



FINAL ENVIRONMENTAL IMPACT REPORT

GOLETA POINT HOUSING & CLASSROOMS PROJECT

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Appendices

A. Grading Requirement Calculations

1.0 Introduction

The proposed Campus Point Faculty Housing and Classrooms project is for faculty housing and classrooms to be built on Campus Point, the lower southeast corner of the University of California, Santa Barbara campus. The project seeks to provide more housing units and classroom space, while also maintaining a close distance to campus and featuring attractive views which could be persuasive to prospective faculty.

Section 2.0 Project Description presents proposed faculty housing and classroom details, including location, objectives, construction, and operation, pursuant to CEQA Section 15124.

Section 3.0 Environmental Setting presents the current environmental setting of the project site and the surrounding areas relative to recreational resources, pursuant to CEQA Section 15125.

Section 4.0 Project Impacts provides detail about possible significant impacts which would result during project construction and operation relative to recreational activities, pursuant to CEQA Section 15126.2. Section 4.0 also proposes mitigation measures which would be required to address significant impacts to recreational resources resulting from construction and operation of the project, pursuant to CEQA Section 15126.4.

Section 5.0 Cumulative Impacts describes how the proposed project would contribute to a cumulative impact in combination with other related past, present, and reasonably foreseeable projects, as described in CEQA Section 15130.

Section 6.0 Project Alternatives defines a reasonable range of alternatives to the proposed project that can reduce significant impact, while also feasibly maintaining most of the basic objectives of the proposed project, pursuant to CEQA Section 15126.6. Such project alternatives include a “No Project” Alternative, Reduced Project Alternative, REconfigured Project Alternative, and Off-site Project Alternative. The Off-site Project Alternative would be the Environmentally Superior Alternative, which the least amount of significant impacts after the “No Project” Alternative

Section 7.0 Response to Public Comments addresses public comments and revisions to the Environmental Impact Report (EIR), pursuant to CEQA Sections 15201 through 15204. These sections indicate that public groups have the right to voice concerns about the EIR prior to its publishing.

This EIR will be used to instruct subsequent plans to develop this project, and ensure that significant environmental impacts to recreational resources are addressed and mitigated.

The Summary Impact Table (see Table 1-1) shows the significant impacts which would result from project construction and operation, and the corresponding mitigation measures.

Table 1-1: Summary Impact Table**Class II: Significant but Feasibly Mitigated to Less than Significance**

Impact:	Mitigation Measure:	Residual Impact:
REC-1: Construction activities, including grading, building construction, and safety fencing, would potentially result in decreased access to established recreational uses of Campus Point bluff trails.	MM REC-1: In order to minimize the impact of project construction on the existing recreational uses of Campus Point bluff trails, the applicant shall develop a Trail Construction Plan (TCP) , which includes plans to construct new trails on the University of California, Santa Barbara campus to compensate for the temporary loss of trails at the project site. The TCP shall seek to construct new trails in the West Campus area which will seek to emulate these same objectives.	Significant, but feasibly mitigated to less than significant
REC-2: Construction activities along Lagoon Road to construct the project access road would result in a potentially significant short-term impact on access to the Campus Point Beach for surfers.	MM REC-2: In order to minimize the impact of inaccessible beach access due to 18-month long construction along Lagoon Road, the applicant shall develop a Beach Access Plan (BAP) which includes a plan to extend a staircase and trail for beach access from the West Campus trail proposed in MM REC-1	Significant, but feasibly mitigated to less than significant
REC-3: The proposed project structure would be on top of the heavily used Lagoon Trail such that it would conflict with an established recreational use, conflict with	MM REC-3: In order to minimize the impact of the project footprint residing directly atop the Campus Point bluff trail, therefore denying access to this	Significant, but feasibly mitigated to less than significant

<p>a hiking and/or biking trail, and impact the quantity of recreational resources in the area.</p>	<p>recreational resource during project operation, a Trail Replacement Plan (TRP) shall be developed. The TRP shall create a new trail along the Campus Point bluffs to replace recreational access to this site.</p>	
<p>REC-4: Project operation along the access road extending from Lagoon Road would create pedestrian safety hazards which would conflict with current established recreational use of the road and the access that it provides to the Campus Point bluff trails.</p>	<p>MM REC-4: In order to minimize the impediment to pedestrian access to the project site, a Sidewalk Construction Plan (SCP) shall be developed which shall direct the construction of sidewalk along the access road to the site. This road would already have two car lanes and bike lanes, but shall be expanded under the SCP to allow for pedestrian access to the classrooms and housing located at the project site.</p>	<p>Significant, but feasibly mitigated to less than significant</p>

2.0 Project Description

This section presents proposed faculty housing and classroom details, including location, objectives, construction, and operation, pursuant to CEQA Section 15124. The information presented here is based on that which was provided in the application (1/8/2024), incomplete application response letter (1/20/2024), and a site visit conducted on 1/17/2024. Other information is cited.

2.1 Project Objectives

This project seeks to address the need for faculty housing, as well as classrooms, for the University of California, Santa Barbara. Based on projections for 2025-26, the school would need to accommodate an increase of about 5,000 students compared to the 2006-2007 student population (UCSB, 2008). The faculty and staff population is also expected to increase proportional to this increase in students (UCSB, 2008). Thus, there is a need for the development of faculty housing and classroom spaces to accommodate for this increase. The project site chosen should accomplish the following objectives:

- Create faculty housing within a 15 minute walking distance from Main Campus
 - 23 units with occupancy for approximately 50 faculty members and their families
- Create 12 classrooms within a 15 minute walking distance from Main Campus, which could accommodate up to 360 students
- Feature a project site that is reasonably attractive to prospective faculty, in that it would provide unique views such as those seen of the Pacific Ocean to the south and/or Santa Ynez Mountains to the north
 - Project site would also be reasonably secluded to protect faculty privacy

2.2 Project Location

The proposed location of the project is in Santa Barbara county, on the University of California, Santa Barbara (UCSB) campus. Specifically, this site resides on Campus Point, which is located at the southeast point of campus (see Figures 2-1, 2-2, 2-3).

As seen from the location of the project site on the aforementioned figures, Campus Point as a project location accomplishes the project objectives of being a physically attractive site for housing since it resides on a bluff which provides unique views of the Pacific Ocean and Channel Islands to the South and the Santa Ynez Mountains to the North. It is appropriately close to other classrooms on campus for both faculty and students to access. It is also reasonably secluded to allow faculty privacy in their residences.

2.0 Project Description

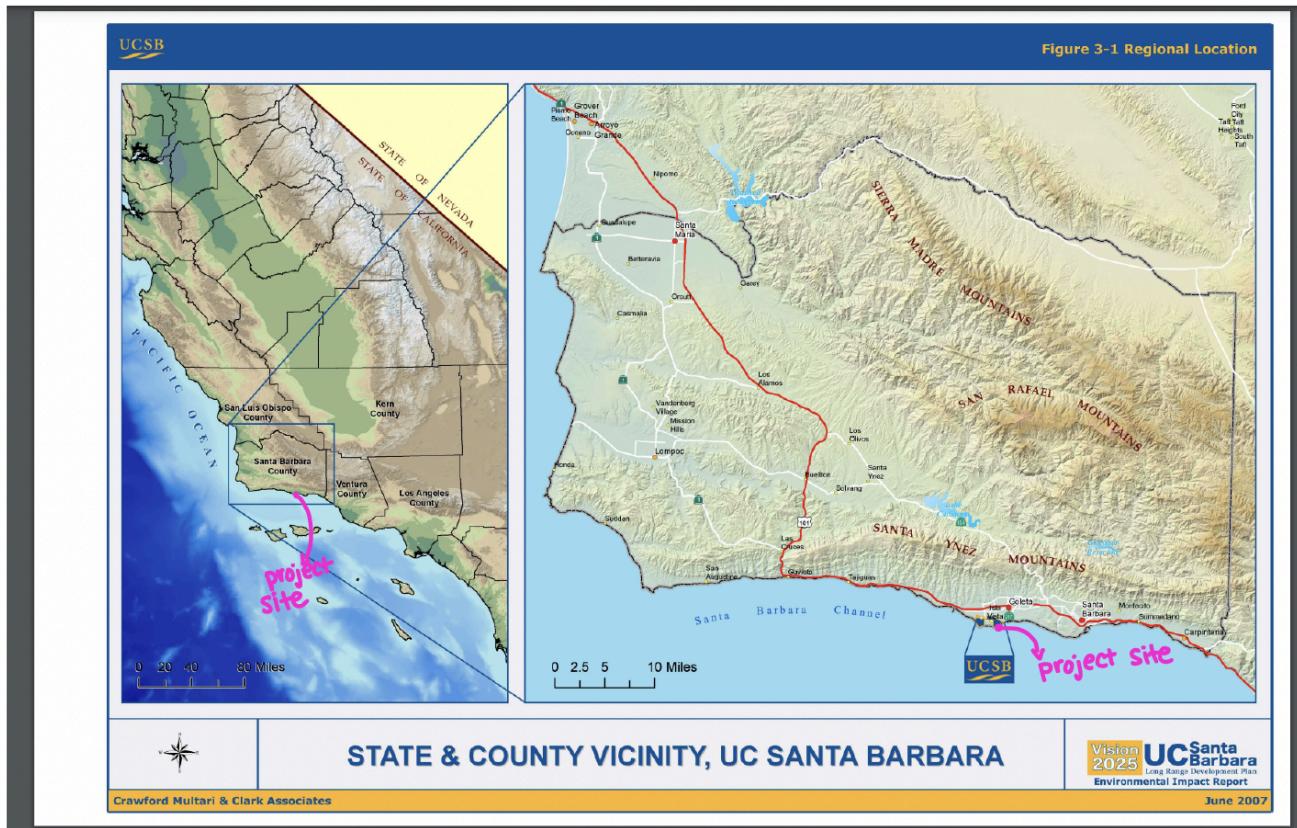


Figure 2-1: Project Site From State and County views (Source: UCSB, 2008).

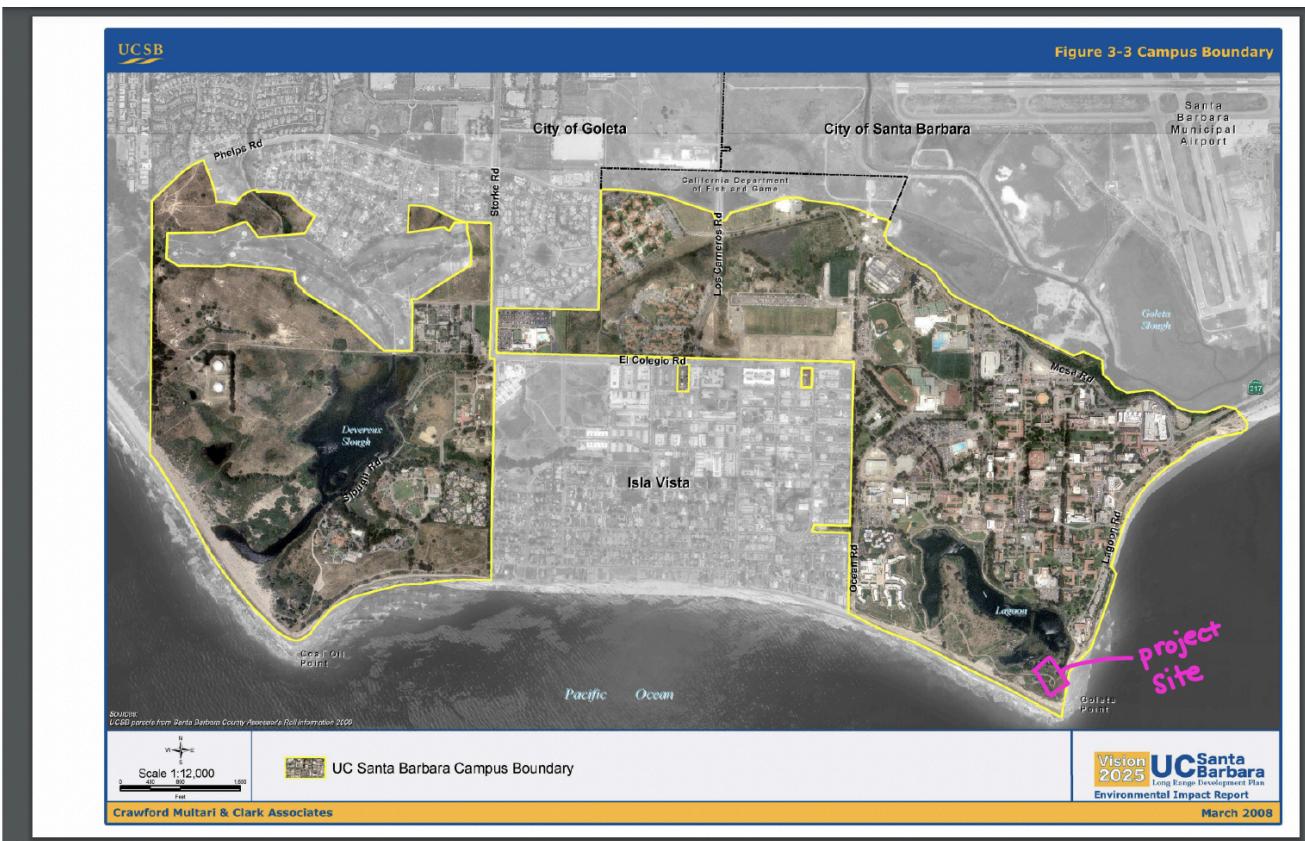


Figure 2-2: Project Site From Aerial View of University of California, Santa Barbara and Isla Vista (Source: UCSB, 2008).

