operation of agricultural machinery (collectively, "Agricultural Impacts");

(c) That Agricultural Impacts are an integral part of occupying land adjacent to agricultural uses;

(d) To assume the risks of the Agricultural Impacts to the Property and to persons engaged in Marine Sciences Uses on the Property; ;

(e) To indemnify and hold harmless the owners, lessees, and operators of the Benefited Property ("Indemnified Parties") from and against any and all liabilities, claims, demands, damages, costs (including costs and fees incurred by the Indemnified Parties), expenses and amounts paid in settlement (collectively, "Claims"), arising from the effect of normal and necessary farm operations conducted on the Benefited Property either upon the Property or upon Owner's employees, students, agents, or invitees;

(f) That the Property is subject to hazards from waves, episodic and long-term bluff retreat and coastal erosion ("Natural Coastal Hazards");

(g) To assume the risks to Owner and the Property of injury and damage from Natural Coastal Hazards in connection with the permitted Marine Sciences Uses;

(h) To waive unconditionally any claim of damage or liability against the California Coastal Commission, its officers, agents, and employees for injury or damage from Natural Coastal Hazards;

(h) With respect to the issuance of a permit for the Marine Sciences Uses, to indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all liability, claims, demands, costs (including costs incurred in the defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage resulting from Natural Coastal Hazards;

(i) To accept full responsibility for any adverse effects to the Property resulting from the Marine Science Uses; and

(j) Not to construct, at any time, any shoreline protection device or devices or the purposes of protecting any aspect of the Marine Science Uses subject to California Coastal Commission Permit 3-83-076-A13, including, but not limited to buildings, foundations, fences, driveways, or utility infrastructure in the event that these structures are threatened with imminent damage or destruction from waves, erosion, storm conditions, or any other Natural Coastal Hazards in the future, and to waive any right that might otherwise exist to construct such devices under California Public Resources Code 30235.

2. DURATION. This Deed Restriction shall remain in full force and effect during the period that said permit, or any modification or amendment thereof remains effective, and during the period that the development authorized by the Permit or any modification of said

development, remains in existence in or upon any part of, and thereby confers benefit upon, the Property described herein, and shall bind Owner and all his/her assigns or successors in interest.

3. TAXES AND ASSESSMENTS. This Deed Restriction is irrevocable and shall constitute an enforceable restriction within the meaning of (a) Article XIII, § 8, of the California Constitution; and (b) § 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of § 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

4. RIGHT OF ENTRY. The Commission or its agent may enter onto the Property at times reasonably acceptable to the Owner to ascertain whether the use restrictions set forth above are being observed.

5. REMEDIES. Any act, conveyance, contract, or authorization by the Owner whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of this Deed Restriction will be deemed a violation and a breach hereof. The Commission and the Owner may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of this Deed Restriction. In the event of a breach, any forbearance on the part of either party to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

6. SEVERABILITY. If any provision of these restrictions is held to be invalid, or for any reason becomes unenforceable, no other provision shall be affected or impaired.

IN WITNESS WHEREOF, the Owner has duly executed the above document as of November 16, 2001.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA,

a California corporation

Signed: [signature]

