

# Tu 11d

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

## CALIFORNIA COASTAL COMMISSION

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

Filed: 7/17/01  
49th Day: 9/04/01  
180th Day: 1/13/02  
Staff: SLG-V  
Staff Report: 9/14/01  
Hearing Date: 10/9/01  
Commission Action:



## RECORD PACKET COPY

### STAFF REPORT: REGULAR CALENDAR

**APPLICATION NO.:** 4-00-132

**APPLICANT:** University of California, Santa Barbara

**PROJECT LOCATION:** Southeast portion of Goleta Slough (*including the Tecolotito Creek and the main channel of Goleta Slough*), north of State Route 217 and south of the City of Santa Barbara Airport, including the bicycle bridge crossing and Moffet Place rights-of-way, City of Santa Barbara.

**PROJECT DESCRIPTION:** Replacement of 1,020 ft. of 12-inch sewer force main with 14-inch pipeline, requiring excavation of five access pits for pipe bursting replacement involving approximately 18 cu. yds. of grading (12 cu. yds. cut, 6 cu. yds. fill). The project includes 250 feet of above ground force main replacement on the westside of the bicycle bridge that crosses the Goleta Slough and Tecolotito Creek.

**SUBSTANTIVE FILE DOCUMENTS:** 1990 Long Range Development Plan (UCSB, 1990, 1994 Update); Initial Study/Negative Declaration, Campus Sewer System Renewal Project (AICP, May 2000); Phase-1 Cultural Resources Survey for UCSB Campus Renewal Project (Applied EarthWorks, Inc., November 2000); and Geotechnical Data Report, Campus Sewer System Renewal Project, Pipe Bursting Segment, UCSB (Fugro West, Inc., 5/2/00).

### SUMMARY OF STAFF RECOMMENDATION

The project entails the replacement of an existing sewer force main along its present alignment which extends along the upland perimeter of the Goleta Slough, one of the 19 major wetland habitats specifically identified in Chapter 3 of the Coastal Act. Staff recommends **approval** of the proposed project with nine (9) Special Conditions addressing: (1) Future Abandonment of Facilities; (2) Revegetation Program; (3) Implementation of Revegetation Program; (4) Timing of Construction; (5) Biological Monitoring; (6) Emergency Response Plan; (7) Removal of Excess Graded Material and Debris; (8) Erosion Control Plan; and (9) Construction Responsibilities.

## I. STAFF RECOMMENDATION

**MOTION:** *I move that the Commission approve Coastal Development Permit No. 4-00-132 pursuant to the staff recommendation.*

### **STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### **III. SPECIAL CONDITIONS**

#### **1. Future Abandonment and Removal of Facilities**

In the event that any portion of the proposed project is abandoned (not used for a period of more than one year's time), the University shall be required to either (a) submit a coastal development permit application to retain the development or (b) submit a coastal development permit application to remove the structure(s) from the project site within 120 days of such abandonment.

#### **2. Revegetation Program**

Prior to issuance of a coastal development permit, the applicant shall submit a revegetation program, prepared by a qualified biologist or environmental resource specialist, for review and approval by the Executive Director. The plans shall incorporate the following criteria:

##### **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 Coastal-Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

## **B) Monitoring**

Five 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 permit, 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.

### **3. Implementation of the Revegetation and Monitoring Program**

The University shall commence to implement the Revegetation and Monitoring Program required by Special Condition Two within thirty (30) days after construction of the proposed development has been completed. The Executive Director may grant additional time for good cause.

### **4. Timing of Construction**

Construction activity shall be restricted during the breeding season of the Belding's savannah sparrow, from February 1 through August 30.

Construction activity shall be restricted from April 1 through August 30 to avoid disturbance during the breeding season of the cliff swallow.

### **5. Biological Surveys and Monitoring**

A biologist(s) or environmental specialist(s) with appropriate qualifications acceptable to the Executive Director shall conduct a breeding survey(s) for Belding's savannah sparrow (BSS) no more than ten (10) days prior to any construction activities. Prior to the commencement of the survey(s), the biologist(s) or environmental specialist(s) shall provide a survey methodology report subject to the approval of the Executive Director. The survey(s) shall determine the breeding status of the BSS in the Goleta Slough region. If any breeding activities are observed outside of the recognized breeding season (September 1 through January 31), then no construction activity shall be allowed unless by written authorization of the California Department of Fish and Game and subject to the approval of the Executive

Director. The biological monitor(s) shall immediately notify the Executive Director after the survey(s) whether breeding BSS were found to be present.

A biologist(s) or environmental specialist(s) with appropriate qualifications acceptable to the Executive Director shall be present during all construction, grading, restoration, or other project-related activities. The biological monitor(s) shall immediately notify the Executive Director if activities outside of the scope of Coastal Development Permit 4-00-132 occur or if habitat is removed or impacted beyond the scope of the work indicated in Coastal Development Permit 4-00-132. This monitor shall have the authority to require the applicant to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise.

A biologist(s) or environmental specialist(s) with appropriate qualifications acceptable to the Executive Director shall conduct a survey(s) no more than ten (10) days prior to any construction activities on the pedestrian/bicycle bridge to determine if there are any nesting cliff swallows. Prior to the commencement of the survey(s), the biologist(s) or environmental specialist(s) shall provide a survey methodology report subject to the approval of the Executive Director. The survey(s) shall determine the breeding status of the birds utilizing the pedestrian/bicycle bridge, including cliff swallows. If any breeding activities are observed outside of the recognized breeding season (April 1 through August 30), then no construction activity shall be allowed unless approval of the Executive Director. The biological monitor(s) shall immediately notify the Executive Director after the survey(s) whether breeding birds were observed to be present at the pedestrian/bicycle bridge.

A biologist(s) or environmental specialist(s) with appropriate qualifications acceptable to the Executive Director shall be present during all construction, grading, restoration, or other project-related activities at the pedestrian/bicycle bridge. The biological monitor(s) shall immediately notify the Executive Director if activities outside of the scope of Coastal Development Permit 4-00-132 occur or if habitat is removed or impacted beyond the scope of the work indicated in Coastal Development Permit 4-00-132. This monitor shall have the authority to require the applicant to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise.

## **6. Emergency Response Plan**

Prior to the issuance of the coastal development permit, the University shall submit, for the review and approval of the Executive Director, an emergency response plan to address any potential spills or other release of hazardous materials during construction prepared by a qualified specialist which identifies areas at risk from potential spills and specifies measures to contain spills and prevent accidental releases to the Goleta Slough, Pacific Ocean, or other sensitive receptor sites.