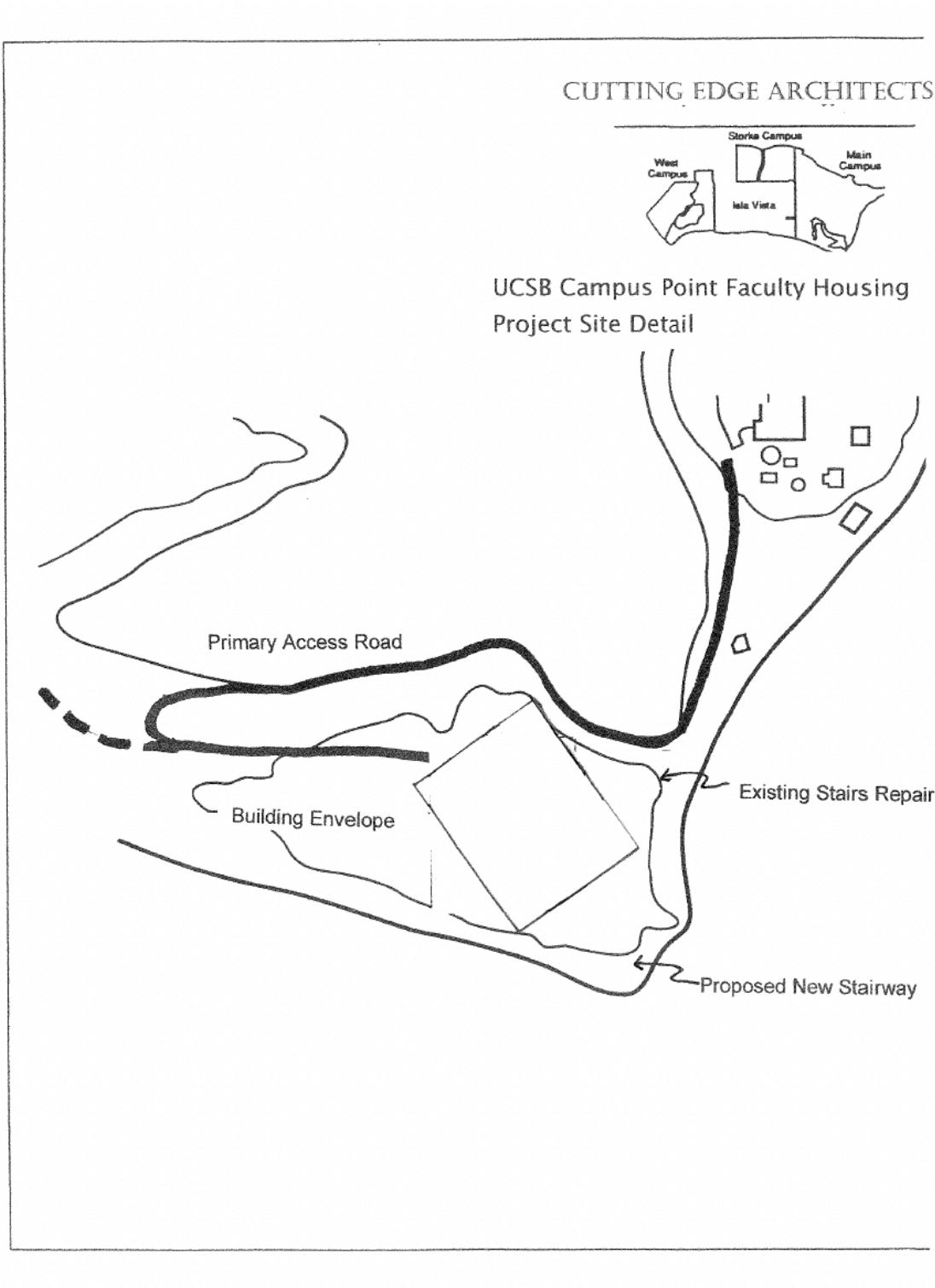


Figure 2-3: Project Building Envelope and Access Road.

2.3 Surrounding Land Uses

The land around the proposed project location at Campus Point is surrounded by both recreational and education use, as well as restoration efforts by organizations like CBER.

Recreational use of the surrounding land includes surfing in the Pacific Ocean off of Campus Point, as well as trails around the area which can be used for running, walking, biking, et cetera (see Figure 2-4).

Educational use of the surrounding area includes the UCSB REEF, or Research Experience and Education Facility, as well as the Marine Biotechnology Laboratory. These are both located north of the project site, along the proposed access road extending from the existing Lagoon Road (see Figure 2-5).

Restoration efforts in the Campus Point area are conducted by the Cheadle Center for Biodiversity and Ecological Restoration (CCBER). This campus center is primarily focused on the restoration of this habitat to include native plants, and eliminate invasive species such as ice plant.



Figure 2-4: UCSB Trails (Source: UCSB, 2008)

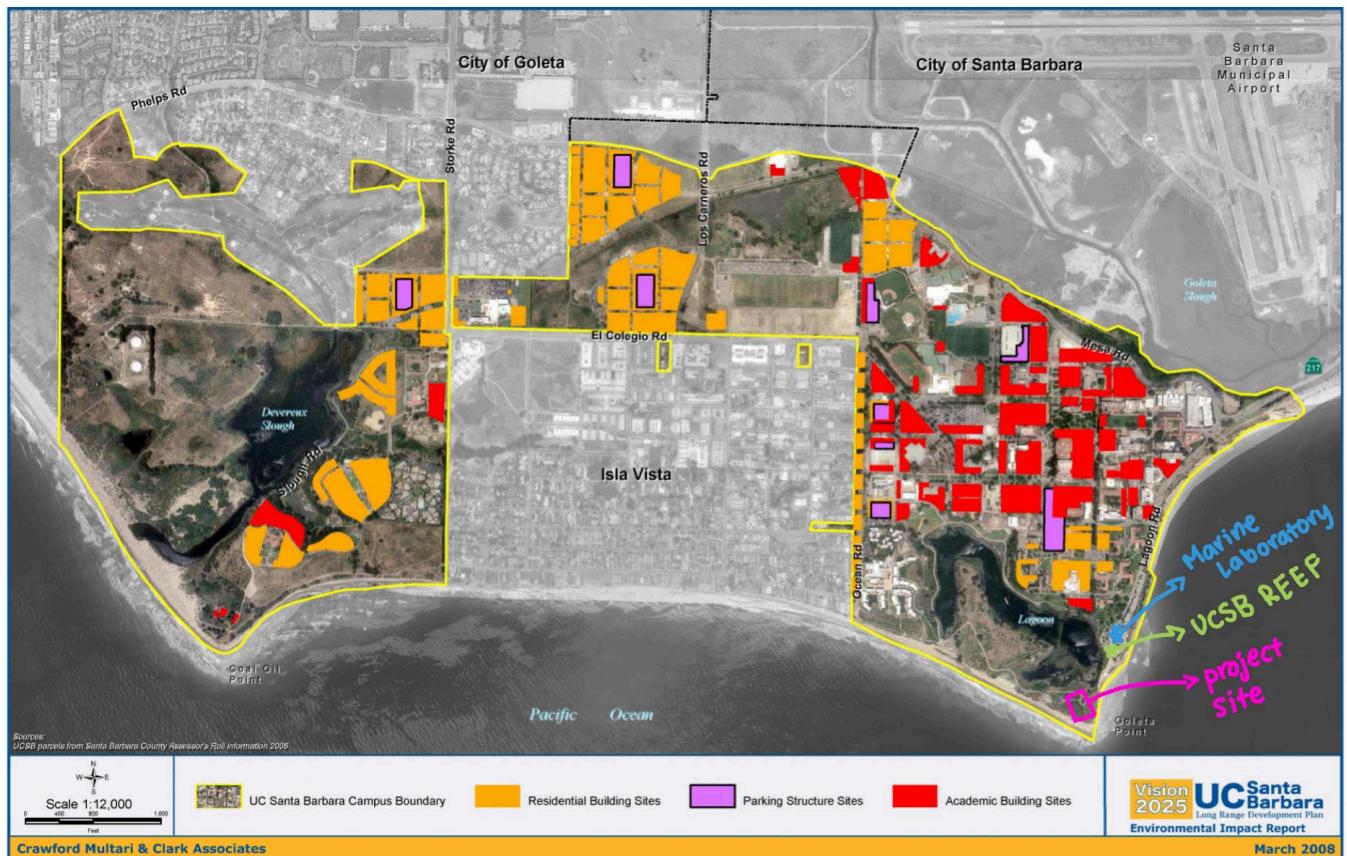


Figure 2-5: UCSB Campus Buildings. (Source: UCSB, 2008)

2.4 Project Construction

Location: Project construction will occur along the area of the proposed access road extending from Lagoon Rd, and inside the building envelope on top of Campus point. Both of these areas are clearly marked in Figure 2.3.

Schedule: Based on the length of project construction for a recently completed building on the UCSB campus, the Interactive Learning Pavilion (ILP), it is reasonable to assume that this project will take about 18 months to complete, given that the construction time for the ILP was 2 ½ years. Since the proposed structures will be smaller than the ILP, it is reasonable to assume that the proposed project will take less time. The daily schedule will follow union construction schedules, which dictates that construction must occur between the hours of 7 A.M. and 8 P.M (City of Santa Barbara, 2021). It is reasonable to assume that construction will not occur over weekends, or on holidays.

Grading: It is reasonable to assume, based on the figures provided in the original application letter, that a significant level of grading will be necessary to construct the proposed access road for this project. It is estimated that 15,000 cubic yards of dirt will need to be excavated, and that this process will take a little over a month to complete (see Appendix A). This dirt will need to be transported off site, since alternatives to balance the soil onsite, such as moving dirt into the lagoon or piling it under the proposed structure, would result in biological and aesthetic impacts, respectively.

Equipment/Access: Standard equipment will be used in the construction of this project, including graders, dump trucks, and backhoes. These vehicles will enter from the north side of the site, along Mesa Rd and then down Lagoon Rd.

The access road will be constructed from the existing Lagoon Rd, as well as using grading techniques along the hill where the road curves around the project site. More details on the access road will be provided in Section 2.5, relating to project operation. The same access road proposed for site access during operation will also be the same road used to access the project site during construction.

Utilities: Utilities will be constructed by extending existing lines from the surrounding buildings, specifically the REEF. These lines will run alongside the access road in order to reach the project site, where they will then be undergrounded. The area will be serviced by the Goleta Water District and other respective utility companies which service Santa Barbara County.

Fencing: It is reasonable to assume that the project site will need to be fenced during construction in order to prevent vandalism of the site overnight, which would set back the progress of the project. The fence would be a reasonable height and material as to ward off unwanted visitors, but no extra security will be required.

Vegetation Removal: Based on a visit to the site, it is reasonable to assume that vegetation will need to be removed in order to develop this project, especially the proposed access road. Approximately 40 trees will need to be removed during this process, as they stand directly in the way of the access road and create barriers to grading if not removed.