APPROVED AS TO FORM
[signature]
LLOYD C. LEE
UNIVERSITY COUNSEL OF THE REGENTS
OF THE UNIVERSITY OF CALIFORNIA

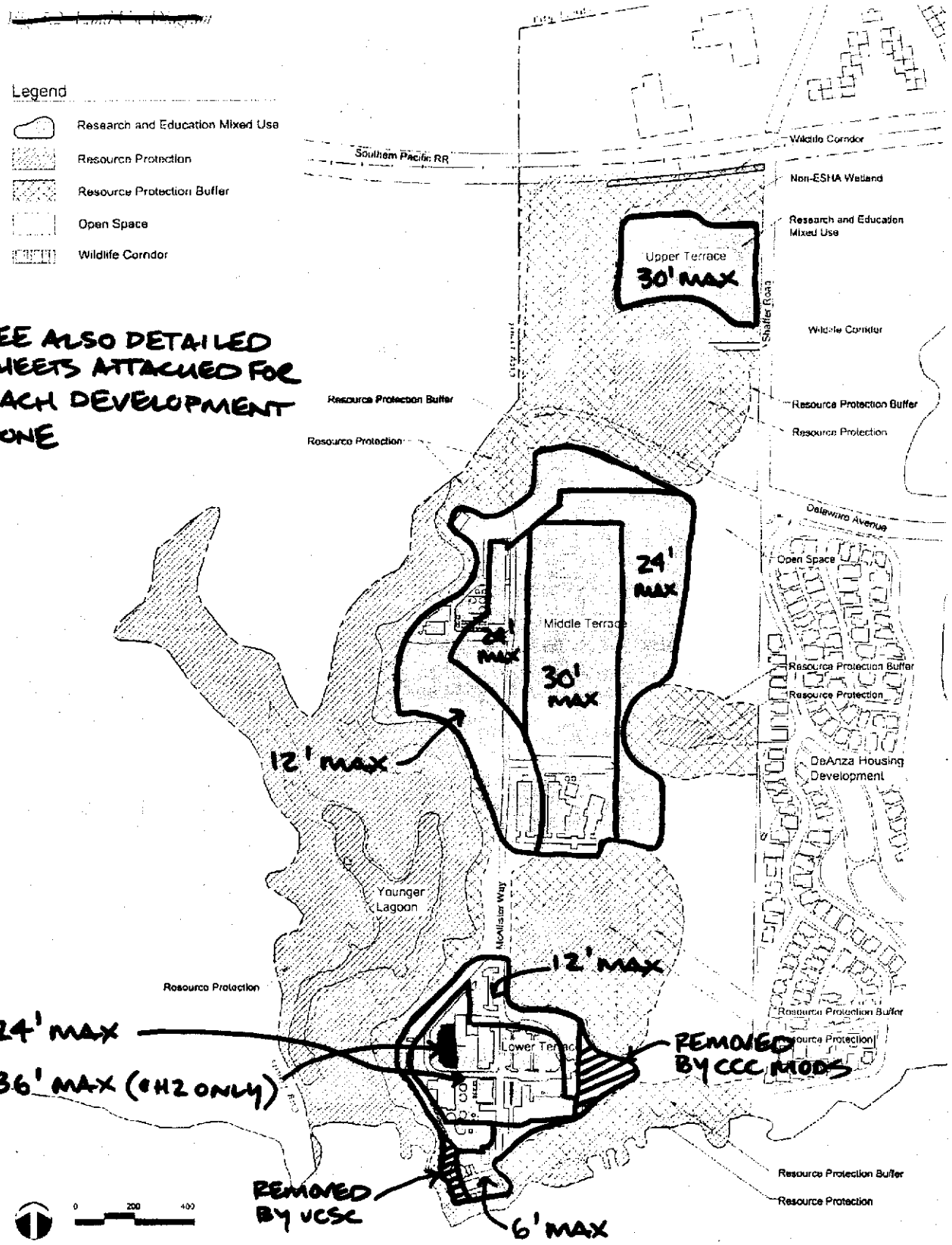
STATE OF CALIFORNIA

COUNTY OF Alameda

On 11/16/01, before me, Erica Nietfeld, a Notary Public personally appeared Joseph P. Mullinix, personally known to me (~~or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are~~

06/15/01 04:31 pm
59244.1
06/15/01

NEW FIGURE *
MAX HEIGHTS



* SEE ALSO DETAILED SHEETS ATTACHED FOR EACH DEVELOPMENT ZONE

Fig. 7.2 Prototype Site Plan (Upper Terrace Only)