## **7. Removal of Excess Graded Material and Debris**

Prior to the issuance of the coastal development permit, the University shall provide evidence to the Executive Director of the location of the disposal site for all excess

excavated material and debris from the project site. Excess graded materials and debris shall be deposited at an approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive such material.

### **8. Erosion Control Plan**

Prior to the issuance of the coastal development permit, the University shall submit, for the review and approval of the Executive Director, an erosion control plan designed by a licensed engineer or other qualified specialist. The plans shall provide the following:

- (1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- (2) The plan shall specify that suspended debris netting, or alternate measure, shall be in place prior to any construction work on, or adjacent to, the pedestrian/bicycle bridge. The debris netting, or alternate measure, shall be sufficient to capture any sediments or debris with the potential to enter the Goleta Slough resulting from the construction activities from the bridge or adjacent embankments. In addition, fiber rolls and/or sandbags shall be installed along the top of slope surrounding the construction zones. Geofabric covers will be applied to all stockpiled materials immediately upon excavation. These measures shall be in place during both the rainy season and the dry season.
- (3) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (4) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

## **9. Construction Responsibilities**

It shall be the University's responsibility to assure that the following occurs during project construction: a) that excess graded material and debris be removed to a facility licensed to receive such material on the same day that it is excavated; b) that all grading shall be properly covered, sand-bagged, and ditched to prevent runoff and siltation; c) that measures to control erosion shall be implemented at the end of each day's work, d) that temporary netting, fiber rolls and/or sand bags shall be placed around the perimeter of the construction zones as delineated in the erosion control plan prepared pursuant to Special Condition Eight (8) above; e) that construction sites shall be secured and excavations shall be covered at the end of each working day; f) that excavation work shall be restricted to the staging areas delineated on the erosion plan prepared pursuant to Special Condition Eight (8); and g) that all emergency response and prevention measures be implemented pursuant to the Emergency Response Plan prepared pursuant to Special Condition Six (6).

## **IV. FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

### **A. Project Description and Background**

The University has asserted that a number of component deficiencies are present within the existing sewer collection system. The proposed project is intended to correct sewage collection system deficiencies, provide the campus with a reliable and safe system, and design and provide sewage system components that will safely accommodate peak sewage discharges from campus. The proposed design would be adequate to accommodate expected peak flows resulting from new development described in the University's 1990 certified Long Range Development Plan.

The proposed project consists of the portion of the Campus Sewer System Renewal Project near the southeast portion of Goleta Slough, north of State Route 217 and south of the City of Santa Barbara Airport, including the pedestrian/bicycle bridge crossing and Moffet Place right-of-way in Santa Barbara (Exhibits 1-2). The applicant proposes to replace 1,020 ft. of 12-inch sewer force main with 14-inch pipeline, including excavation of five access pits for pipe bursting replacement involving approximately 18 cu. yds. of grading (12 cu. yds. cut, 6 cu. yds. fill). The project includes 250 feet of above ground force main replacement on the westside of the wooden pedestrian/bicycle bridge that crosses the Goleta Slough and Tecolotito Creek. The project entails underground replacement of pipeline along the upland perimeter of the Goleta Slough, an environmentally sensitive habitat area, and above ground replacement of pipeline over the Slough, along the existing timber bridge. No work would occur within the Slough or on the lower banks of Tecolotito Creek, and the bridge work spanning the channel would occur from the bridge deck.

The proposed project subject to this Coastal Development Permit application is part of a larger undertaking to rehabilitate the University sewer infrastructure from the Main Campus to the Goleta Sanitary District Wastewater Treatment Plant. The on-campus portion of the project was recently approved, as conditioned, by the Commission under Notice of Impending Development (NOID) 5-00 pursuant to the University's 1990 certified Long Range Development Plan. The NOID encompassed five separate sites on the Main Campus and includes the demolition and rebuild of a pump station, installation of 1,600 feet of 12-inch high density polyethylene (HDPE) sewer main, improvements and equipment upgrades within two lift stations and one pump station, and reconstruction of a sewer manhole.

The off-campus portion of the project includes the replacement of 3,700 feet of existing 12-inch (inner diameter) techite force main with 14-inch (outer diameter) HDPE force main pipeline from UCSB Pump Station 529, near Goleta Beach County Park, to Goleta Sanitary District Wastewater Treatment Plant, to the northeast (Exhibits 1-2). A majority of the off-campus sewer improvements are subject to coastal development permits by surrounding local governments via the previously certified Local Coastal Programs (LCPs) for the City of Santa Barbara and County of Santa Barbara. The University has recently obtained coastal development permits for the off-campus portions of the project within these jurisdictions. Of the 3,700 feet of sewer pipeline to be replaced, 1,020 feet of pipeline, from north of State Highway 217 to an area just south of the Santa Barbara Airport (see Exhibit 3), remains within the Commission's retained permit jurisdiction and is the subject of this coastal development permit application (4-00-132).

The portion of the project subject to this permit application can be described as three separate segments. The first segment entails the replacement of approximately 200 feet of underground pipeline utilizing the pipe bursting technique, from State Highway 217 to an area south of the pedestrian/bicycle bridge (see Exhibit 4). The second segment includes above ground replacement of approximately 250 feet of cast iron pipe that aligns the west side of the pedestrian/bicycle bridge (see Exhibit 4). The final segment involves the replacement of approximately 570 feet of underground sewer main via pipe bursting, from north of the pedestrian/bicycle bridge to an area outside the perimeter of the Goleta Slough, just south of the Santa Barbara Airport (see Exhibit 5).

As proposed, the underground portion of the pipeline replacement project would be installed in the same alignment as the existing 12-inch line using a "pipe bursting" process. Pipe bursting requires the excavation of access pits. Once two access pits have been excavated, a pneumatic pipe bursting tool is inserted into one end of the existing pipe with the new high density polyethylene (HDPE) pipe attached to the end of the tool. The bursting tool is pulled through this section of the existing force main, along with the new pipe. As the bursting tool is pulled through the pipe, compressed air is fed to the head of the tool which is then repeatedly expanded (over 200 times per minute), bursting the existing techite pipe and compressing the fragments into the surrounding soil, and creating a bore through which the new pipe is pulled. Once the new pipe is in



place, it is connected to the next segment of the new pipe and the access pit is filled and returned to its pre-existing topography.