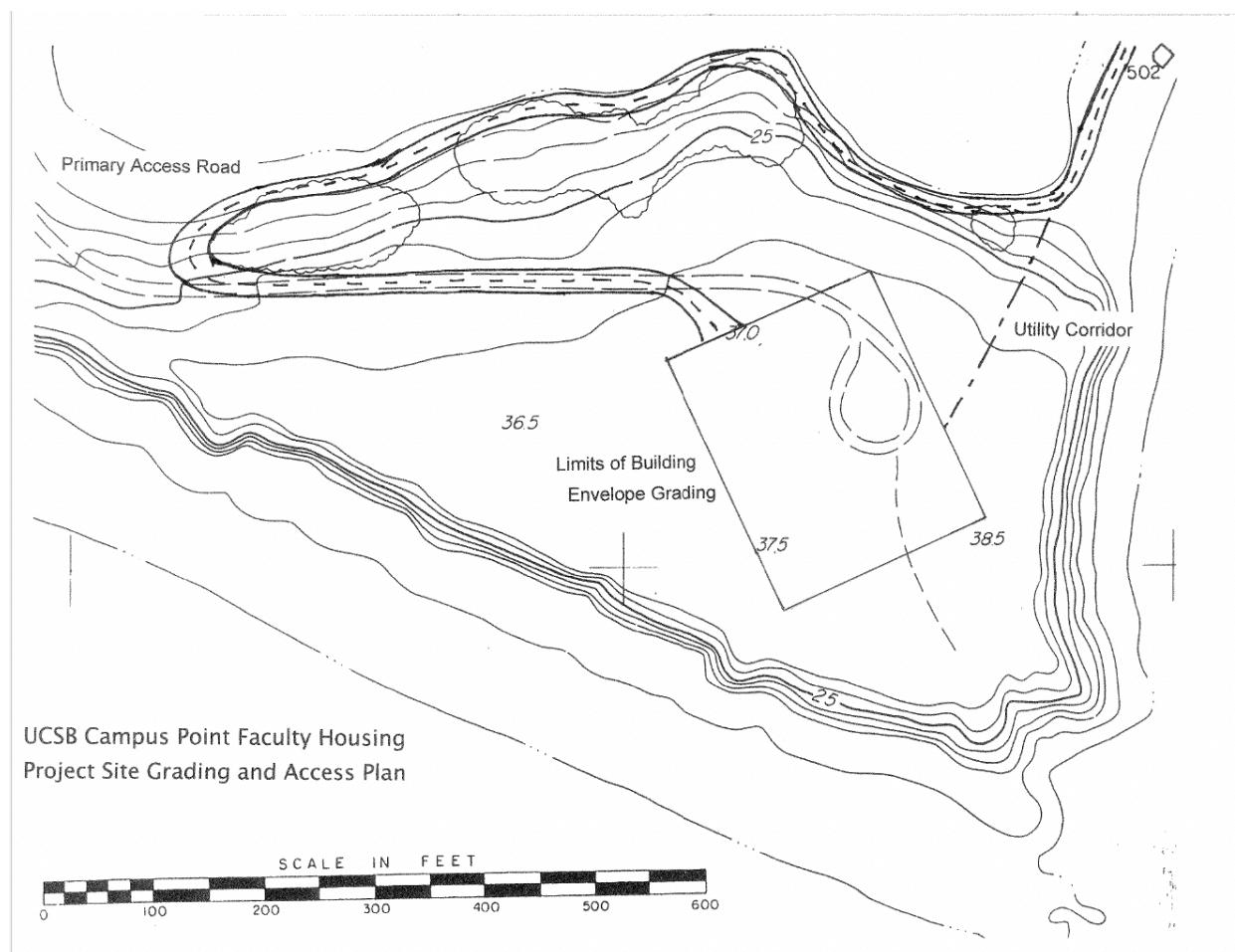


Figure 2-6: Project Site Grading Plan (Each contour line represents 5 feet of elevation).



Figure 2-7: Existing Area of Proposed Access Road (Taken 1/17/2024, facing southwest).

2.5 Project Operations

2.5.1 Architecture

The structure for faculty housing and classrooms would be 3 stories high, resulting in an overall height of 36-feet (ft). This structure will be about 72,752 square feet in area (see Figure 2-6). The physical style of the building will be Spanish Revival, which includes red tile roofs and light-colored exterior walls. It is reasonable to assume that the tiles will be made of clay, and the light-colored exterior walls will have a stucco finish, since these are both consistent assumptions of the typical materials seen in this architectural style (see Figure 2-8).

2.5.2 Access and Parking

The access road is proposed to be 24-ft in width, and features two lanes. It is also expected to include a biking path as well. It is reasonable to assume that the addition of the biking path will result in a final width of about 30-ft, and this width is used to estimate the cut necessary for grading to construct this access road. The road will be paved with asphalt, which is an impervious material. The parking area will also be paved in asphalt.

2.5.3 Drainage

In order to accommodate the impervious surface of the access road, the road will be slightly sloped into the hillside in order to assume any stormwater runoff does not end up in the nearby lagoon or Pacific Ocean before it is treated. Catch basins and silt traps will also be constructed to ensure runoff from the road does not end up in these areas before treatment. For drainage which will fall over the bluff, devices will be installed to prevent scouring beneath. It is reasonable to assume that an on-site water treatment will be necessary. There may already be a water treatment plant for the water used in the aquariums at the REEF, so further research should be conducted to determine if another facility would need to be developed to accommodate for this project, or if the existing facility would be sufficient.

2.5.4 Landscaping

Landscaping around the project site would include lower water use, drought resistant plant species. A mix of taller trees and colorful shrubbery will be planted. Possible trees which could be planted are Canary Island Palm Trees and Norfolk Island Pines. The final design of this landscaping will be determined in the final project design, and landscaping should not feature invasive and non-native plant species. If any native species are disturbed during construction, these species should be replanted during the landscaping process, as appropriate.

2.5.5 Utilities

Utilities will be extended from those already existing at the nearby building of the REEF and Marine Biotechnology Laboratory (see Figure 2-5). These lines will be underground and run

along the access road until they reach the project site, where they will remain underground and service the proposed housing and education structure.

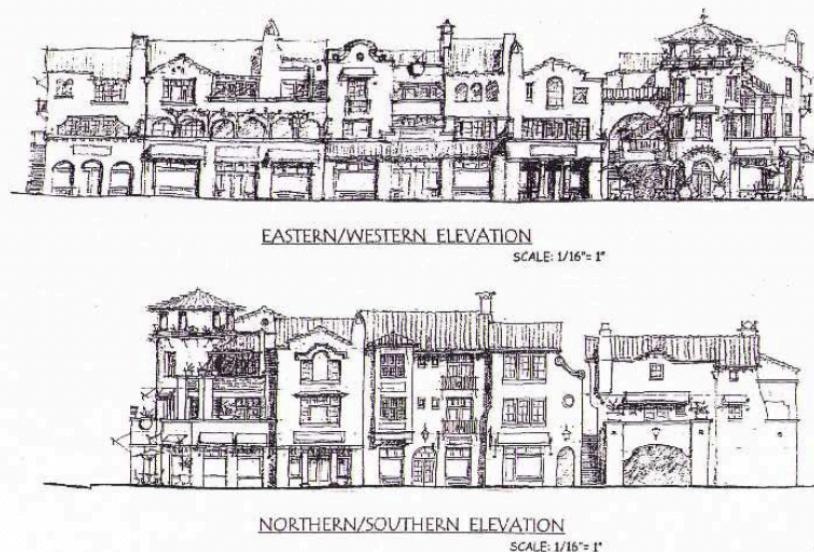
2.5.6 Hours of Operation and Population

It is reasonable to assume that the hours of operation for the classrooms will begin at 8 A.M. and finish around 7 P.M. This assumption is based on normally scheduled class times for other buildings on campus. It is reasonable to assume that there could be approximately 360 students in the classroom area at any given time, as there are 12 classrooms with capacity for 30 students. It is reasonable to assume that the capacity for faculty housing will be around 50 based on a relatively even split between 1, 2, and 3 person units which would be featured in the faculty housing. The building will feature fencing to discourage vandalism, but no other security measures will be taken. The fence will be reasonably high enough as to deter vandalism.

Uses of this site, besides for housing and educational purposes as stated by the objectives, will include recreational activities. There are already existing hiking and running trails in the area, and this project proposes the addition of more trails if they are disturbed by the project. Some other activities which could occur near this project site also include bird watching, whale watching, picnicking, and more.

2.5.7 Lighting

Street lamps would be located adjacent to the access road. It is reasonable to assume that each lamp is about 250 feet away from each other, for a total of 7 street lamps. Lighting outside of the housing area will be low-light intensity, and the type of lighting will be determined during final project design. It is reasonable to assume that this lighting will not be visually relevant, since it has not been evaluated for aesthetic impacts. It is also reasonable to assume that there will be lighting on each floor in order to ensure resident safety.



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Figure 2-8: Project Architectural Design. Refer to sections 2.5.1 for the colors of the building.

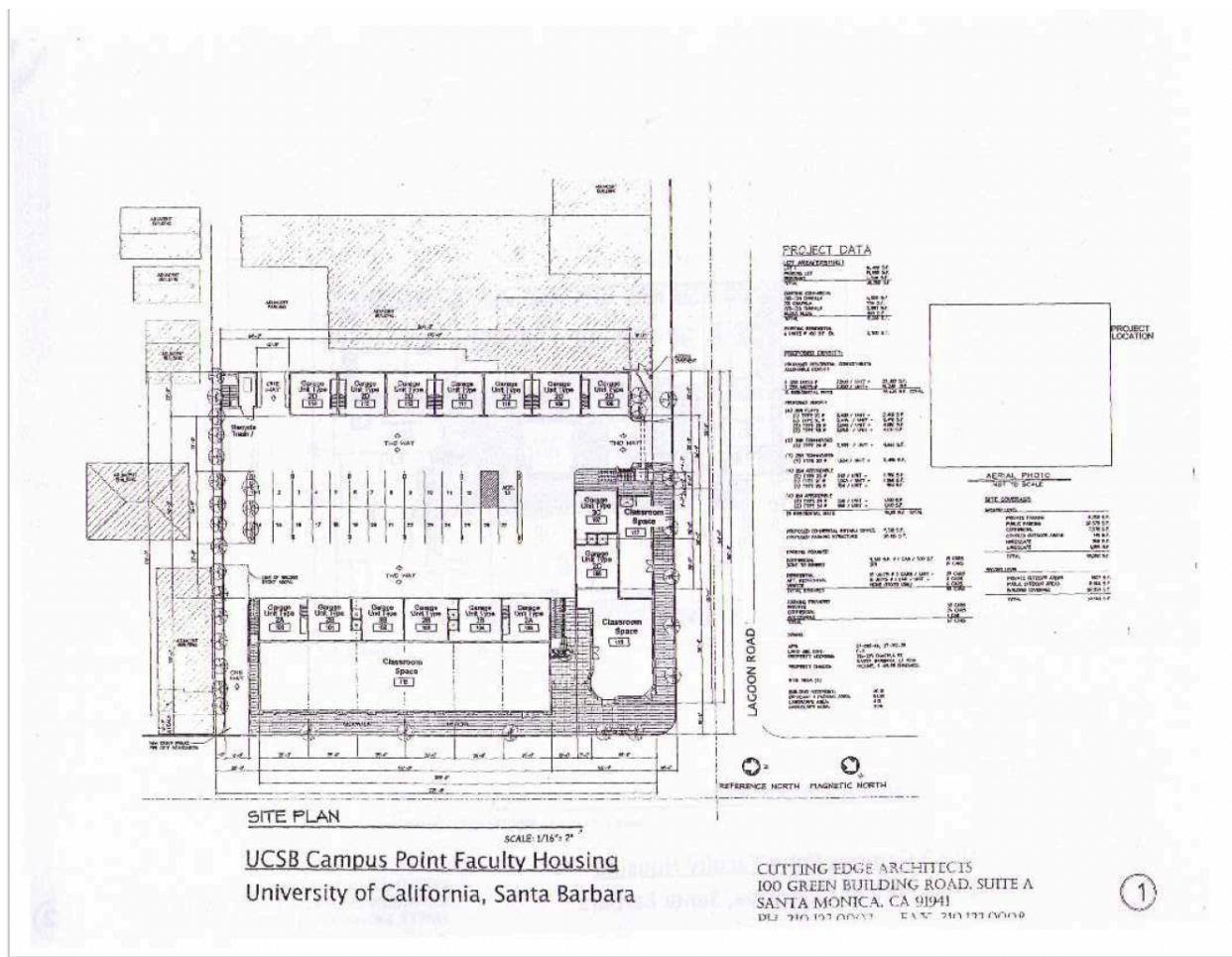


Figure 2-9b: First Floor Plan.