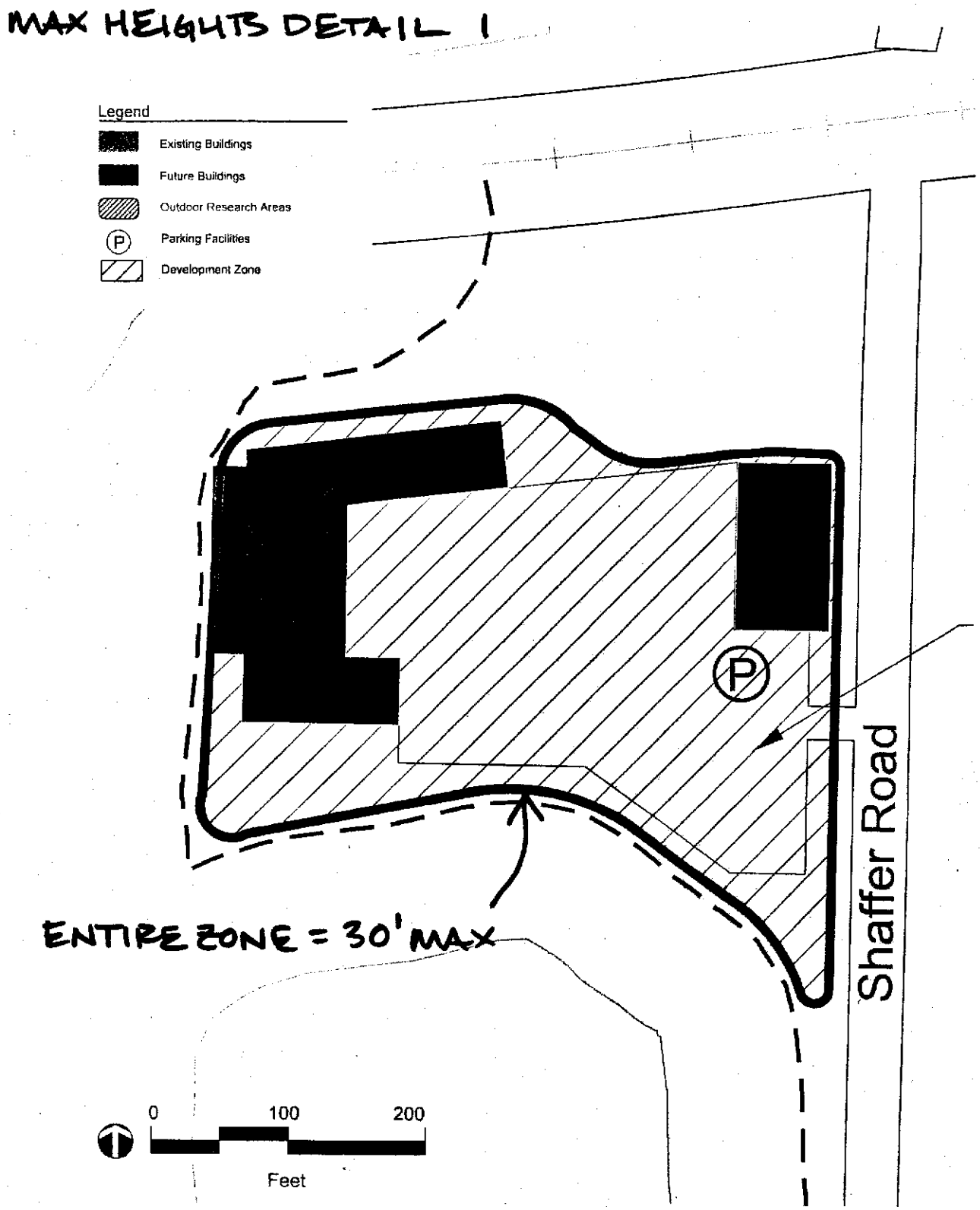