Five of the thirteen access pits to be excavated as part of the overall Sewer System Renewal Project are subject to the Commission's coastal permitting jurisdiction (see Exhibit 3). These include two 5-foot by 6-foot temporary access pits on each side of the bicycle bridge and one 8-foot by 10-foot access pit approximately 350 feet to the north of the pedestrian/bicycle bridge within the Moffet Place right-of-way. Pits would be excavated to a depth equivalent to the existing force main, approximately 5 feet below grade. The University has estimated the construction zone around the smaller access pits to be approximately 20 feet by 30 feet and a 25-foot by 25-foot work zone around the larger access pit. The five access pits are located in upland areas along the perimeter of the Goleta Slough in unpaved, dirt, or areas comprised of non-native, invasive plant species. Upon backfilling the work pits, the areas of disturbance would 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.

In addition, the 250-foot alignment of 12-inch cast iron pipe on the Tecolotito pedestrian/bicycle bridge would be replaced with 14-inch iron ductile material, similar to what now exists. The existing 12-inch iron pipe crossing the bridge is secured to the top of the western edge of the bridge. The new pipeline would replace this pipeline in the same location. Equipment and personnel would operate from the top of the banks and from the deck of the bridge and not within Goleta Slough itself in order to secure the pipe. In addition, the Initial Study/Negative Declaration prepared for the project indicated that the project includes the placement of a net or tarp-like material under the bridge to catch potential falling debris.

The applicant submitted a Phase I Cultural Resources Survey (Applied Earth Works, Inc., 2000) for the off-campus portion of the project, including the pipeline replacement subject to this permit. No cultural resource sites were identified as potentially present north of State Highway 217, in the vicinity of the proposed project activities.

## **B. Public Work Facilities**

Section 30254 of the Coastal Act provides, in part that:

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

The proposed project involves the replacement of 1,020 feet of the existing sewer pipeline in the present alignment. The sewer system serves the Main Campus and the facilities at the Goleta County Beach Park, which includes a mix of residential, campus, research and recreational uses. The sewer rehabilitation will not expand sewer services by extending the line to areas not now served; however, the capacity to deliver sewage to the Goleta Sanitary District Wastewater Treatment Facility would be modified due to the replacement of the existing techite pipes with larger HDPE pipe, effectively a one-inch interior-diameter increase in the replaced lines. The replacement of the deteriorated facilities will serve principally to increase the reliability of the line, prevent accidental spills, and reduce the need for periodic maintenance.

The present sewer system was built principally in the 1950s and 1960s, prior to the certification of the Long Range Development Plan. The University has asserted that the proposed design would be adequate to accommodate expected peak flows resulting from new development described in the 1990 LRDP. Buildout of the LRDP would increase the campus building area from the current 4.8 million square feet to 7.6 million square feet (including residential uses) by the year 2006. As a result of this development, the projected peak flow rate to the main pump station would increase from approximately 1,500 gallons per minute (gpm) to 1,650 gpm.

The Commission notes that in the event that the proposed sewer facilities are abandoned, then retention of the facilities may no longer be consistent with the public works policies of the Coastal Act. Therefore, **Special Condition One (1)** has been required to ensure that in the event that the proposed sewer system is abandoned (not used for a period of more than one year's time), then the University shall be required to either (a) submit a coastal development permit application to retain the development or (b) submit a coastal development permit application to remove the development from the project site within 120 days of such abandonment.

The Commission therefore finds that the project as conditioned is consistent with and adequate to carry out the provisions of Section 30254 of the Coastal Act.

### **C. Hazards and Geologic Stability**

Section 30253 of the Coastal Act states in pertinent part that new development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. ...***

The University has submitted a geotechnical report and addendum for the proposed project: *Geotechnical Data Report, Campus Sewer System Renewal Project, Pipe*

*Bursting Segment, University of California at Santa Barbara (Fugro West, Inc., 5/2/00) and Geologic Consultation, Campus Sewer Renewal Project Pipe Bursting Segment, UCSB (Fugro West, Inc. 9/13/01). Fugro West, Inc. (9/13/01) makes specific conclusions regarding the seismic characteristics of the project:*

***Diblee (1986) and Olson (1981) do not map faults within the portion of the project within the jurisdiction of the Coastal Commission.***

The geoconsultant did not make any recommendations regarding the pipeline replacement process, but concluded that:

***No evidence of slope instability, such as landslides or surficial failures, was observed at the site or the adjacent sites at the time of our study. Based on our study, it is our opinion that the portion of the site under the jurisdiction of the Coastal Commission should be safe from landslides, settlement, and slippage. Furthermore, it is our opinion that the development should not pose an additional risk to adjacent sites.***

Based on the conclusions of the geologic reports, that the project is feasible from a geologic standpoint and that adjacent sites would be safe from associated geologic hazards, the Commission finds that the proposed development will be safe from geologic hazards. Therefore the Commission finds that the proposed project is consistent with the requirements of Coastal Act Section 30253 applicable to geology and site stability.

#### **D. Environmentally Sensitive Habitat and Marine Resources**

Section 30230 of the Coastal Act states:

***Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.***

Section 30231 of the Coastal Act states that:

***The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges- and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.***

Section 30240 of the Coastal Acts states:

**(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.**

**(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.**

As indicated previously, the applicant proposes replacement of 1,020 ft. of 12-inch sewer force main with 14-inch pipeline, requiring excavation of five access pits for pipe bursting replacement involving approximately 18 cu. yds. of grading (12 cu. yds. cut, 6 cu. yds. fill). The project includes 250 feet of above ground force main replacement on the westside of the pedestrian/bicycle bridge that crosses the Tecolotito Creek channel. The lower bank of the Tecolotito Creek channel is dominated by wetland plants whereas upland native plants and invasive weedy species dominate the upper portions of the banks and the immediate project area. The project entails underground replacement of pipeline along the upland perimeter of the Goleta Slough and above ground replacement of pipeline over the Slough, along the existing timber bridge. The area under the bridge supports southern coastal saltmarsh dominated by pickleweed. Pickleweed also occurs north of the bridge and the Tecolotito Creek channel, extending about 100 feet on the west side and about 200 feet on the east side of the pedestrian/bicycle path. The existing pipeline alignment then enters the Moffet Place right-of-way supports only scattered, weedy plant species along the shoulder of the roadway.