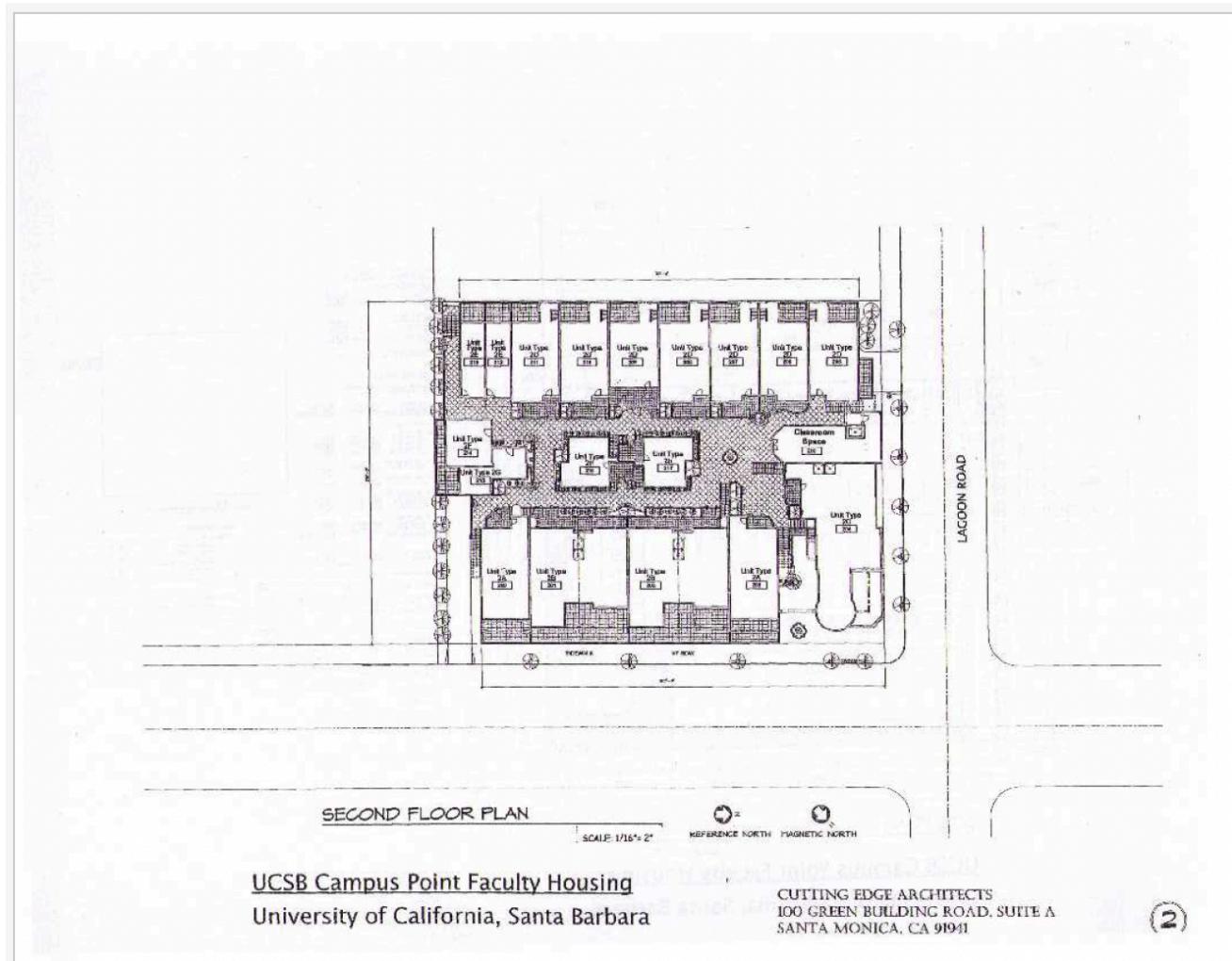


Figure 2-9b: Second Floor Plan.

3.0 Environmental Setting

This section presents the current environmental setting of the project site and the surrounding areas relative to recreational resources, pursuant to CEQA Section 15125.

3.1 Recreational Resources

The proposed project site is the Campus Point bluffs, located at the southeast corner of the University of California, Santa Barbara (UCSB) campus (see Figure 2-2 and 2-3). The site features sweeping ocean views in all directions of the coastline, as well as the Santa Ynez Mountains to the north.

Campus Point Bluff: The bluff residing off of the project site provides extended views of the Pacific Ocean, the Santa Barbara coastline, and the Santa Ynez Mountains. The elevation of the bluff and its position on campus makes it ideal for recreational activities such as photography, since this area features beautiful and unique scenic views. Other activities include bird watching, especially of brown pelicans at Campus Point, and whale watching during migration season in the winter/spring.

Formal Trails/Paths: Several formal trails can be found extending within the Campus Point bluffs; the trails extend south providing beach access, and west towards Manzanita Village (see Figure 2-4). These trails can be used by walkers and bikers alike, and are an important resource to students, faculty, and the surrounding public community. The building envelope rests directly atop one of these trails (see Figure 3-3). These trails also provide access to the beach for both surfers and beach-goers generally (see Figure 2-4 and Table 3-1).

Beaches: UCSB is widely known for its direct access to several beaches, which are used for various recreational activities, such as walking, sunbathing, surfing, swimming, and more (UCSB, 2008). The beach located east and northeast of the project site is referred to as the Campus Point Beach, and trails along the bluff also lead south to Depressions Beach (see Figure 3-1). These beaches are ideal for surfing, swimming, picnicking, photography, reading, and more (see Table 3-1).

UCSB Campus Lagoon: The Campus Lagoon is on the north side of the proposed project site, and is directly adjacent to the proposed access road extending from Lagoon Road (see Figure 3-2). Existing use of the lagoon is primarily rowing practices, but also includes birdwatching (UCSB, 2008).

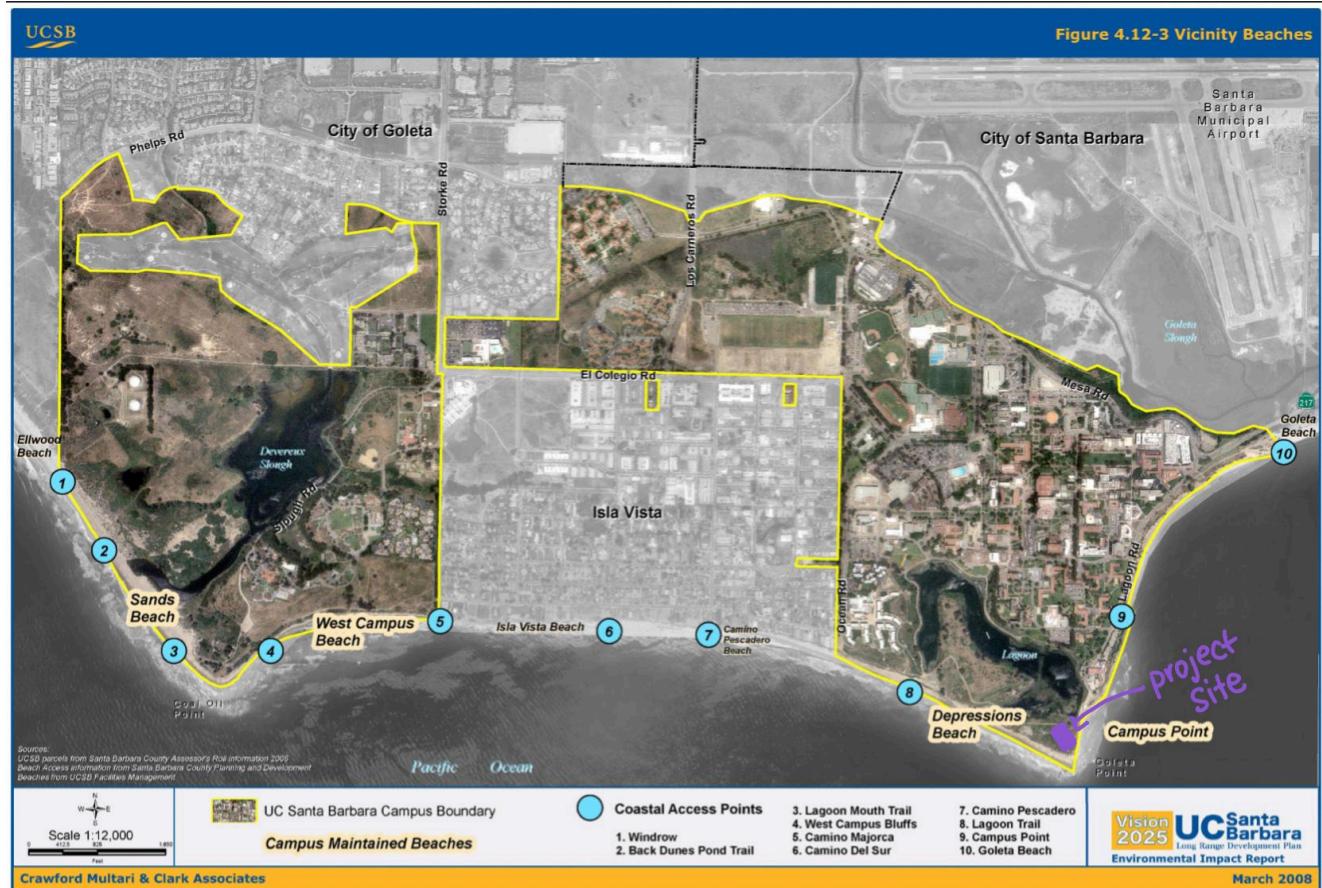


Figure 3-1: UCSB Beaches. (Source: UCSB, 2008)

Table 3-1: Recreational Activities Survey.

Activity	Count	Percentage
Walking	20	51%
Biking	2	5%
Surfing	10	26%
Dog Walking	2	5%
Running	2	5%
Photography	3	8%
Total:	39	100%

*Survey conducted from beginning of Lagoon Road access road on Wednesday March 13, 2024 at 2:20-2:50 PM.



Figure 3-2: UCSB Lagoon. Image taken facing West. (Source: UCSB, 2008).



Figure 3.3: UCSB Campus Point Bluff Trail.

4.0 Impact Assessment - Recreation

This section provides detail about possible significant impacts which would result during project construction and operation relative to recreational activities, pursuant to CEQA Section 15126.2.

4.1 Significance Criteria

Pursuant to the County of Santa Barbara's Environmental Threshold Checklist, the project would have a significant impact on recreational resources if it would:

- a) Conflict with established recreational uses of the area
- b) Conflict with biking, equestrian and hiking trails; or
- c) Have a substantial impact on the quality or quantity of existing recreational opportunities

4.2 Project Impacts

4.2.1 Project Construction

IMPACT REC-1: Construction activities, including grading, building construction, and safety fencing, would potentially result in decreased access to established recreational uses of Campus Point Bluff Trails.

Project construction in the building envelope on Campus Point would occur for 18 months, and would occur during typical work hours (7 a.m. - 5 p.m.) on weekdays (see Figure 2-3). Construction would also occur past Lagoon Road to build the proposed access road, which would include over a month of grading and soil excavation (see Figure 2-6). During this time, access to the trails extending onto Campus Point would be restricted for safety. Restriction to the site may include physical barriers like fencing to prevent access to the site for walkers, hikers, and bikers, which are reasonable to assume to occur for the entire duration of project construction (see Figure 2-4). The proposed project would conflict with these uses based on the established limitation of access to the site during construction. Given that the trails would be physically inaccessible, the project would result in a short-term impact on the quantity and quality of existing recreational resources during the 18-month construction period. **Therefore, the proposed project would result in a significant short-term impact on recreational resources.**

IMPACT REC-2: Construction activities along Lagoon Road to construct the project access road would result in a potentially significant short-term impact on access to the Campus Point Beach for surfers.

During project construction, Lagoon Road and the proposed access road would be unavailable due to construction activities along this road (see Figure 2-6). It is reasonable to

assume that access to these roads will be restricted for at least three months, given that grading will take over a month to complete and other activities, such as pouring asphalt and undergrounding utilities, will also need to take place before the area would be accessible to the public again. Therefore, this construction on the access road would result in a significant impact on access to the Campus Point beach for surfers. Lagoon Road is the most relevant point of access to this beach, and would be inaccessible for a period of time during project construction (see Figure 2-3). The proposed project would conflict with existing recreational resources like surfing access, as well as degrade the quality and quantity of this resource since beach access would be nonexistent at this site. **Therefore, the proposed project would result in a significant short-term impact on recreational resources.**

4.2.2 Project Operations

IMPACT REC-3: The proposed project structure would be on top of the heavily used Lagoon Trail such that it would conflict with an established recreational use, conflict with a hiking and/or biking trail, and impact the quantity of recreational resources in the area.

