W16.5

STATE OF CALIFORNIA -- THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

RECORD PACKET COPY

DATE: March 30, 2005

TO: Commissioners and Interested Persons

FROM: Jack Ainsworth, Deputy Director
Gary Timm, District Manager
Shana Gray, Coastal Program Analyst

RE: **Notice of Impending Development 5-04 (Sewer Repair), Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP)** for Public Hearing and Commission Action at the meeting of April 13, 2005 in Santa Barbara.

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the repair of a six-foot deep sinkhole and repair of 15" diameter sewer line, requiring installation of a temporary bypass pipeline to divert campus sewage to an existing sewer line owned by Goleta West Sanitary District. Existing access roads to the manholes would be utilized to install the temporary bypass. Two holes would be dug (approx. 35 cu. yds. of excavation) on either end of replacement pipe in order to install 320 feet HDPE sewer line. No trenching is proposed. The pipeline would be cleaned out and material disposed at the County landfill. All access would be along existing dirt roadways in the project area. Repair would take approximately five days to complete.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on March 16, 2005, and the notice was deemed filed on March 21, 2005.

Staff is recommending that the Commission determine that the impending development **is consistent** with the certified University of California at Santa Barbara Long Range Development Plan (LRDP) with one special condition regarding the implementation of a revegetation program. The motion and resolution are on **page 2**.

I. PROCEDURE

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

II. STAFF RECOMMENDATION: MOTION AND RESOLUTION

MOTION: ***I move that the Commission determine that the development described in the Notice of Impending Development 5-04, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.***

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development 5-04, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 5-04, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan for the reasons discussed in the findings herein.

III. SPECIAL CONDITIONS

1. Revegetation Program

By acceptance of this notice of impending development, the University's agrees to prepare and implement a revegetation program designed by a biologist or other qualified specialist, consistent with the following:

A) Revegetation Plan

(1) All disturbed areas on the subject sites shall be planted and maintained for habitat restoration and erosion control purposes as soon as possible after disturbance has occurred and no later than thirty (30) days from completion of construction for each segment of the project. All revegetation shall consist of native plant species endemic to area. Invasive, non-indigenous plant species which tend to supplant native species shall not be used. Such planting shall be adequate to provide 90 percent coverage within three (3) years.

(2) The plans shall identify the species, extent, and location of all plant materials and shall specify that upon completing work at each construction zone, the area of disturbance shall be cleared of any construction debris, weeded of any non-native species still remaining, and replanted with seeds and cuttings of native species found in the Goleta Slough watershed.

(3) The plans shall outline revegetation performance standards to ensure that revegetation in the project area is adequate to provide 90 percent coverage by the end of the three (3) year monitoring period and is able to survive without additional outside inputs such as supplemental irrigation.

(4) All development approved herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final revegetation plans shall be reported to the Executive Director. No changes to said plans shall occur without a Notice of Impending Development, unless the Executive Director determines that no amendment is required.

B) Monitoring

Three years from the date of the completion of the project the applicant shall submit for the review and approval of the Executive Director, a revegetation monitoring report, prepared by a qualified biologist or environmental resource specialist, that certifies that the plantings at all sites are in conformance with the revegetation plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the revegetation monitoring report indicates the plantings are not in conformance with or has failed to meet the performance standards specified in the revegetation plan approved pursuant to this Notice of Impending Development, the applicant, or successors in interest, shall submit a revised or supplemental revegetation plan for the review and approval of the Executive Director. The revised revegetation plan must be prepared by a qualified biologist or environmental resource specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

IV. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

A. BACKGROUND AND PROJECT DESCRIPTION

The impending development consists of the repair of a six-foot deep sinkhole and repair of 15" diameter sewer line, requiring installation of a temporary bypass pipeline to divert campus sewage to an existing sewer line owned by Goleta West Sanitary District. All proposed development has been previously completed pursuant to emergency permit 4-04-082-G. Existing access roads to the manholes were utilized to install the temporary bypass. Two holes were dug (approx. 35 cu. yds. of excavation) on either end of replacement pipe in order to install 320 feet HDPE sewer line, west of manhole #9 and east of manhole #10. The project required the drilling of two temporary dewatering wells near the area to be excavated. No trenching was required. The pipeline was cleaned out and material disposed at the County landfill.

All access was along existing dirt roadways in the project area. The existing manholes located east of Los Carneros were accessed from a dirt roadway south of the site that originates near the Student Gardens and Greenhouse. Upon completion of the repairs, the dirt road was seeded with coast golden bush and buckwheat. Repairs took approximately five days to complete.

An approximate six-foot deep sinkhole was discovered by UCSB facilities staff on July 21, 2004 on UCSB's Storke Campus adjacent to manhole #9 that provides access to a 15-inch corrugated sewer line. Upon exploration of the condition of the corrugated pipe, UCSB staff determined that the pipe at this location was approximately ¾ full of debris (such as rock, soil, etc.). The sinkhole had resulted from the deterioration/failure of the corrugated pipe. The sewer line is approximately 40 years old and serves development on the Storke Campus and West Campus, carrying a constant residential sewage flow.