The Goleta Slough and associated coastal saltmarsh is designated environmentally sensitive habitat. The slough is the drainage basin for five creeks that originate on the southern slopes of the nearby Santa Ynez Mountains: Atascadero Creek, San Jose Creek, San Pedro Creek, Carneros Creek, and Tecolotito Creek. Historically, Goleta Slough was a relatively deep water lagoon environment. Since the 1850's, progressive sedimentation from these five creeks have transformed the Goleta Slough from a deep water wetland habitat to a shallow coastal salt marsh crossed by numerous tidal channels. Additional fill has occurred as a result of development on site, including the Santa Barbara Airport, a highway, and various urban development.

The Goleta Slough provides perennial and seasonal habitat for several endangered and sensitive wildlife species including Belding's Savannah Sparrow, Steelhead trout, White-tailed kite, light-footed clapper rail, plover, heron, egret, and at least 26 other bird species. The Final Initial Study/Negative Declaration (May 2000) recognizes that though construction activities would not be conducted within the bounds of the wetland, construction-related disturbance or impacts may temporarily reduce the foraging habitat area for some species, including Belding's savannah sparrow. To mitigate impacts to habitat, the University proposes to revegetate the areas of disturbance with appropriate

native plant materials found in the Goleta Slough watershed. To ensure that the areas are revegetated, the Commission imposes **Special Condition Two (2)** which require the University to clear all construction zones of debris, weed any non-native species still remaining, and replant with seeds and cuttings of native species found in the Goleta Slough watershed. Special Condition 2 requires the applicant to prepare a revegetation and monitoring program, including performance standards to assess the success of the revegetation plan. Furthermore, to ensure that the revegetation program is implemented in a timely manner, the Commission finds that **Special Condition Three (3)** is necessary to ensure that revegetation efforts are in place as soon as possible after disturbance has occurred, and no later than thirty (30) days, from completion of construction for each segment.

The Belding's Savannah Sparrow is a State Endangered species. According to the Goleta Beach County Park Environmental Carrying Capacity Study and Management Plan, savannah sparrows are permanent residents in the Goleta Slough wetlands and occasionally use outlying areas. The applicant's Final Initial Study/Negative Declaration (May 2000) indicates that:

*Although the disturbance associated with the pipeline would be very short in duration, it would have the potential to temporarily separate the main population within the Goleta Slough from potential foraging habitat either on the beach or east of the pedestrian/bicycle bridge. Removal of vegetation in conjunction with the replacement of the pipeline could decrease upland foraging habitat and increase predation on Belding's savannah sparrows...*

Construction related disturbance or impacts to saltmarsh habitat may reduce the foraging habitat for the Belding's savannah sparrow. Construction activities including human presence, lighting, and noise may also cause wildlife movement, foraging, and nesting to decline. The ability to forage and obtain food is particularly important during the breeding cycle. To ensure that the impact to Belding's savannah sparrow is minimized, **Special Condition Four (4)** restricts construction activity in the project area during the Belding's savannah sparrow breeding season, from February 1 to August 30. In addition, to ensure that no breeding activity is present in the vicinity, **Special Condition Five (5)** requires that a survey be conducted for breeding activity prior to construction and that a biological monitor be present during all construction-related activity to ensure that the habitat is not impacted beyond the scope of work.

In addition, cliff swallows are known to use the pedestrian/bicycle bridge. Although pipeline construction on the pedestrian/bicycle bridge would be short in duration (approximately 7 to 10 working days), equipment and personnel would operate from the top of the banks and from the deck of the bridge to secure the pipe. Construction activities during the breeding season for cliff swallows may cause these species to abandon nests. To ensure that the impact to nesting swallows is minimized, **Special Condition Four (4)** restricts construction activity during the breeding season of the cliff swallow (April 1 through August 30). In addition, to ensure that no breeding/nesting activity is present in the vicinity, **Special Condition Five (5)** requires that a survey be conducted for breeding activity prior to construction and that a biological monitor be

present during all construction-related activity on the pedestrian/bicycle bridge. The biological monitor shall have the authority to require the applicant to cease work should any breach in the scope of work occur, or if any unforeseen sensitive habitat issues arise. Fully implemented, Special Condition 5 will ensure that swallow breeding and nesting activities on the site are protected during construction activities.

Steelhead trout have historically entered Goleta Slough to migrate up the tributary streams for spawning. Southern steelhead occur in coastal streams and creeks in Central and Northern California, and Oregon. The populations that occur between Los Angeles County and northern Santa Barbara County constitute the South-Central Evolutionary Significant Unit (ESU) which has been designated an endangered species by the National Marine Fisheries Service. Southern steelhead are anadromous (migrating from freshwater to the ocean as juveniles and returning to freshwater as an adult to spawn). Spawning occurs from December through June when higher winter stream flows occur.

Southern steelhead is known to spawn in San Jose and Atascadero Creeks and may be present in Tecolotito Creek channel under the pedestrian/bicycle bridge during project construction. There will be no direct loss of habitat since project activities will not occur within the slough itself. However, the Commission notes that due to the nature of the construction activities (replacement of a pipeline that is presently used to pump and deliver the sewage to the treatment plant), there remains a potential for accidental release of sewage or other hazardous chemicals during the construction phase. Such discharges into or near this environmentally sensitive habitat has the potential to result in significant impacts to southern steelhead and other aquatic organisms. Therefore the Commission requires the University to prepare an emergency response plan, as described in **Special Condition Six (6)**, to address methods of deterring accidental releases and the means of containing spills. **Special Condition Nine (9)** calls for the implementation of all anti-spill measures, identified pursuant to Special Condition 6, to prevent accidental releases.

The Commission further notes that stockpiling of excavated soil from the access pits, removal of vegetation, and the creation and use of equipment storage and staging areas could result in erosion and sedimentation impacts to Goleta Slough and associated species and habitat. The five access pits and associated construction zones proposed as part of this project are located in unpaved, dirt, or areas composed of non-native weedy vegetation upland of the Goleta Slough. The project requires the excavation of two pits each along the top of the slough embankments, on either side of the pedestrian/bicycle bridge. The pits would be approximately 5 feet by 6 feet wide and approximately 5 feet deep. The construction zone around each pit would be approximately 20 by 30 feet. The fifth temporary access pit is located approximately 350 feet north of the pedestrian/bicycle bridge within the Moffet Place right-of-way. This access pit is proposed to be 8 feet by 10 feet in size and would be excavated to a depth equivalent to the existing force main, approximately 5 feet below grade. The University has estimated the construction zone around the Moffet Place access pit to be approximately 25 feet by 25 feet.