The established and heavily used Bluff Trail exists on the Campus Point Bluffs (see Figure 3-3). This trail is directly within the proposed project footprint, and therefore would be destroyed during project construction and grading, and inoperable during project operation. The proposed project would therefore conflict with an established recreational use, conflict with a biking and/or hiking trail, and would impact the quantity of recreational resources in the area. **Therefore, the proposed project would result in a significant impact on recreational resources.**

IMPACT REC-4: Project operation along the access road extending from Lagoon Road would create pedestrian safety hazards which would conflict with current established recreational use of the road and the access that it provides to the Campus Point bluff trails.

The access road will consist of two car lanes, as well as bike lanes alongside to provide bike access to the site. The existing staircase extending from Lagoon Road will need to be removed in the construction of the access road. This could cause significant safety issues if pedestrians walk along the road rather than on a sidewalk. The impediment to pedestrian access to the project site during project operation would conflict with the existing Campus Point recreational uses. **Therefore, the proposed project would result in a significant impact on recreational resources.**

4.2.3 Mitigation Measures and Residual Impact

The following measures would be required to address significant impacts to recreational resources resulting from construction and operation of the project.

IMPACT REC-1: Construction activities, including grading, building construction, and safety fencing, would potentially result in decreased access to established recreational uses of Campus Point bluff trails.

MM REC-1: In order to minimize the impact of project construction on the existing recreational uses of Campus Point bluff trails, the applicant shall develop a **Trail Construction Plan (TCP)**, which includes plans to construct new trails on the University of California, Santa Barbara campus to compensate for the temporary loss of trails at the project site. The current trail at the project site provides scenic views of the Pacific Ocean and the Channel Islands to the South, as well as the Santa Ynez Mountains to the North, and is utilized by hikers, walkers, and bikers. The TCP shall seek to construct new trails in the West Campus area which will seek to emulate these same objectives (see Figure 4-1). Therefore, this trail constructed by the TCP shall:

- Be as long and as wide as the current trail spanning the Campus Point bluffs as to provide access to hikers, walkers, and bikers
- Provide scenic views of the Pacific Ocean and the Santa Ynez Mountains from at least one point along the trail; and
- Be properly accessible to the public by providing adequate parking areas or public transport around the trail area

Prior to the construction of this trail, an analysis should be conducted to determine the path of least disturbance through the West Campus area to ensure the short-term project impact is still mitigated to be less than significant.

Residual Impacts: Incorporation of measure **MM REC-1** would feasibly compensate for the inability to access the Campus Point bluff trails during project construction such that the impacts on recreational resources would be reduced to **less than significant (Class II)**. The residual impact on recreational resources would be reduced to **less than significant (Class II)**.

Mitigation Monitoring and Reporting Plan

Mitigation Measure	Plan Requirements:	Review and Approval:	Monitoring:
MM REC-1	A qualified biologist will determine the path of least disturbance through the West Campus area to construct a trail which will be the	The TCP shall be reviewed and approved by the UCSB Office of Budget and Planning prior to trail construction.	The Cheadle Center at UCSB shall verify that no biological resources in the West Campus area are disturbed by the increase in

	<p>same length and width as the Campus Point bluff trail. The TCP shall be approved and be constructed prior to the project construction in order to ensure recreational access is properly available.</p>		<p>recreational activity in the area. The UCSB Office of Budget and Planning shall ensure all TCP components are in place at the beginning of construction, and shall field check during construction, as appropriate.</p>
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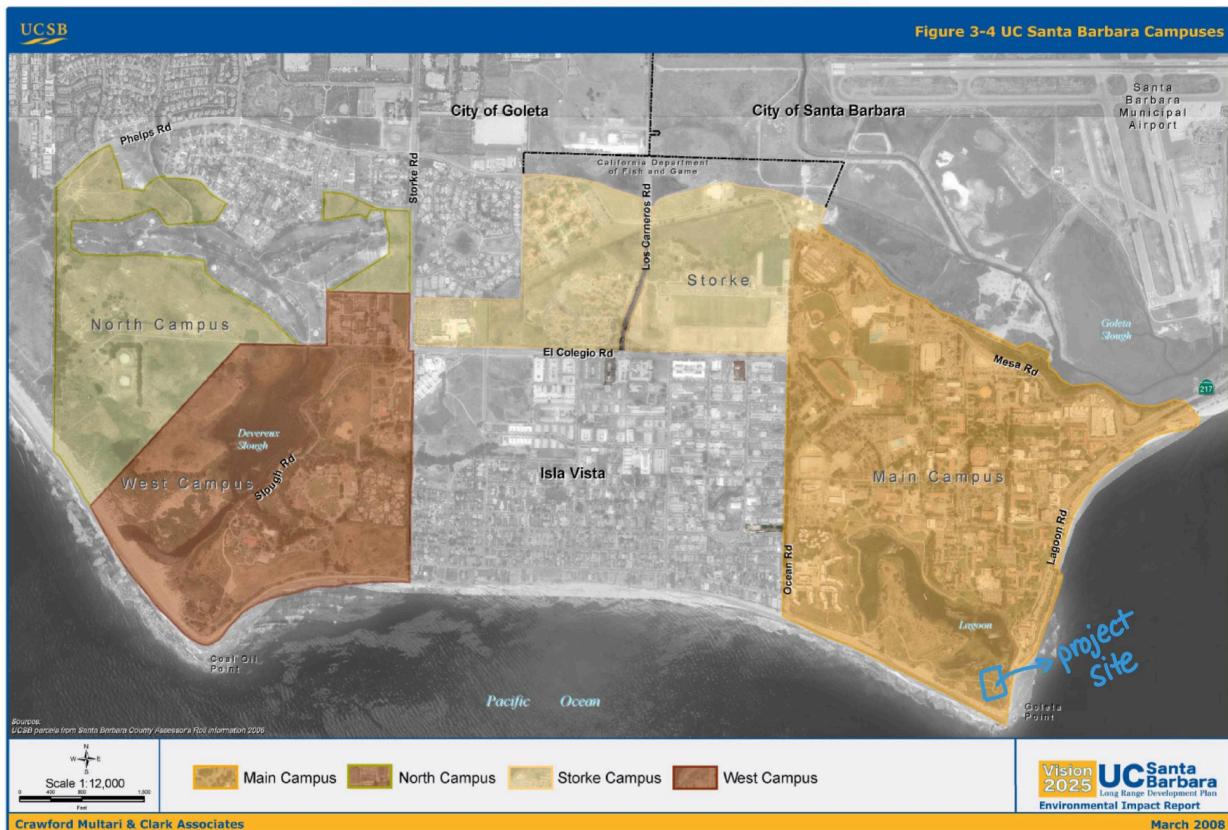


Figure 4-1: University of California, Santa Barbara Map (UCSB, 2008).

IMPACT REC-2: Construction activities along Lagoon Road to construct the project access road would result in a potentially significant short-term impact on access to the Campus Point Beach for surfers.

MM REC-2: In order to minimize the impact of inaccessible beach access due to 18-month long construction along Lagoon Road, the applicant shall develop a **Beach Access Plan (BAP)** which includes a plan to extend a staircase and trail for beach access from the West Campus trail proposed in MM REC-1. This trail should be accessible to the average person, meaning it doesn't have steep inclines/declines. The trail leading to the beach should also seek the trail of least disturbance, as explained in MM REC-1.

Residual Impacts: Incorporation of measure **MM REC-2** would feasible compensate for lack of beach access at Campus Point by providing new access in the West Campus area, such that the impact on recreation resources would be reduced to **less than significant (Class II)**. The residual impact on recreational resources would be reduced to **less than significant (Class II)**.

Mitigation Monitoring and Reporting Plan

Mitigation Measure	Plan Requirements:	Review and Approval:	Monitoring:
MM REC-2	A qualified biologist shall determine the path of least disturbance through the West Campus area which would result in beach access of similar quality to the Campus Point Beach. The trail should be easily accessible to the community. The BAP shall be approved and be constructed prior to the project construction in order to ensure recreational access is properly available.	The BAP shall be reviewed and approved by the UCSB Office of Budget and Planning prior to trail construction.	The UCSB Office of Budget and Planning shall ensure all BAP components are in place at the beginning of construction, and shall field check during construction, as appropriate. Isla Vista Surfrider, as well as other surfing communities in the area, shall also monitor the quality of the recreational resource. The Cheadle Center at UCSB shall verify that no biological resources in the West Campus area are disturbed by the increase in recreational activity

			in the area.
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IMPACT REC-3: The proposed project structure would be on top of the heavily used Lagoon Trail such that it would conflict with an established recreational use, conflict with a hiking and/or biking trail, and impact the quantity of recreational resources in the area.

MM REC-3: In order to minimize the impact of the project footprint residing directly atop the Campus Point bluff trail, therefore denying access to this recreational resource during project operation, a **Trail Replacement Plan (TRP)** shall be developed. The TRP shall create a new trail along the Campus Point bluffs to replace recreational access to this site. This trail would extend past the existing hiking trail coming from the Manzanita Village area to the west, and continue to the southeast most point of the Campus Point bluffs, as the original trail once did (Figure 2-6). This trail shall:

- Be as long and as wide as the original Campus Point bluff trail; and
- Maintain a respectable distance away from the bluff edge as to ensure safety of trail users

Residual Impacts: Incorporation of measure **MM REC-3** would feasibly replace the trail along Campus Point Bluffs which would be eliminated during project operation such that impacts on recreational resources would be reduced to **less than significant (Class II)**. The residual impact on recreational resources would be reduced to **less than significant (Class II)**.

Mitigation Monitoring and Reporting Plan

Mitigation Measure	Plan Requirements:	Review and Approval:	Monitoring:
MM REC-3	A qualified biologist shall determine the path of least disturbance along the Campus Point Bluffs for the TRP to be placed. A qualified geologist shall determine the erosion rate at Campus Point to find a reasonable distance to place the trail. The trail shall be as long and as wide as the original trail.	The TRP shall be reviewed and approved by the UCSB Office of Budget and Planning prior to trail construction.	The UCSB Office of Budget and Planning shall ensure all TRP components are in place at the beginning of construction, and shall field check during construction, as appropriate. The Cheadle Center shall ensure no significant biological resources are disturbed during trail construction and operation.

IMPACT REC-4: Project operation along the access road extending from Lagoon Road would conflict with current established recreational use of the road and the access that it provides to the Campus Point bluff trails.

MM REC-4: In order to minimize the impediment to pedestrian access to the project site, a **Sidewalk Construction Plan (SCP)** shall be developed which shall oversee the construction of sidewalk along the access road to the site. This road would already have two car lanes and bike lanes, but shall be expanded under the SCP to allow for pedestrian access to the classrooms and housing located at the project site. The SCP shall:

- Construct sidewalks wide enough for multiple pedestrians to safely walk along
- Prior to construction of this sidewalk, grading estimations and impact assessments should be conducted to ensure that the addition of the sidewalk to mitigate impacts to recreational resources is less than significant.

Residual Impacts: The incorporation of measure **MM REC-4** would feasibly allow for pedestrian access to the project site, and therefore impacts on recreational resources would be reduced to **less than significant (Class II)**. The residual impact on recreational resources would be reduced to **less than significant (Class II)**.

Mitigation Monitoring and Reporting Plan

Mitigation Measure	Plan Requirements:	Review and Approval:	Monitoring:
MM REC-4	A qualified geologist shall prepare an analysis of the grading necessary to construct the access road with the addition of the sidewalks under the SCP. Any impacts from this additional grading shall be mitigated as well. The SCP shall be prepared prior to access road construction.	The SCP shall be reviewed and approved by the UCSB Office of Budget and Planning prior to trail construction.	The UCSB Office of Budget and Planning shall ensure all TRP components are in place at the beginning of construction, and shall field check during construction, as appropriate. The UCSB Community Service Organization (CSO) shall also be responsible for ensuring pedestrian safety during operation.

5.0 Cumulative Impacts

This section describes how the proposed project would contribute to a cumulative impact in combination with other related past, present, and reasonably foreseeable projects, as described in CEQA Section 15130.

5.1 Region of Influence (ROI)

Projects that are analyzed for cumulative impacts on recreational resources shall reside within a 2-mile (mi.) radius of the Main UCSB Campus. Primarily, projects on university lands should be considered for their impacts. These projects would be particularly relevant to impacts on recreational resources which would be utilized by a similar community to those who use the recreational resources at the project site.

5.2 Related Projects for Analysis

The following table lists related projects within the ROI which could contribute to a cumulative impact along with the proposed project.