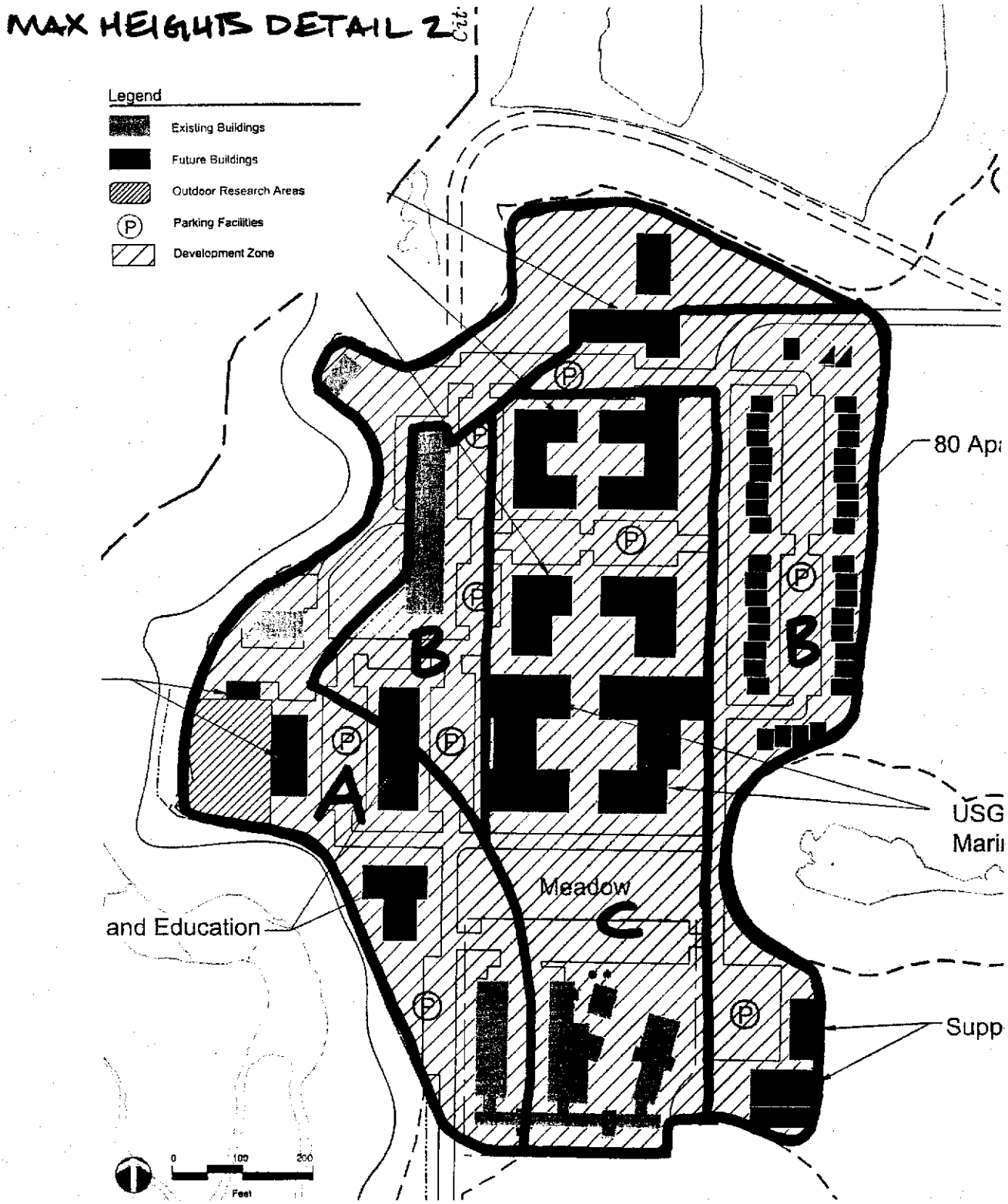