As proposed, the project requires 18 cu. yds. of grading (12 cu. yds cut, 6 cu. yds. fill) to excavate/backfill the access pits for pipe bursting. Once the new pipe is in place and connected to the next segment of new pipe, the access pit would be backfilled and returned to its pre-existing topography. Material excavated from each pit would be placed temporarily adjacent to the pit. After backfilling, it is estimated that 1 cubic yard of dirt per pit would be exported. The Commission notes that the proposed grading activity may result in potential adverse effects to surrounding wetland and sensitive habitat areas from increased erosion and sedimentation during the temporary construction phase of the project. The University has indicated that excess earth materials will be disposed of at a facility licensed to accept such materials. To ensure that excess excavated material is removed to an appropriate location and to minimize the potential for erosion, **Special Condition Seven (7)** requires the applicant to provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit.

In addition, to ensure that projects minimize soil erosion, **Special Condition Eight (8)** requires the University to submit an erosion control plan which provides for the stabilization of all temporary stockpiled fill and disturbed areas on site. Special Condition 8 specifically requires that protective erosion control measures, such as debris netting under the bridge, be in place at the pedestrian/bicycle bridge prior to any excavation or work on the bridge or the adjacent embankments during the rainy season and the dry season.

Furthermore, **Special Condition Nine (9)** calls for the implementation of construction practices which minimize soil erosion consistent with erosion control methods implemented pursuant to Special Condition 8. Special Condition 9 requires excess graded material and debris to be removed the same day it is excavated; graded material be properly managed to prevent runoff and siltation; erosion control measures to be implemented daily; construction sites be limited to designated staging and construction areas, and that the construction sites be secured daily.

The Commission finds that the minimization of erosion on site will minimize the project's potential individual and cumulative contribution to adversely affect the streams and wetland areas adjacent to the project site. Erosion can best be minimized by requiring the applicant to revegetate all disturbed areas of the site with native plants compatible with the surrounding environment. Therefore, to ensure that the project site is adequately revegetated, **Special Condition Two (2)** requires submittal of a revegetation program. The program shall specify that all areas on the subject site disturbed as a result of this project shall be planted and maintained for habitat restoration and erosion control purposes as soon as possible, and no later than 30 days, after disturbance has occurred. Special Condition 2 requires that upon completing work at each construction zone, the areas of disturbance would 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. The replanting of the disturbed and graded areas of the subject site with appropriate native plant species will

assist in preventing erosion, displacement of native plant species by non-native or invasive species, and serve to protect the existing upland and wetland communities.

The Commission notes that the proposed project, as conditioned, will serve to minimize adverse effects to existing habitat and wildlife resources. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

### **E. Water Quality**

Section 30231 of the Coastal Act states that:

***The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, minimizing alteration of natural streams.***

As stated previously, the proposed project entails the replacement of 1,020 feet of pipeline, via pipe bursting for the underground portion and through above ground replacement of the portion that aligns the west side of the pedestrian/bicycle bridge. The project requires approximately 18 cu. yds. of grading (12 cu. yds. cut, 6 cu. yds. fill) to excavate/backfill the access pits for the pipe bursting process. The pipeline alignment runs along the upland perimeter of the Goleta Slough, an environmentally sensitive habitat area (ESHA).

The University has asserted that replacement of the old, unreliable techite pipeline is necessary to reduce the risk for a catastrophic sewerline failure that would result in severe environmental impacts to ESHA. The existing 8-inch force main pipeline would be retained to serve as the bypass line and as a backup for the new 14-inch pipe. Prior to the pipe bursting process, the line would be flushed with rinse water directed to the Goleta Sanitary District Wastewater Treatment Plant and video inspected prior to conducting pipe bursting activities. The existing bypass line would be utilized during the construction period.

Accidental release of sewage resulting from damage to the adjacent bypass line from the pipe bursting process or other construction accident, such as rupture of an in-use pipeline during excavation activities, would have the potential to result in significant water quality impacts to the Goleta Slough. In addition, water quality degradation could occur by introduction of hazardous substances related to construction, such as fuels or adhesives, if spilled directly into surface water or ground water exposed during excavation of access pits.



The Commission notes that this type of operation is often unpredictable and subject to human error. As a result, there remains a potential for accidental release of sewage or other hazardous chemicals during the construction phase. Due to the location of the project in relation to the Slough, these spills have the potential to impact the quality of coastal waters and environmentally sensitive habitat. Therefore the Commission requires the University to prepare an emergency response plan, as described in **Special Condition Six (6)**, to address methods of avoiding accidental releases and the means of containing spills. Furthermore, **Special Condition Nine (9)** calls for the routine implementation of construction practices, as identified pursuant to Special Condition 6, to prevent accidental releases.

The Commission also recognizes that there are potential adverse effects to the value and quality of coastal waters as a result of erosion and sedimentation during construction of the proposed project. Uncontrolled erosion leads to sediment pollution of downgradient water bodies. Surface soil erosion has been established by the United States Department of Agriculture, Natural Resources Conservation Service, as a principal cause of downstream sedimentation known to adversely affect riparian and marine habitats. Suspended sediments have been shown to absorb nutrients and metals, in addition to other contaminants, and transport them from their source throughout a watershed and ultimately into the Pacific Ocean.

As proposed, the project requires approximately 18 cu. yds. of grading (12 cu. yds. cut, 6 cu. yds. fill) to excavate/backfill the access pits for pipe bursting. Once the new pipe is in place and connected to the next segment of new pipe, the access pit would be backfilled and returned to its pre-existing topography. Excavated material would be placed temporarily adjacent to the pit. After backfilling, it is estimated that 1 cubic yard of dirt per pit would be exported. The Commission notes that stockpiling of excavated soil from the access pits and the creation and use of equipment storage and staging areas could result in erosion and sedimentation impacts to quality of adjacent waters. The University has indicated that excess earth materials would be disposed of at a facility licensed to accept such materials. To ensure that excess excavated material is removed to an appropriate location and to minimize the potential for erosion to waters of the state, **Special Condition Seven (7)** requires the applicant to provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit.