UCSB Facilities staff found that flow was visible in the line east of manhole #9 indicating that the line was not completely blocked with debris. However, as the pipe continued to fill with debris, sewage carried in the line would back up in the pipe. UCSB Facilities staff began cleaning the sewer line manually on a daily basis as well as

monitoring the condition of the line and the sinkhole many times daily until repairs could be made.

The sinkhole is located within the Storke Campus wetlands, approximately 320 feet east of Los Carneros Road, south of Mesa Road, and north of the Student Gardens and Greenhouse (Exhibit 1). However all work, with the exception of the backfill & planting of the sinkhole, is outside of the wetland in existing disturbed areas. After backfilling the sinkhole, the area was seeded with coast golden bush and buckwheat as requested by the Museum of Systematics and Ecology which manages the Storke Wetland area.

B. PAST COMMISSION ACTION

The Commission granted an Emergency Permit (4-04-082-G) to the University of California, Santa Barbara to complete the sewer repair described within this Notice of Impending Development, in August 2004. NOID 5-04 represents the follow up permitting process to authorize the work as permanent development. The University determined that an unexpected occurrence in the form of a health and safety hazard had arisen because of a failed sewer pipeline creating a sinkhole and impediment on the capacity of sewage flow to such an extent that any further backups in the line would result in sewage overflow within the campus' housing projects, pollution of the groundwater, and overtopping of the sinkhole and damage to the wetlands. This occurrence required immediate action to avoid these potential impacts.

C. ENVIRONMENTALLY SENSITIVE HABITAT AREA AND WATER QUALITY

The LRDP contains several policies regarding the protection and management of coastal waters and sensitive habitat areas. Sections 30230 and 30231 of the Coastal Act, which have been included in the certified LRDP, require that marine resources and the biological productivity of coastal waters, including wetlands, shall be maintained and, where feasible, enhanced. Consistent with Sections 30230 and 30231 of the Coastal Act, LRDP Policies 30231.1 and 30231.2 provide for the protection of coastal waters and wetlands from increased sedimentation, erosion, excavated materials, construction debris, and contamination from chemical wastes and other pollutants. In addition, Section 30233 of the Coastal Act, which has also been included in the certified LRDP, provides that the diking, filling, or dredging of wetland areas shall only be allowed when such activity is required for the provision of certain incidental public services, restoration purposes, or nature study. All work, with the exception of the backfill & planting of the sinkhole, is outside of the wetland in existing disturbed areas. Further, Section 30240 of the Coastal Act, which has been included in the certified LRDP, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development in areas adjacent to such areas shall be sited and designed to prevent impacts which would significantly degrade such areas.

The impending development includes the repair of a six-foot deep sinkhole and repair of 15" diameter sewer line, requiring installation of a temporary bypass pipeline to divert campus sewage to an existing sewer line owned by Goleta West Sanitary District. All proposed development has been previously completed pursuant to emergency permit 4-04-082-G. Existing access roads to the manholes were utilized to install the temporary bypass. Two holes were dug (approx. 35 cu. yds. of excavation) on either end of replacement pipe in order to install 320 feet HDPE sewer line. No trenching was required. The pipeline was cleaned out and material disposed at the County landfill. All access was along existing dirt roadways in the project area. Repair took approximately five days to complete.

The Storke Campus Wetland is designated as an environmentally sensitive habitat area (ESHA) in the Long Range Development Plan (LRDP). The sinkhole is located within the Storke Campus wetlands, approximately 320 feet east of Los Carneros Road, south of Mesa Road, and north of the Student Gardens and Greenhouse (Exhibit 1). According to the *Campus Wetlands Management Plan* all wetlands on Storke Campus are palustrine. Palustrine systems include wetlands that lack flowing water and contain ocean derived salts in concentrations of less than .05 percent. The wetland adjacent to the sinkhole is typically dry during summer months but standing water is common in winter months.

As stated previously, an approximate six-foot deep sinkhole was discovered by UCSB facilities staff on UCSB's Storke Campus as a result of the deterioration/failure of the corrugated pipe. Given the location within the wetlands as well as the pipeline's connection to existing housing projects, the University determined that the sinkhole/failed sewer pipeline conditions had the potential for further backups in the line which would result in sewage overflow within the campus' housing projections, pollution of the groundwater, and overtopping of the sinkhole and damage to the wetlands. Therefore, the Commission finds that the repair of the sewer pipeline and sinkhole is necessary to avoid these potential impacts to wetlands and water quality consistent with Coastal Act sections 30230 and 30231, as incorporated into the LRDP, and LRDP Policies 30231.1 and 30231.2.

