

CALIFORNIA COASTAL COMMISSION
South Central Coast Area
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RECORD PACKET COPY

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September 19, 1996

TO: Commissioners and Interested Persons

FROM: Steve Scholl, Deputy Director
Gary Timm, District Manager
Rebecca Richardson, Coastal Program Analyst

RE: **Notice of Impending Development 2-96, Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP)** for Public Hearing and Commission Action at the meeting of October 9, 1996 in Los Angeles.

SUMMARY AND STAFF RECOMMENDATION

The impending development involves the construction of six tennis courts, a shed and bleachers to accommodate 210 spectators. The construction of the tennis courts will also involve landscaping, 12 ft. high open-mesh fences, drainage improvements, minimal grading and lighting. The site is located on the Main Campus of the University of California, Santa Barbara (UCSB). The notice was received in the South Central Coast Office on August 21, 1996 and was deemed incomplete on August 30, 1996. Upon receipt of the additional information, the notice was deemed filed on September 19, 1996.

Staff is recommending that the proposed development, as submitted, is **consistent** with the certified LRDP. (Exhibits are attached.)

Additional Information: Please contact Rebecca Richardson, California Coastal Commission, South Central Coast Area, 89 So. California Street, Second Floor, Ventura, CA. (805) 641-0142.

I. Procedure

§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. §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

Staff recommends that the Commission adopt the following motion and resolution. A YES vote by a majority of the Commissioners present is necessary to pass the motion.

Motion: I move that the Commission determine that the development described in the Notice of Impending Development 2-96, as proposed, is consistent with the Certified University of California Santa Barbara LRDP.

Resolution: The Commission determines that the proposed Impending Development 2-96 is consistent with the Certified University of California Santa Barbara LRDP for the reasons discussed in the findings herein.

III. Findings and Declarations

The Commission finds and declares as follows:

A. Background

On March 17, 1981 the University's LRDP was effectively certified by the Commission. The LRDP has been subject to six major amendments. Under LRDP Amendment 1-91, the Commission reviewed and approved the 1990 UCSB LRDP; a 15 year long range planning document, which substantially updated and revised the certified 1981 LRDP. The 1990 LRDP provides the basis for the physical and capital development of the campus to accommodate a student population in the academic year 2005/06 of 20,000 and to expand the building area of the campus by 1.2 million square feet.

B. Description of Impending Development

The impending development involves the construction of six tennis courts, a shed and bleachers to accommodate 210 spectators. The construction of the tennis courts will also involve landscaping, 12 ft. high open-mesh fences, drainage improvements, minimal grading and lighting.

Presently, tennis courts exist on the campus between parking lot 16 and University Road. The University is relocating these courts to the proposed location in order to consolidate the campus recreational facilities and to use a portion of the site for the purpose of constructing a parking structure. The future parking structure is not a component of this notice.

The proposed tennis courts are located adjacent to an existing oak Savannah area. However, the project was designed to insure that none of the courts encroach upon the oak Savannah area. The tennis courts will be located south of Mesa Road, between the Environmental Health and Science Facility and the Recreation Center (See Exhibit 1). The Goleta Slough is located north of the site, north of Mesa Road. The tennis courts will connect to the University's circulation system by a pedestrian path.

C. New Development

§30250(a) of the Coastal Act, which is included as a policy in the 1990 UCSB LRDP, states that new development shall not overburden the public infrastructure and be located where it will not have significant individual or cumulative adverse effects on coastal resources. The LRDP (the Plan) designates the proposed project site as Recreation. Under the Recreation component of the Plan it states that, "...some tennis courts, also (presently) within the academic use area, will ultimately be relocated to the area designated for recreation." The proposed tennis courts are a result of the University's desire to cluster recreational facilities in a common area, as contemplated by the LRDP. Additionally, the University currently intends to redevelop a portion of the existing tennis courts, which is located within the academic use area, into a parking facility. The parking facility is not a component of this notice of development.

Coastal Act §30213, which is also included as a policy in the 1990 UCSB LRDP, states that lower cost recreational facilities shall be protected, encouraged and where feasible, provided. §30213 of the Coastal Act specifies that developments providing public recreational opportunities are preferred. Policy 30213.1 of the LRDP states that, "Outdoor recreational facilities, including recreation fields, basketball and tennis courts, may be used by the public at no cost, when not occupied by UCSB classes or programs." The University has indicated that all non-reserved or open courts may be used by the general public on a first-come, first-serve basis for a limit of one hour.

The LRDP requires that new development be constructed in a manner consistent with §30251 of the Coastal Act. Specific policies relating to scenic and visual qualities are also contained in the LRDP. These policies require that new development be in conformance with the scale and the character of the surrounding development, that buildings not exceed established height limits, and that existing native trees be preserved. The proposed fencing of the tennis courts is 12 ft. high and will be an open-mesh material. Any lighting that the project includes will range from 14 ft. high fixtures for the pedestrian accessway to 24 ft. high fixtures for the tennis courts. The lighting will

contain contra-cline reflectors and glare shields to direct light downwards and produce minimal glare. The tennis courts will be partially screened by landscaping. As stated previously, the location of the proposed tennis courts is within the existing development pattern of the Main Campus in an area of campus that is designated for recreational use. The project does not involve encroachment into the oak habitat area which is adjacent to the development and designated as open space. Therefore, for all the reasons stated above, the proposed development is consistent with the applicable development and land use policies of the UCSB LRDP.