In addition, to minimize adverse effects to coastal waters resulting from either contamination or increased sedimentation, the Commission finds it necessary to require the applicant, as described in **Special Condition Eight (8)**, the University to submit an erosion control plan which provides for the stabilization of all temporary stockpiled fill and disturbed areas on site and to utilize all best management practices including, but not limited to, the installation of temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing during construction activity to minimize erosion on the project site. Special Condition 8 specifically requires that protective erosion control measures, such as debris netting under the bridge, be in place at the pedestrian/bicycle bridge prior to any

excavation or work on the bridge or the adjacent embankments during the rainy season and the dry season.

Furthermore, to ensure that the project minimizes soil erosion and resultant impacts to water quality, **Special Condition Nine (9)** calls for the implementation of construction practices which minimize soil erosion consistent with erosion control methods implemented pursuant to Special Condition 8. Special Condition 9 requires excess graded material and debris to be removed the same day it is excavated; graded material be properly managed to prevent runoff and siltation; erosion control measures to be implemented daily; construction sites be limited to designated staging and construction areas, and that the construction sites be secured daily.

For the above reasons, the Commission finds that the proposed project as conditioned is consistent with Section 30231 of the Coastal Act.

## **F. Public Access and Visual Resources**

Coastal Act Section 30210 states that:

***In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.***

Coastal Act Section 30211 states:

***Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.***

In addition, Section 30251 of the Coastal Act states that:

***The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinated to the character of its setting.***

Coastal Act sections 30210 and 30211 mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. In addition, Coastal Act Section 30251 requires that

visual qualities of coastal areas shall be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas shall be enhanced and restored.

The proposed project will be located adjacent to public recreational areas including Goleta Beach County Park and the public bikeway system. As stated previously, the applicant proposes to replace 1,020 ft. of 12-inch sewer force main with 14-inch pipeline, including 250 feet of above ground force main replacement on the westside of the wooden pedestrian/bicycle bridge that crosses the Goleta Slough and Tecolotito Creek.

The proposed project activities will result in some temporary disruption to the public's ability to use the bicycle/pedestrian trail. The pipe bursting replacement and above ground replacement of pipeline would result in intermittent closure of the pedestrian/bicycle bridge. Construction crew parking and temporary laying of pipe is expected to occur along the edge of Moffet Place, and northerly of the bridge for the southern reach of Moffet Place and Goleta Slough area construction. No staging or parking would occur directly adjacent to the Goleta Slough, although pipeline may be laid on the bridge and adjacent areas prior to placement. Disruptions are expected to be short in duration, with bridge replacement anticipated to take approximately 7 to 10 working days. The University has indicated that the area will be posted with signs at least two weeks in advance of construction indicating the date and times that construction will require closing of the bridge. During the temporary closure, pedestrian and bicycle traffic would be detoured along Sandspit Road, under Highway 217, to connect up with the Goleta Beach trail system. The Commission finds that the temporary disruption of access along the public pedestrian/bicycle bridge is minor in nature and adequately mitigated via the planned detour route.

The proposed project is primarily an underground replacement of pipeline in the same location as it presently exists. The above ground replacement of pipeline extends across the wooden pedestrian/bicycle bridge. Currently, the 12-inch cast iron pipeline along the bridge blends in with the color and composition of the wood bridge. The proposed 14-inch iron ductile pipeline that is proposed to replace the existing above ground pipe would also be of a compatible color to blend in with the surrounding wooden structure.

In addition, the Commission notes that the staging areas would be located well away from public viewing areas and scenic coastal resources. The primary parking and staging area for the project would be at the northwest corner of the campus, near Pump Station 559 (per Notice of Impending Development 5-00). Additional parking and staging is anticipated to occur in the maintenance yard of the Goleta Sanitary District (per coastal development permit issued by the County of Santa Barbara).

The project includes 18 cubic yards of grading for excavation of the access pits. Excavated material from each of the access pits would be stockpiled adjacent to the work pit. The Commission notes that temporary stockpiles of excavated materials, which would be

visible from public viewing areas including the bicycle/pedestrian trail, would result in some adverse temporary impacts to public views.

The Commission notes that excavated materials that are placed in stockpiles are subject to increased erosion and that additional landform alteration would result if the excavated material were to be permanently retained on site. Therefore, in order to ensure the project does not have adverse impacts to public views resulting from landform alteration and increased erosion are minimized **Special Condition Seven (7)** requires the applicant to submit evidence to the Executive Director that excess excavated material will be removed from the site and deposited at a facility licensed to receive such material. **Special Condition Eight (8)** requires that an erosion control plan be submitted to the Executive Director which provides for the stabilization of all temporary stockpiled fill and disturbed areas. Special Condition 8 specifically requires that geofabric cover all stockpiled materials in both the rainy season and the dry season. In addition, **Special Condition Nine (9)** details specific practices to be implemented during all stages of construction which ensure that the site is secured and that adequate erosion control measures are in place. Furthermore, to ensure that all disturbed areas are adequately revegetated, **Special Condition Two (2)** requires that all upland areas on the subject site disturbed as a result of this project shall be planted and maintained for habitat restoration and erosion control purposes as soon as possible after disturbance has occurred.