Furthermore, consistent with the LRDP's ESHA policies cited above, the project has been designed to avoid impacts to the wetlands, utilizing existing roads and existing manholes, and avoiding any trenching during the remediation of the sinkhole and replacement of 320 feet of pipeline. There will be no impact to wetland or wetland plants. Further, the University proposes to seed the existing dirt access roads adjacent to the wetlands and backfill the sinkhole with soil and plant the sinkhole area with species appropriate to that elevation of the wetland area, coast golden bush and buckwheat. However, to ensure that the revegetation is implemented pursuant to the University's proposal, the Commission requires the University to prepare and implement a revegetation program pursuant to Special Condition One (1). Special Condition 1 requires the University to plant and maintain the areas in a manner adequate to provide 90 percent coverage by the end of three years. Three years from the date of

completion, the University shall submit a monitoring report which certifies that the plantings at the sites are in conformance with the approved revegetation program.

The Commission, therefore, finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to water quality, environmentally sensitive habitat areas, and the marine environment.

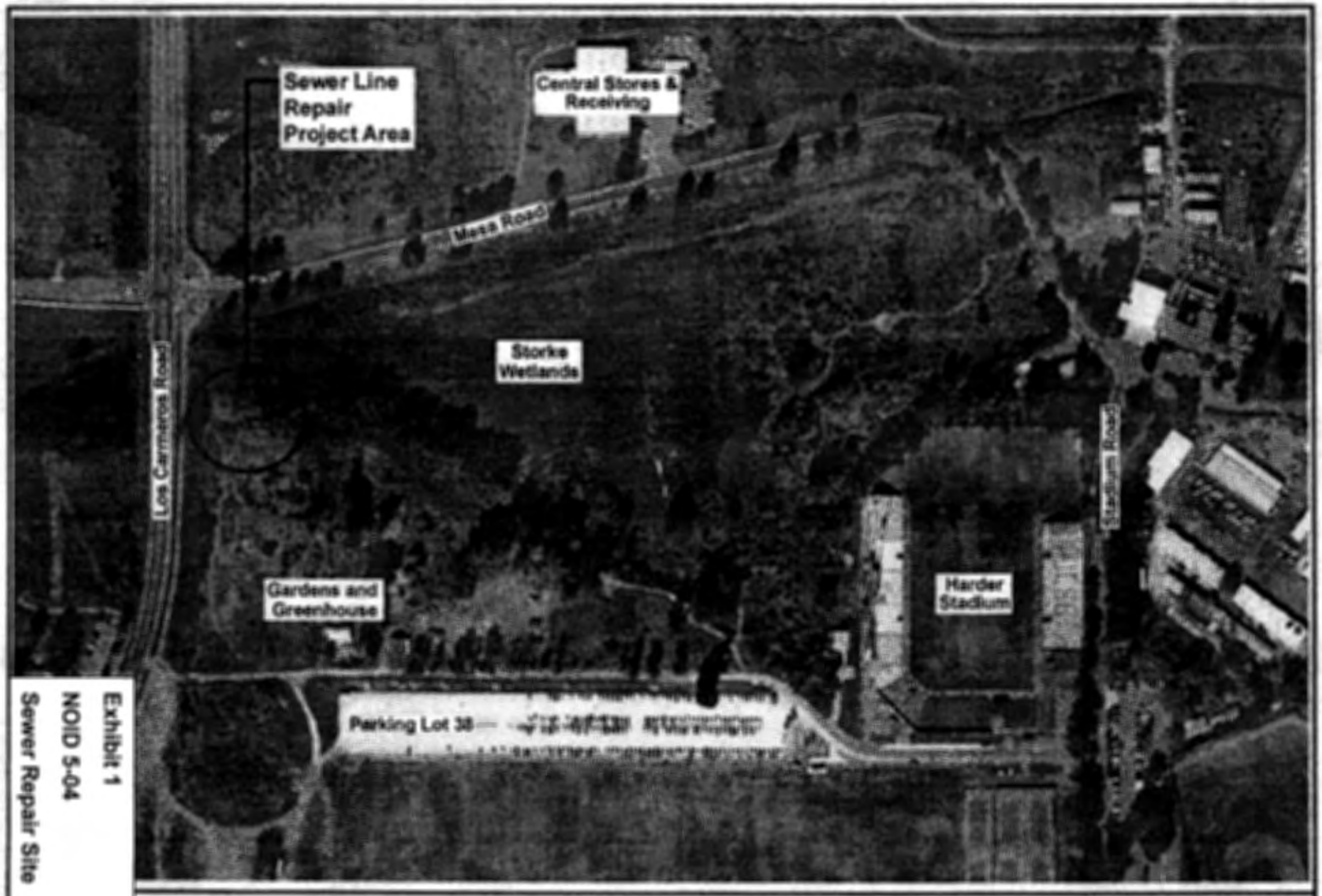

Exhibit 1
NOID 5-04
Sewer Repair Site

ty of California, Santa Barbara
Storke Campus Sewer Line Repair

Figure 1
Project Area