D. Biological Productivity and Environmentally Sensitive Habitat Areas.

The LRDP contains many policies which include provisions for minimizing impacts to the biological productivity and quality of wetlands in order to maintain the appropriate populations of marine organisms, consistent with §30231 of the Coastal Act. LRDP policies 30231.1 and 30231.2 contain provisions to protect identified environmentally sensitive habitat areas, Campus wetlands and coastal waters from sediment transfer or contamination from urban runoff during construction implementing grading and erosion control practices and by requiring that all projects be designed to direct surface runoff away from coastal waters and wetlands. In addition, LRDP policy 30231.3 requires that drainage and runoff have no adverse affect on the campus wetlands by insuring that pollutants are not allowed in drainage systems and that runoff from the campus does not increase sedimentation.

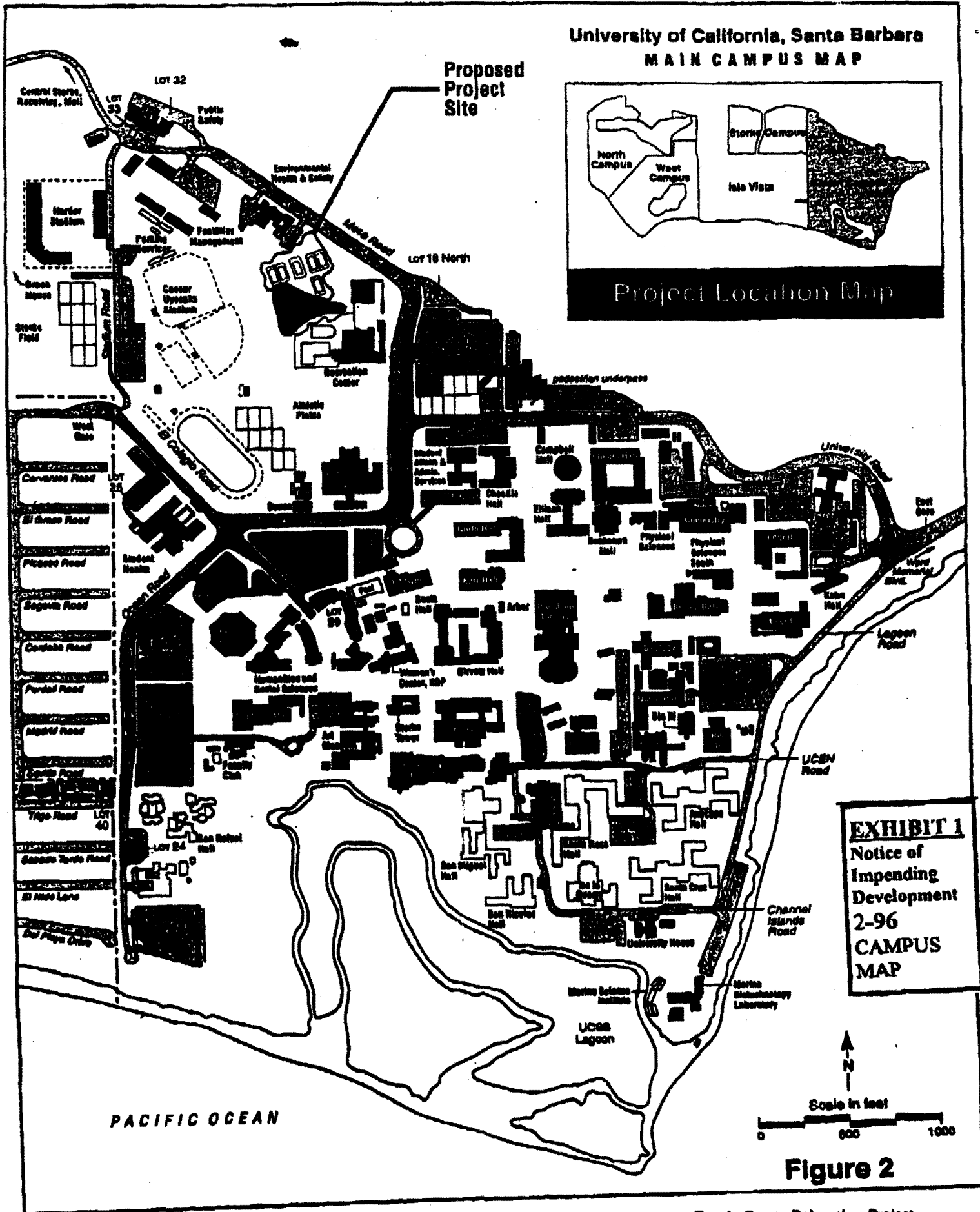
In addition, the LRDP contains specific policies which require the protection of environmentally sensitive habitat areas. For example LRDP policy 30240(a).11 states relative to protecting and preserving the Goleta Slough habitat that, "There shall be no construction on these bluffs, or in the area of University Road and the bluff top." Further, policy 30240(b).4 requires that new lighting on campus be designed to avoid glare on adjacent properties.