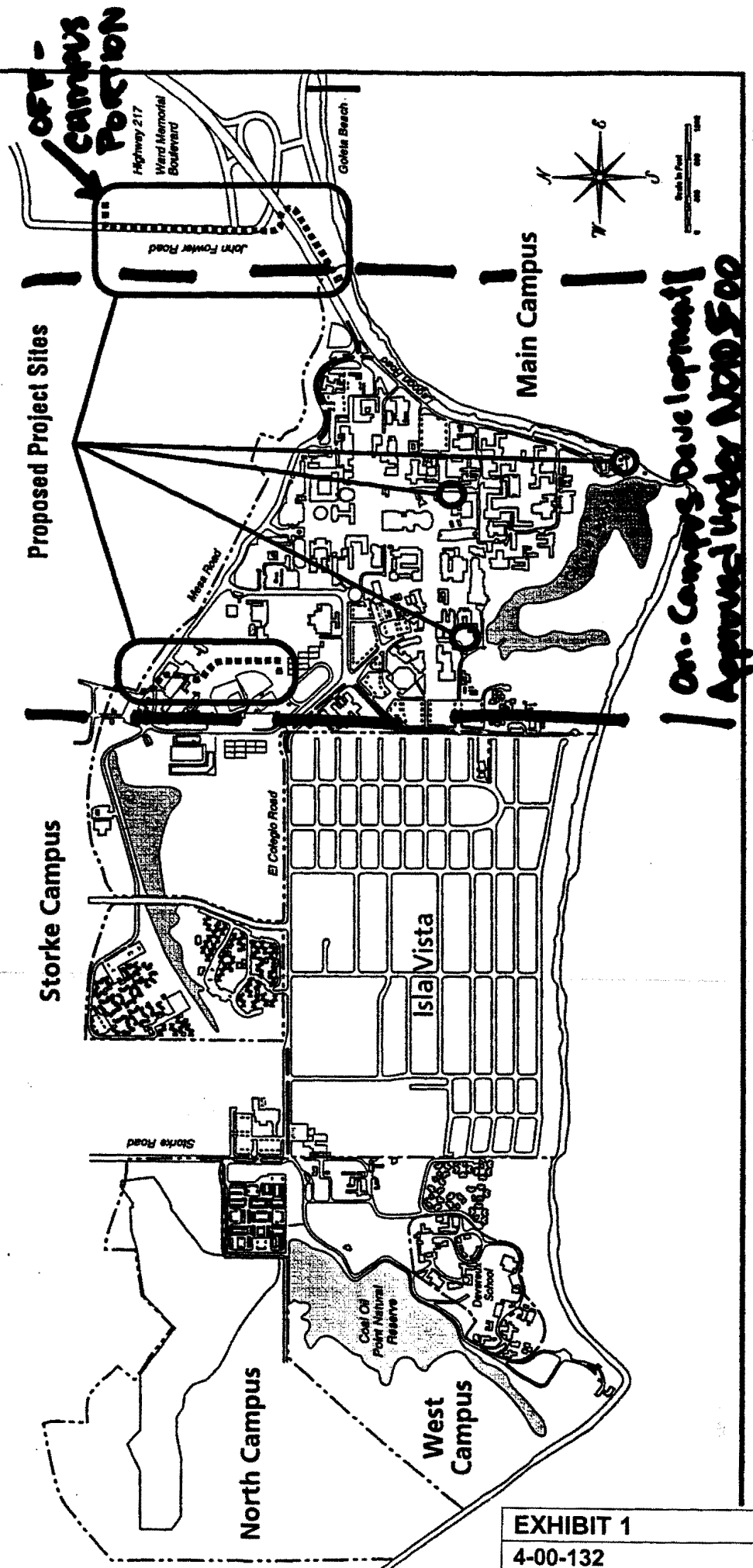
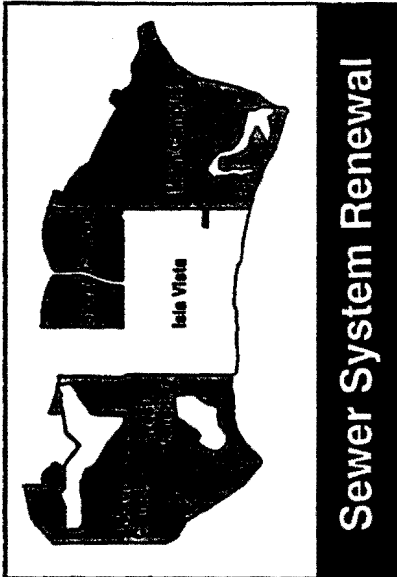
Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30210, 30211, and 30251 of the Coastal Act.

### **G. CEQA**

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

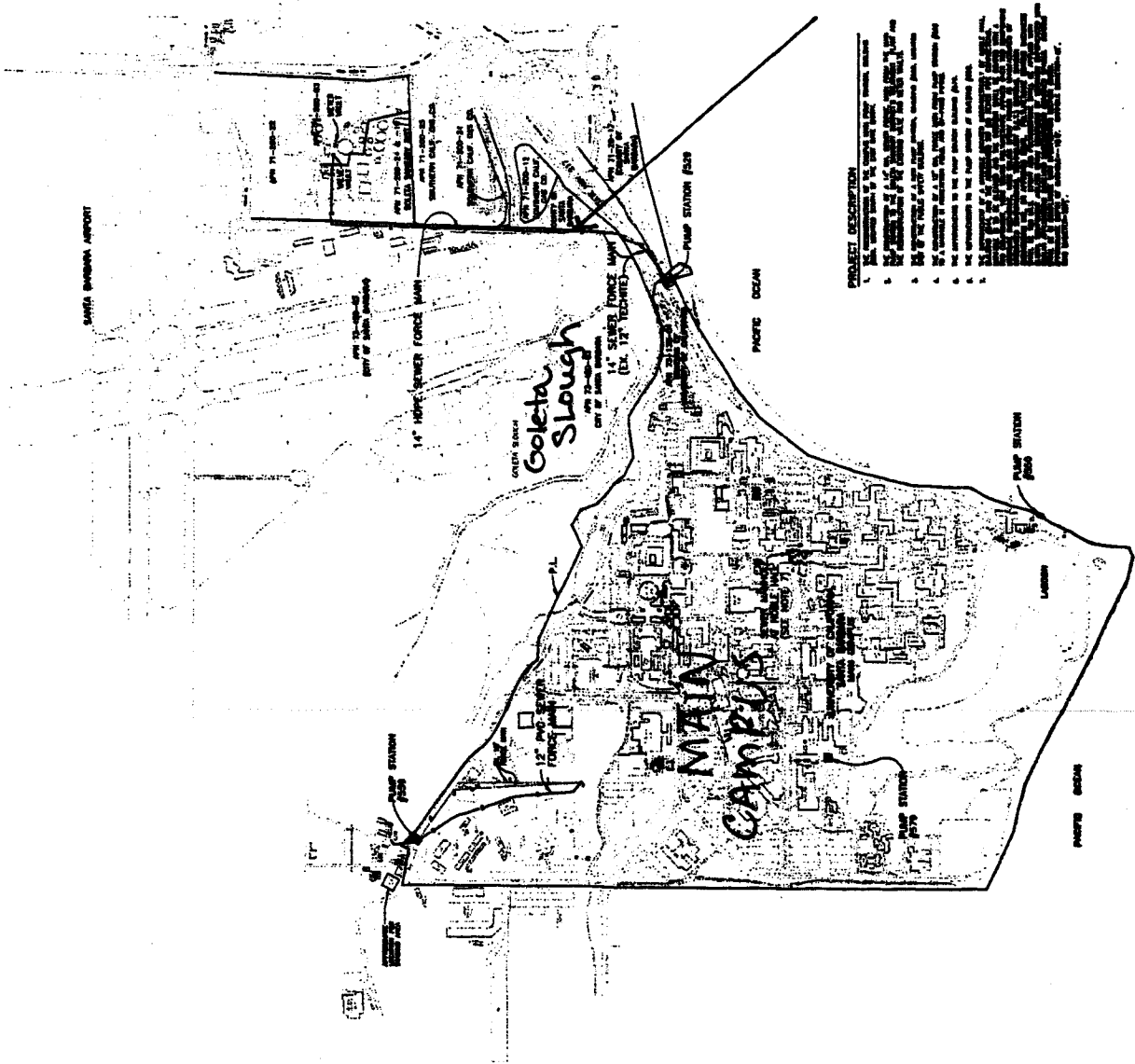
The Commission finds that, the proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