Table 5-1. Related Projects for Cumulative Impact Analysis

Project No.	Project Name	Description	Location	Project Status
Projects Under Construction				
1.	Village at Los Carneros	Residential, 465 units	Calle Koral and Los Carneros Road	Under construction
2.	Fairview Commercial Center	7,476 s.f. commercial / retail building	151 South Fairview Avenue	Under construction
3.	Harvest Hill Ranch	7-Lot Residential Subdivision with 6 new homes	880 Cambridge Drive	Under construction
4.	Islamic Society of SB	6,183 s.f. building with prayer room, meeting area and 1 caretaker unit	N/E Corner of Los Carneros and Calle Real	Under construction

5.	Citrus Village	Residential, 10 units	7388 Calle Real	Under construction
6.	Old Town Village	Residential and Commercial mixed use, 175 townhomes with shopkeeper and livework unit	South Kellogg Avenue	Under construction
7.	Marriott Residence Inn	80,989 s.f. hotel, 118 rooms	6300 Hollister Avenue	Under construction
8.	Highway Recycling	Concrete and asphalt recycling facility with temporary and permanent equipment. Includes new creek restoration, fencing, landscaping, trash enclosure, retaining wall, and drainage improvements	909 South Kellogg Avenue	Under construction
9.	McDonalds Drive Thru Expansion	Second drive thru lane, revised parking and circulation, and new landscaping	1465 South Fairview Avenue	Approved
10.	Rancho Estates Mobile Home Park Fire Improvements (Rancho Goleta)	New fire access road, new/upgraded fire hydrants, new water lines, and bring existing car wash into conformance	7465 Hollister Avenue	Approved
11.	Pacific Beverage at Cabrillo Business Park Reduced Project	Reduction in 24,398 s.f. from previously approved building	355 Coromar Drive	Approved

12.	Site Improvements	768-s.f. elevator addition, 1,100-s.f. new building, and 314-s.f. addition to rear of building	130 Robin Hill Road	Approved
13.	Schwann Self Storage	Addition of basements to 3 previously approved but unconstructed buildings for a 135,741 s.f. self-storage facility	10 South Kellogg Avenue	Approved
14.	Cortona Apartments	Residential, 176 units	6830 Cortona Drive	Approved
15.	Fuel Depot	Reconstruction of convenience store/autoservice building (2,396 s.f.); no changes to existing fueling stations or canopy	180 North Fairview Avenue	Approved
16.	Somera Medical Office Building	20,000 s.f. net new medical/dental office building	454 South Patterson Avenue	Approved
17.	Ward Renovations and Lot Split	New building façade, new site renovations, and lot split	749 and 759 Ward Drive	Approved
	Pending Projects (Complete Applications)			
18.	Shelby	Residential, 60 units	7400 Cathedral Oaks Road	Pending, Complete Application
19.	Kenwood Village	Residential, 60 units	7300 Calle Real	Pending, Complete Application
20.	Fairview Gardens	Master Use Permit and Special Events	598 North Fairview Avenue	Pending, Complete Application

21.	Heritage Ridge	Residential, 228 apartments and 132 senior apartments	North of Calle Koral and East of Los Carneros	Pending, Complete Application
22.	Ellwood Mesa Coastal Trails and Habitat Restoration Project	Improve 7.1 miles of trails, improve 3 drainage crossings, improve 2 beach access points, and 13 acres of habitat restoration	Ellwood Mesa Preserve	Pending, Complete Application
Pending Projects (Incomplete Applications)				
23.	Cabrillo Business Park, Lot 5	New 23,882-s.f. building within Cabrillo Business Park	6789 Navigator Way	Pending, Incomplete Application
24.	Cabrillo Business Park, Lot 6	New 16,750-sf building within Cabrillo Business Park	6765 Navigator Way	Pending, Incomplete Application
25.	Cabrillo Business Park, Lot 7	New 31,584-s.f. building within Cabrillo Business Park	6759 Navigator Way	Pending, Incomplete Application
26.	Cabrillo Business Park, Lot 9	New 44,924-s.f. building within Cabrillo Business Park	301 Coromar Drive	Pending, Incomplete Application
27.	Cabrillo Business Park, Lot 14	New 44,004-s.f. building within Cabrillo Business Park	289 Coromar Drive	Pending, Incomplete Application
28.	Calle Real Hotel	3-story hotel, 134 rooms	5955 Calle Real	Pending, Incomplete Application
29.	Fuel Depot with Car Washes	1,667 s.f. new drive-in carwash, self-serve car wash, gas fueling dispensers and manager's residence; Zizzo's Coffee building to remain	370 Storke Road	Pending, Incomplete Application

30.	Willow Industrial Park	146,000 s.f. new Light Industrial with outdoor storage and 2,587 s.f. office building	891 South Kellogg Avenue	Pending, Incomplete Application
31.	Providence Middle/High School	Façade improvement to existing 21,408 s.f. building and other associated site improvements	5385 Hollister Avenue	Pending, Incomplete Application
32.	Cortona Industrial Project	23,000-s.f. light industrial building use building and tentative parcel map	6864/6868 Cortona Drive	Pending, Incomplete Application
33.	Santa Barbara Honda	Includes façade improvements, a 1.628 s.f. enclosure of existing canopy for added showroom, a new 5,175 s.f. new enclosed canopy, and a new 300 s.f. new parts room	475 South Kellogg Avenue	Pending, Incomplete Application
34.	Verizon Wireless Antenna at U.S. Post Office	New 66 ft. tall monopine wireless tower	400 Storke Road	Pending, Incomplete Application
35.	Sywest	70,594 s.f. high cube industrial building	907 South Kellogg Avenue	Pending, Incomplete Application
UCSB Projects				
36.	Henley Hall	Research facility, 3 stories, 53,000-gross s.f., 1.4-acres	Main UCSB Campus, south of and adjacent to Mesa Road and north of Phelps Hall	Recently Completed

37.	Interactive Learning Pavillion	Instructional, 4 stories, 53,700-s.f., 2.4 acres	Main UCSB Campus, south of Davidson Library and north of and adjacent to the Psychology Building,	Recently Completed
38.	Munger Hall	Residential, 11 stories, 4,536 beds, 1.68-mil gross s.f.	Main UCSB Campus	Proposed, Under Review
39.	San Benito Housing Complex	Residential, 3,500 beds, 5-acres	UCSB Campus, corner of Mesa Road and Stadium Road	Proposed

(City of Goleta, 2018) (Rodriguez Consulting, 2017) (UCSB, 2021) (Rodriguez Consulting, 2019) (UCSB, 2024).

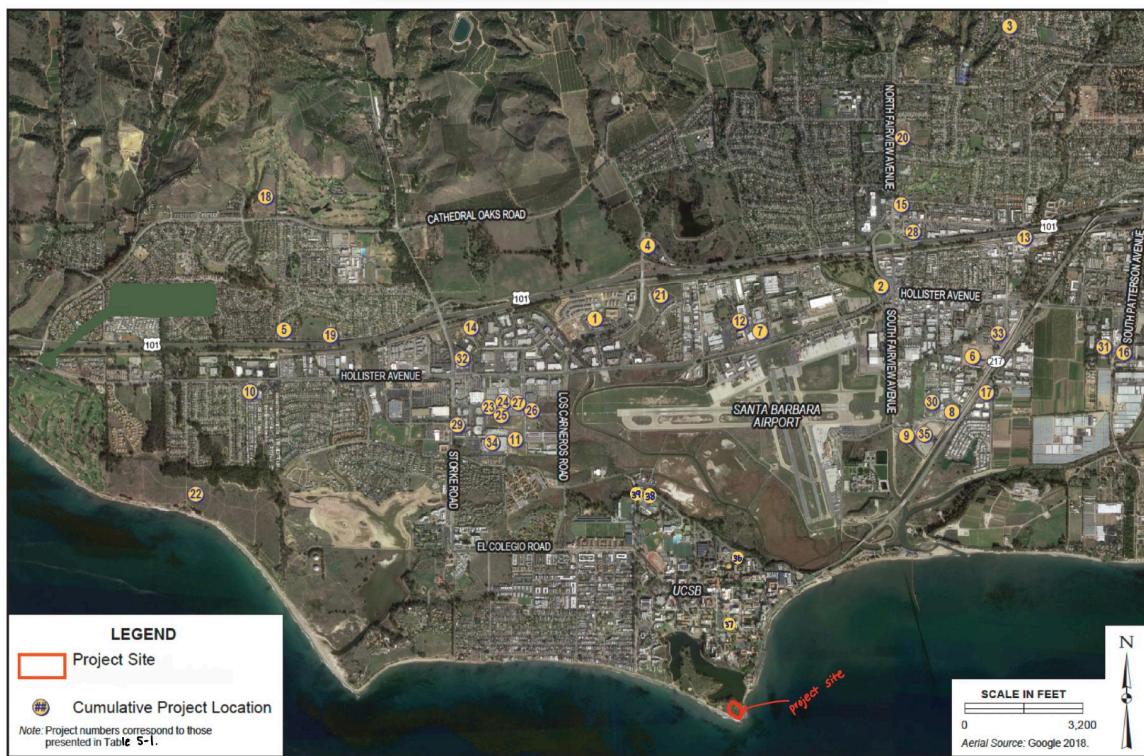


Figure 5-1: Related Projects Location (City of Goleta, 2018).

5.3 Cumulative Impact Discussion

5.3.1 Combined Cumulative Impact

The following table lists related projects within the ROI which could result in cumulatively considerable impacts on recreational resources.

Table 5-2: Related Projects in the Recreational Resources ROI.

Project No.	Project Name	Description	Location	Project Status
22.	Ellwood Mesa Coastal Trails and Habitat Restoration Project	Improve 7.1 miles of trails, improve 3 drainage crossings, improve 2 beach access points, and 13 acres of habitat restoration	Ellwood Mesa Preserve	Pending, Complete Application
36	Henley Hall	Research facility, 3 stories, 53,000-gross s.f., 1.4-acres	Main UCSB Campus, south of and adjacent to Mesa Road and north of Phelps Hall	Recently Completed
37.	Interactive Learning Pavillion	Instructional, 4 stories, 53,700-s.f., 2.4 acres	Main UCSB Campus, south of Davidson Library and north of and adjacent to the Psychology Building,	Recently Completed
38.	Munger Hall	Residential, 11 stories, 4,536 beds, 1.68-mil gross s.f.	Main UCSB Campus	Proposed, Under Review
39.	San Benito Housing Complex	Residential, 3,500 beds, 5-acres	UCSB Campus, corner of Mesa Road and Stadium Road	Proposed

(City of Goleta, 2018) (Rodriguez Consulting, 2017) (UCSB, 2021) (Rodriguez Consulting, 2019) (UCSB, 2024).

Table 5-3: Total Measurements for Project Impacts.

Square Feet of Buildings (Including Proposed Project)	2,044,500-s.f
Miles of Trails (Including Proposed Project)	~7.7 mi.

5.3.2 Project Contribution to Cumulative Impact

The proposed project is 40,000-s.f. and includes an access road. All related projects and the proposed project make up 2,044,500 s.f (see Table 5-3). The project's contribution to cumulative impacts in terms of building size on recreational resources is 1.95%, and is therefore not cumulatively considerable based on this factor alone.

However, the proposed project would impact a trail which is approximately 0.6-miles long. All related projects and the proposed project make up about 7.7-mi. The project's contribution to this cumulative impact is 7.79%. While this number is small, the trail that would be impacted from the project at Campus Point is unique in that it provides an incredibly scenic view of the Pacific Ocean to the south and the Santa Ynez Mountains to the north that is not replicated by other trails in the cumulative analysis. **Therefore, the project's contribution to impacts on recreational resources would be cumulatively considerable.**

5.3.3 Mitigation Measures and Residual Impacts

Given that the project would have a significant cumulative impact on recreational resources in terms of miles of trails impacted, mitigation is necessary. The cumulative impact of this project on recreational resources shall be mitigated according to MM REC-1 and MM REC-3, which set plans to create a new trail of equal length and quality of scenic view in the West Campus area.