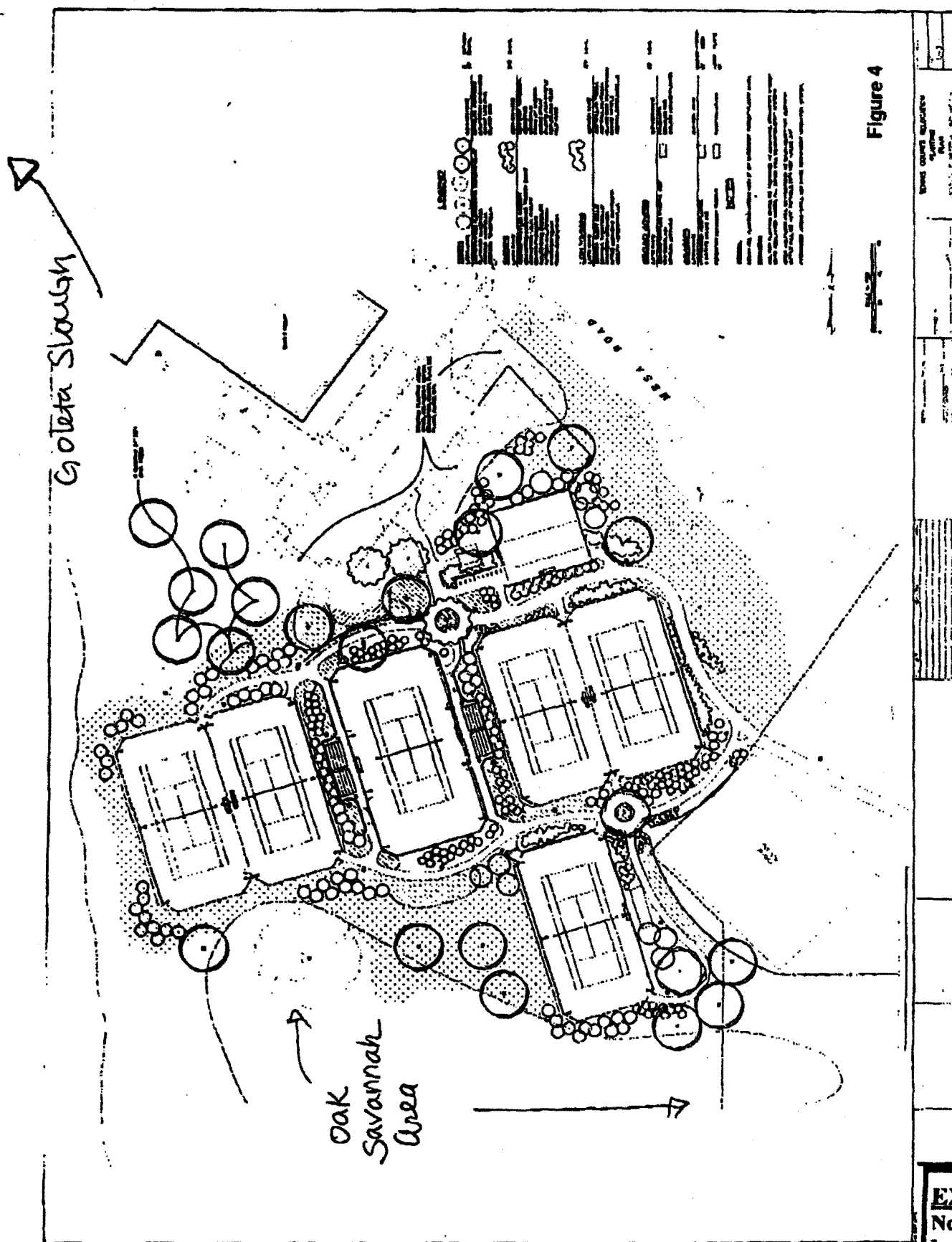
Since the site of development is adjacent to the north of an oak Savannah and to the south of the Goleta Slough, the University has proposed detailed landscaping, drainage and erosion control plans that will insure that neither the construction nor project itself have adverse impacts on the adjacent habitat areas. Proposed elements of the University's erosion control plan to protect these areas include: temporary silt fence drop inlet sediment barriers; straw anchoring to bind the soil and prevent surface erosion; a staging area away from the oak Savannah; a rock aggregate driveway to the construction area to prevent soil fines, mud, etc. from leaving the staging area. The proposed landscaping plan will also serve to maintain the open space character of the adjacent oak Savannah area. Therefore, the Commission finds that the of impending development is consistent with the applicable LRDP policies with regards to biological productivity and environmentally sensitive habitat areas.

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Tennis Courts Relocation Project

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EXHIBIT 2
 Notice of
 Impending
 Development
 2-96
 PLANTING
 PLAN