Fig. 7.2 Prototype Site Plan (Middle Terrace Only)



COASTAL LONG RANGE DEVELOPMENT PLAN

A = 12' MAX
B = 24' MAX
C = 30' MAX

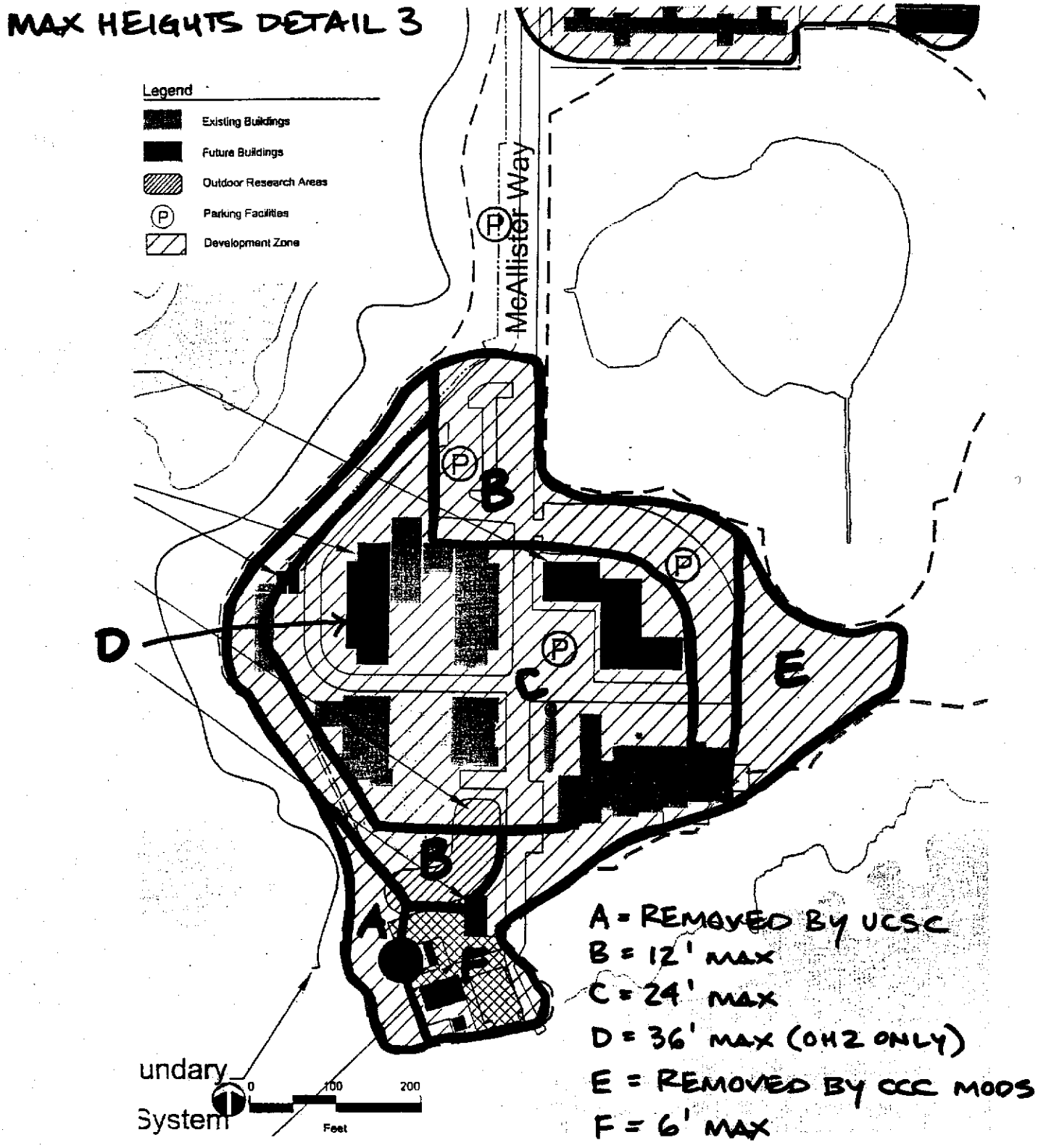



Fig. 7.2 Prototype Site Plan (Lower Terrace Only)