Mitigation Measure	Plan Requirements:	Review and Approval:	Monitoring:
MM REC-1	A qualified biologist will determine the path of least disturbance through the West Campus area to construct a trail which will be the same length and width as the Campus Point bluff trail. The TCP shall be approved and be constructed prior to the project construction in order to ensure recreational access is properly available.	The TCP shall be reviewed and approved by the UCSB Office of Budget and Planning prior to trail construction.	The Cheadle Center at UCSB shall verify that no biological resources in the West Campus area are disturbed by the increase in recreational activity in the area. The UCSB Office of Budget and Planning shall ensure all TCP components are in place at the beginning of construction, and shall field check during construction, as appropriate.
MM REC-3	A qualified biologist shall determine the path of least disturbance along the Campus Point Bluffs for the TRP to be placed. A qualified geologist shall determine the erosion rate at Campus Point to find a reasonable distance to place the trail. The trail shall be as long and as wide as the original trail.	The TRP shall be reviewed and approved by the UCSB Office of Budget and Planning prior to trail construction.	The UCSB Office of Budget and Planning shall ensure all TRP components are in place at the beginning of construction, and shall field check during construction, as appropriate. The Cheadle Center shall ensure no significant biological resources are disturbed during trail construction and operation.

Residual Impacts: Incorporation of MM REC-1 and MM REC-3 would feasibly compensate for the project's contribution to cumulative impacts on recreational resources, specifically on trail access, since it would provide a new trail of similar quality and length to the original trail. The impact would be reduced such that the impacts on recreational resources would be reduced to **less than cumulatively considerable (Class II)**

6.0 Project Alternatives

This section defines a reasonable range of alternatives to the proposed project that can reduce significant impact, while also feasibly maintaining most of the basic objectives of the proposed project, pursuant to CEQA Section 15126.6.

6.1 Project Objectives

Project objectives were defined in Section 2.0, and are as follows:

- Create faculty housing within a 15 minute walking distance from Main Campus
 - 23 units with occupancy for approximately 50 faculty members and their families
- Create 12 classrooms within a 15 minute walking distance from Main Campus, which could accommodate up to 360 students
- Feature a project site that is reasonably attractive to prospective faculty, in that it would provide unique views such as those seen of the Pacific Ocean to the south and/or Santa Ynez Mountains to the north
 - Project site would also be reasonably secluded to protect faculty privacy

6.2 Significant Environmental Impacts

Significant Environmental Impacts were established in Section 4.0, and are follows:

- **IMPACT REC-1:** Construction activities would limit access to recreational activities occurring along the Campus Point bluff trails.
- **IMPACT REC-2:** Construction of the access road along Lagoon Road would result in limited access to Campus Point Beach for surfers.
- **IMPACT REC-3:** Campus Point bluff trails would be eliminated with project operation.
- **IMPACT REC-4:** Project operation along the access road would create safety issues since pedestrians typically use Lagoon Road to access recreational resources at Campus Point.

6.3 Project Alternatives Screening Criteria

A feasible project alternative, pursuant to CEQA Section 15126.6(c) will address:

- Most of the basic proposed objectives; and
- Avoid or reduce the extent of the significant environmental impacts identified in Section 4.0

6.4 “No Project” Alternative

According to CEQA Section 15126.6(e), a “no project” alternative defines what is likely to occur at the project site if the project is not approved. In the absence of the construction and operation of this project at Campus Point, the area would continue to be designated as “open space” (*UCSB 2008*). This includes established recreational uses, such as walking and hiking along trails as well as whale watching and bird watching. Projects already existing at Campus Point also include restoration projects to bring back native plants and eliminate invasive species like iceplant from the area (*UCSB, 2008*). Also, it is reasonable to assume that trail maintenance would continue and improvements to trails would be made when necessary.

IMPACT REC-1: Under the No Project, impacts associated with limited access to trails during project construction would not occur. It is reasonable to assume that trail maintenance and improvements would continue in the same manner that they are currently executed in. **Impact REC-1 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-2: Under the No Project, impacts associated with limited beach access due to project construction would not occur. It is reasonable to assume that Lagoon Road would continue to be used by surfers and swimmers for beach access. **Impact REC-2 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-3: Under the No Project, impacts associated with limited access to trails due to building placement would not occur. It is reasonable to assume that these trails would continue to be used by the surrounding community for various recreational uses such as walking, biking, running, and more. **Impact REC-3 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-4: Under the No Project, impacts associated with safety concerns for pedestrians along the access road would not occur. It is reasonable to assume that pedestrians would continue to access Campus Point by walking along Lagoon Road. **Impact REC-4 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

Under the No Project Alternative, none of the project’s basic objectives would be achieved.

6.5 Reduced Project Alternative

A Reduced Project Alternative would feature a reduction in building size so as to avoid disturbing the trail along the Campus Point Bluffs significantly. This would result in a reduction in the building envelope, as well as reduction in the number of classroom and faculty housing units which will be developed within this envelope. The building size would need to be reduced by a factor of at least 30% in order to sufficiently avoid the Campus Point Bluff Trail, meaning there would be about 16 units for faculty housing and 8 classrooms.

IMPACT REC-1: Under the Reduced Project Alternative, impacts resulting from construction activities along the Campus Point trails would be minimized because the building's size would be reduced sufficiently to avoid construction activities directly on these trails. . However, it is reasonable to assume that there could still be disruption to these trails during the grading process. Therefore, **Impact REC-1 under the Reduced Project Alternative would be significant, but feasibly mitigated by MM REC-1 (Class II), and would be the same as the proposed projects'.**

IMPACT REC-2: Under the Reduced Project Alternative, the access road would not be able to be reduced, and project construction on this road would still impact beach access. **Impact REC-2 under the Reduced Project Alternative would be significant, but would be feasibly mitigated by MM REC-2 (Class II), and would be the same as the proposed projects'.**

IMPACT REC-3: Under the Reduced Project Alternative, impacts regarding the inability to access the Campus Point Bluff Trail would be reduced, as the building would be reduced to a size suitable for the operation of the trail to continue. **Impact REC-3 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-4: Under the Reduced Project Alternative, impacts to pedestrian access safety along Lagoon Road to engage in recreational activities would continue. **Impact REC-4 under the Reduced Project Alternative would be significant, but would be feasibly mitigated by MM REC-4 (Class II), and would be the same as the proposed projects'.**

While the Reduced Project Alternative would result in only about 8 classrooms and 16 faculty housing units, it would still accomplish most of the project's basic objectives.

6.6 Reconfigured Project Alternative

A Reconfigured Project Alternative would include the following elements:

- Add another story to the building containing the faculty units and classrooms in order to minimize the square footage taken up by the building
- Create a parking lot underneath the project site area (under the bluff) to reduce the size of the building envelope; and
- Reconfigure the access road to extend from Manzanita Village to the west of the project site, along already established walking trails (see Figure 6-1).

These elements would, in combination, work to reduce the size of the building envelope by about 30% on Campus Point. This would result in reduced significant impacts on recreational resources at the project site.

IMPACT REC-1: Under the Reconfigured Project Alternative, impacts resulting from construction activities along the Campus Point trails would be minimized. However, it is reasonable to assume that there could still be disruption to these trails during the grading process. Therefore, **Impact REC-1 under the Reduced Project Alternative would be significant, but would be feasibly mitigated by MM REC-1 (Class II), and would be the same as the proposed projects’.**

IMPACT REC-2: Under the Reduced Project Alternative, impacts resulting from construction along Lagoon Road would not exist, meaning access to Campus Point Beach would not be restricted during construction. However, the site of the new access road extending from Manzanita Village would result in significant impacts on beach access to Depressions Beach, west of Campus Point Beach during project construction. **Impact REC-2 under the Reduced Project Alternative would be significant, but would be feasibly mitigated by MM REC-2 (Class II), and would be the same as the proposed projects’.**

IMPACT REC-3: Under the Reconfigured Project Alternative, impacts regarding the inability to access the Campus Point Bluff Trail would be reduced, as the building envelope would be reduced with building clustering and underground the parking lot, meaning the Campus Point Bluff Trail would still be accessible during project operation **Impact REC-3 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-4: Under the Reconfigured Project Alternative, there would still be issues with safety regarding pedestrian access to the project site in order to engage in recreational activities. **Impact REC-4 under the Reduced Project Alternative would be significant, but would be**

feasibly mitigated by MM REC-4 (Class II), and would be the same as the proposed projects'.

The Reconfigured Project Alternative would accomplish most of the project's basic objectives, as the project would have the same amount of classrooms and housing units as the proposed project, and maintain the same aspects of the Campus Point site.

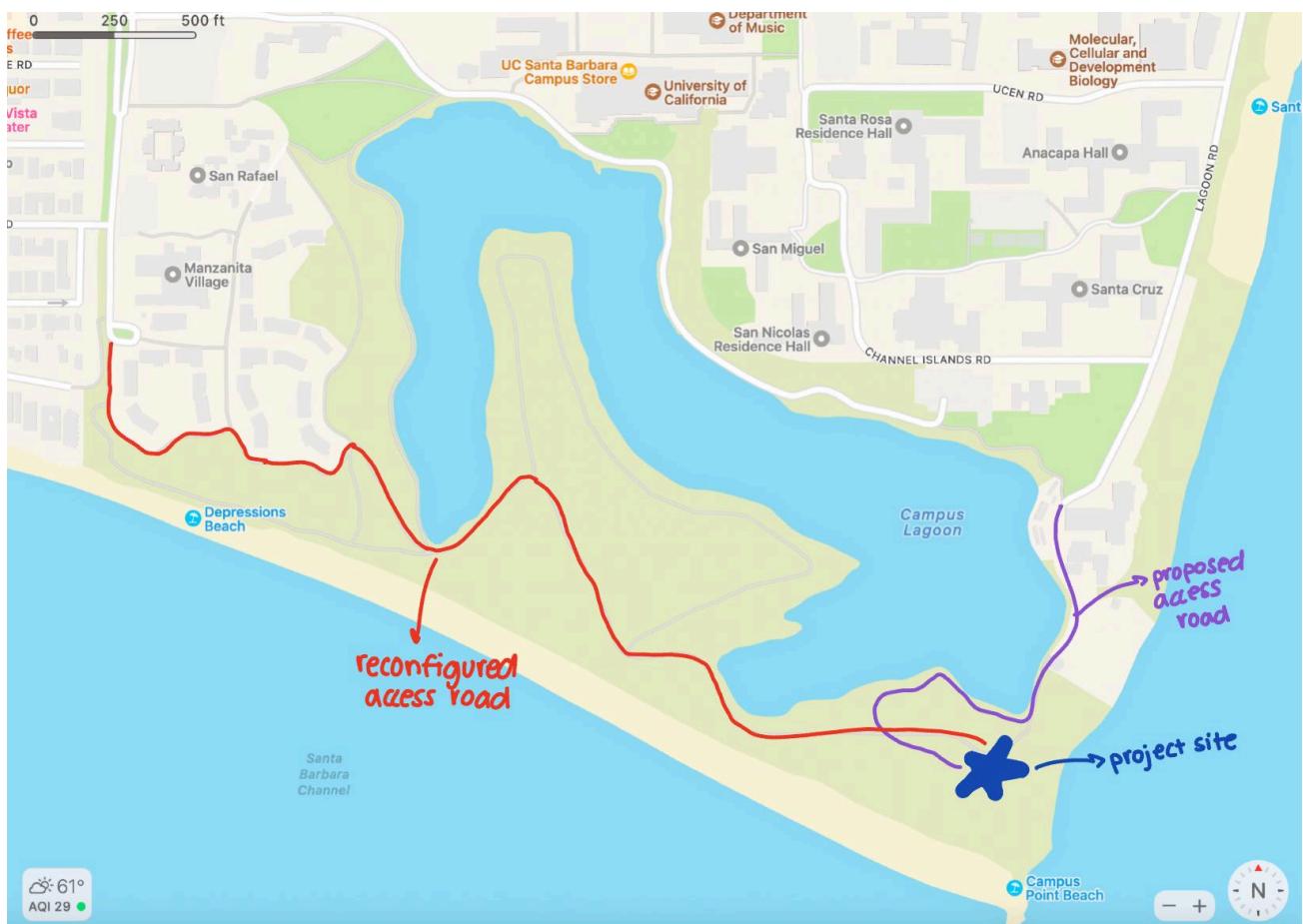


Figure 6-1: Reconfigured Access Road.

6.7 Off-site Project Alternative

An Off-site Project Alternative, as described in CEQA Section 15126.6(f)(2), is an alternative location for a project which would accomplish most of the basic objectives of the proposed project, and reduce significant impacts. This Off-site Project Alternative would be located at the corner of Stadium and Mesa Road, to the north of the current project site at Campus Point (see Figure 6-2). This is the site of a proposed project for San Benito student housing, described in Section 5.0. However, this project has not been approved, so the project site would still be able to be considered as an alternative. This site is close to campus, within a 15-minute walk, and would overlook Mesa Road to the Goleta Slough and would provide views to the north of the Santa Ynez Mountains. Access roads have already been established on both sides of the project, so there would be no need to develop another road. This site is also close to the Recreation Center of UCSB, which features tennis courts, a pool, gym equipment, and more, making this site attractive to prospective faculty.

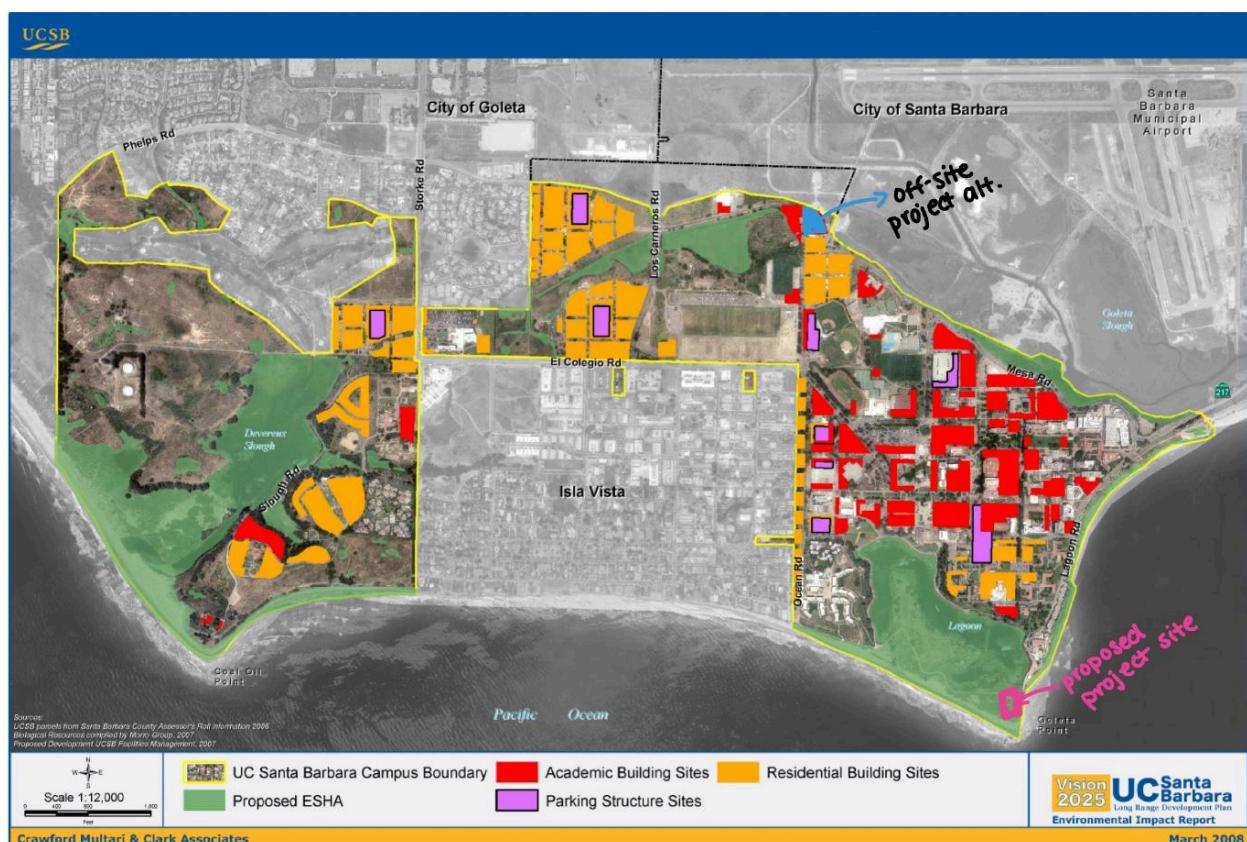


Figure 6-2: Location of Off-site Project Alternative, With Respect to Proposed Project (UCSB 2008).

IMPACT REC-1: Under the Off-site Project Alternative, trails along Campus Point would no longer be disturbed during project construction, and no trails in the area of the new project site would be disturbed as well. **Impact REC-1 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-2: Under the Off-site Project Alternative, beach access would not be significantly impacted. **Impact REC-2 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-3: Under the Off-site Project Alternative, hiking trail access would not be impacted. **Impact REC-3 under the No Project Alternative would be less than significant (Class III), and would be less than the proposed project.**

IMPACT REC-4: Under the Off-site Project Alternative, existing access roads to the project site would be used. However, sidewalks do not extend fully down to the corner of Stadium and Mesa Road, which would impact pedestrian access to the site. **Impact REC-4 under the Reduced Project Alternative would be significant (Class II), and would be the same as the proposed projects'.**

Under the Off-site Project Alternative, the project's basic objectives would still be achieved as the site would be within a 15 minute walk from Main Campus, feature the same number of classrooms and housing units, and be attractive to prospective faculty.

6.8 Environmentally Superior Alternative

Table 6-1: Comparison of Project Alternative Impacts

Impact	Proposed Project	No Project Alt.	Reduced Alt.	Reconfigured Project Alt.	Offsite Alt.
REC-1: Limited trail access	Class II	None (-)	Class II (=)	Class II (=)	Class III (-)
REC-2: Limited beach access	Class II	None (-)	Class II (=)	Class II (=)	Class III (-)
REC-3: Eliminated trail access	Class II	None (-)	Class III (-)	Class III (-)	Class III (-)
REC-4: Unsafe pedestrian access	Class II	None (-)	Class II (=)	Class II (=)	Class II (=)

Note: Impacts with (=) would be equal to the project

Impacts with (+) would be greater than the project

Impacts with (-) would be less than the project

While the project alternative with the least amount of significant impacts would be the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. This would be the Off-site Project Alternative, as it would result in reduced impacts from three out of the four significant impacts to recreational resources evaluated in this EIR. All other alternatives were only able to reduce significant impacts for one impact, making the Off-site Project Alternative the Environmentally Superior Alternative.

Section 7.0 Response to Public Comments

This section addresses public comments and revisions to the Environmental Impact Report (EIR), pursuant to CEQA Sections 15201 through 15204. These sections indicate that public groups have the right to voice concerns about the EIR prior to its publishing.

7.1 Public Comments Letter

Friday Mar 8, 2024
536 University Center Rd., Goleta CA 93117

Dear Ms. Tate,

I hope this letter finds you well. I am writing to you on behalf of the Sierra Club Foundation, in regards to the adequacy of the Draft EIR you have prepared for the UCSB Campus Point Housing Project. My concerns are as follows:

1. Incomplete Project Description

The discussion of the project objectives, Section 2.1's first bullet point, does not adequately address the reason why the proposed project should provide housing that appears attractive. This objective should be clarified as it provides the context for why this location was chosen, compared to other, less attractive locations, with less recreational impacts.

2. Figure References

In Section 3.1, within the section titled "Formal Trails/Paths", you state in the 3rd sentence that the building envelope rests on top of one of these trails, however the figure you referenced, "Project location on Campus Point", does not depict any trails on the map. This occurs again in Section 4.2.2, where in the first line below Impact REC-3 is stated, you state that the Lagoon Trail exists on the Campus Point Bluff, and to see Figure 2-6. However, Figure 2.6 is the "Project site grading plan" and does not depict any trails present. These statements would be more adequately defended if the pictures gave more context to what you are referencing.

3. Clarification for Impact REC-3

In Section 4.2.2, Impact REC-3 the second sentence, you state that the Lagoon Trail is within the proposed project footprint, and would be inaccessible during project operations. This statement would benefit from clarification as it is unclear if you mean operation during classroom hours of operations, or if once the building is built, there will

not be access to the trails as long as it is standing. However, to my understanding it is reasonable to assume, if the building is being built upon trails, these trails will be destroyed and inaccessible as long as the building stands.

4. Adequacy of MM REC-1

In Section 4.2.3, MM REC-1, the mitigation measure proposed would not provide access to trails within a 15-minute walk from campus. However, as stated in Section 3.1, trails are an important resource to students and faculty. A clearer defense for why construction of trails at West Campus, a 20-minute minimum walk from campus would likely be beneficial to understand the adequacy of this mitigation measure.

Sincerely,

Fiona Wallace

Fiona Wallace
Sierra Club Foundation

7.2 Public Comments Response

Thanks to Fiona Wallace from the Sierra Club Foundation for providing comments on the DEIR. Below are the revisions made as a result of these comments.

1. The Draft EIR Section 2.1 has been revised to include the following new information about the attractiveness of the project site:

“As seen from the location of the project site on the aforementioned figures, Campus Point as a project location accomplishes the project objectives of being a physically attractive site for housing since it resides on a bluff which provides unique views of the Pacific Ocean and Channel Islands to the South and the Santa Ynez Mountains to the North. It is appropriately close to other classrooms on campus for both faculty and students to access. It is also reasonable secluded to allow faculty privacy in their residences”

2. The Draft EIR Sections 3.1 and 4.2.2 have been revised to include a new figure which is relevant to the respective descriptions:

Section 3.1: "Several formal trails can be found extending within the Campus Point bluffs; the trails extend south providing beach access, and west towards Manzanita Village (see Figure 2-4). These trails can be used by walkers and bikers alike, and are an important resource to students, faculty, and the surrounding public community. The building envelope rests directly atop one of these trails (see Figure 2-3 3-3). These trails also provide access to the beach for both surfers and beach-goers generally (see Figure 2-4)."

Section 4.2.2: "The established and heavily used Lagoon Trail Bluff Trail exists on the Campus Point Bluffs (see Figure 3-3 2-6). This trail is directly within the proposed project footprint, and therefore would be inaccessible during project operations. The proposed project would therefore conflict with an established recreational use, conflict with a biking and/or hiking trail, and would impact the quantity of recreational resources in the area. **Therefore, the proposed project would result in a significant impact on recreational resources.**"



Figure 3.3: UCSB Campus Point Bluff Trail.

3. The Draft EIR Section 4.2.2 has been revised to include more description of IMPACT REC-3 in terms of trail operability:

Section 4.2.2: “The established and heavily used ~~Lagoon Trail Bluff Trail~~ exists on the Campus Point Bluffs (see Figure 3-3 ~~2-6~~). This trail is directly within the proposed project footprint, and therefore would be ~~inaccessible during project operations destroyed during project construction and grading, and inoperable during project operation.~~ The proposed project would therefore conflict with an established recreational use, conflict with a biking and/or hiking trail, and would impact the quantity of recreational resources in the area. **Therefore, the proposed project would result in a significant impact on recreational resources.”**

4. The Draft EIR Section 4.2.3 has been revised to adequately defend the alternative trail location in MM REC-1:

“**MM REC-1:** In order to minimize the impact of project construction on the existing recreational uses of Campus Point bluff trails, the applicant shall develop a **Trail Construction Plan (TCP)**, which includes plans to construct new trails on the University of California, Santa Barbara campus to compensate for the temporary loss of trails at the project site. The TCP shall seek to construct new trails in the West Campus area which will seek to emulate these same objectives. While the West Campus site is further from the UCSB Main Campus, it would be adequate in providing mitigation for the inaccessibility of trail access at Campus Point because it would be able to provide the same scenic views as those seen from Campus Point, and be reasonably secluded enough to provide a beneficial hiking experience. Other possible trail sites which are closer to Main Campus would not accomplish the same about of tranquility that trails in the West Campus area can provide since they are closer to roads or academic/residential buildings. Therefore, this trail constructed at West Campus by the TCP shall:

- Be as long and as wide as the current trail spanning the Campus Point bluffs as to provide access to hikers, walkers, and bikers
- Provide scenic views of the Pacific Ocean and the Santa Ynez Mountains from at least one point along the trail; and
- Be properly accessible to the public by providing adequate parking areas or public transport around the trail area”

8.0 References

City of Goleta. 2018. “Goleta Fire Station 10 Environmental Impact Report”

County of Santa Barbara, Building & Safety Division. “Requirements for After-Hours Construction Work”. 2021.

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Appendix A: Grading Requirement Calculations

Estimates for access road: 1,600 ft long, 30 ft wide, 20 ft high

- Based on scale and contours from Figure 2.6

- i. 1,600 ft long x 30 ft wide x 20 ft high = 960,000 cubic feet / 2 = 480,000 cubic feet
- ii. 480,000 cubic feet / 27 cubic feet = **17,777 cubic yards of grading**
- iii. 17,777 cubic yards / 10 cubic yards per truck = 1,777 truck loads
- iv. 1,777 truck loads / 50 trucks/day = **35.5 days excavation & soil removal**