University of California, Santa Barbara  
CAMPUS MAP



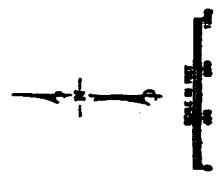
**On-Campus Development Approved Under NAD 500**

**EXHIBIT 1**  
4-00-132  
Vicinity Map



Pedestrian/bicycle bridge

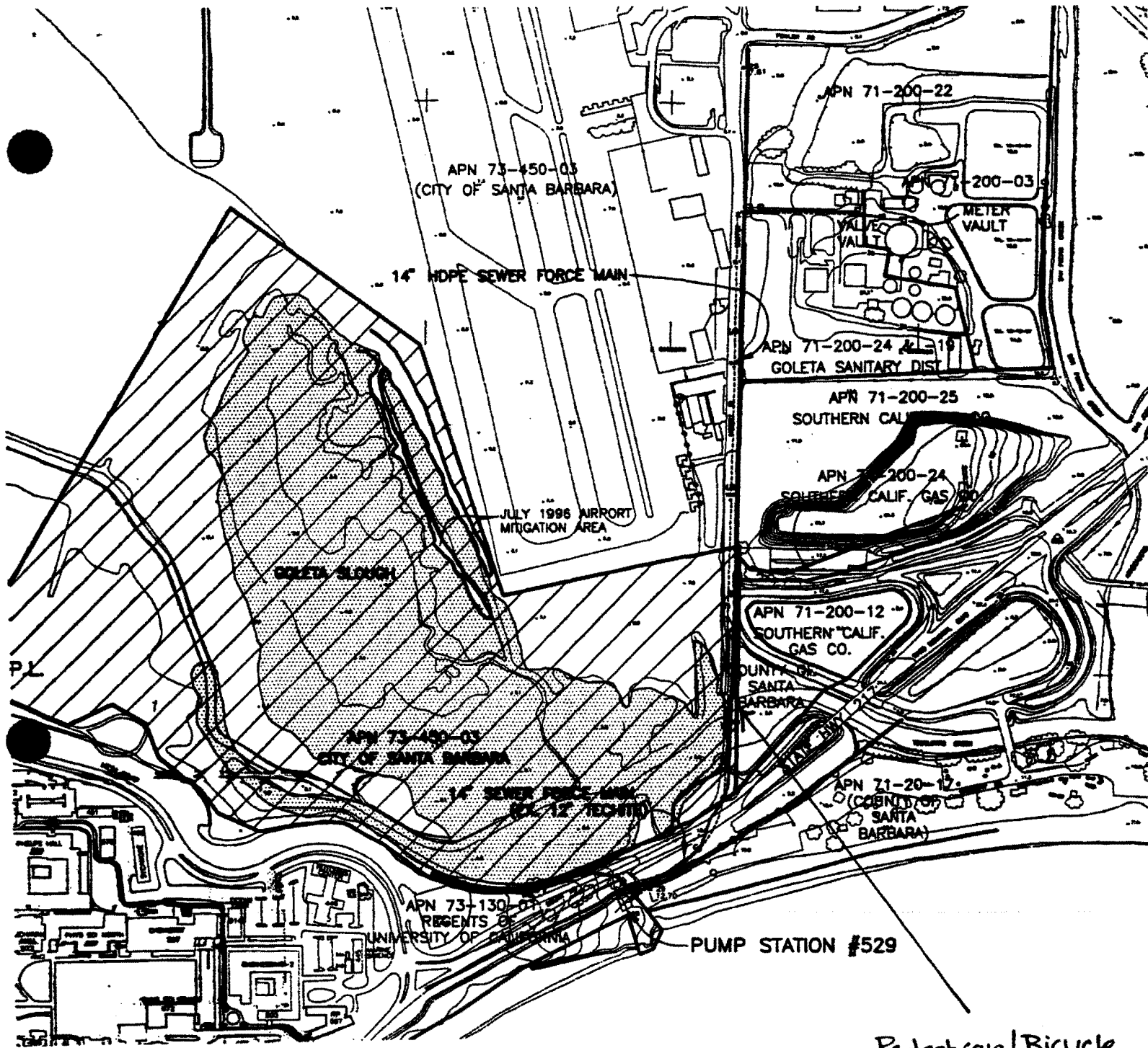
- PROJECT DESCRIPTION**
1. The purpose of this project is to provide a pedestrian/bicycle bridge over the 14-inch force main.
  2. The bridge will be located at the intersection of the 14-inch force main and the 12-inch sewer force main.
  3. The bridge will be approximately 100 feet long and 10 feet wide.
  4. The bridge will be constructed of steel and concrete.
  5. The bridge will be supported by two concrete piers.
  6. The bridge will be located on the east side of the 14-inch force main.
  7. The bridge will be located on the north side of the 12-inch sewer force main.
  8. The bridge will be located on the south side of the 12-inch sewer force main.
  9. The bridge will be located on the west side of the 14-inch force main.
  10. The bridge will be located on the east side of the 12-inch sewer force main.
  11. The bridge will be located on the north side of the 12-inch sewer force main.
  12. The bridge will be located on the south side of the 12-inch sewer force main.
  13. The bridge will be located on the west side of the 14-inch force main.
  14. The bridge will be located on the east side of the 12-inch sewer force main.
  15. The bridge will be located on the north side of the 12-inch sewer force main.
  16. The bridge will be located on the south side of the 12-inch sewer force main.
  17. The bridge will be located on the west side of the 14-inch force main.
  18. The bridge will be located on the east side of the 12-inch sewer force main.
  19. The bridge will be located on the north side of the 12-inch sewer force main.
  20. The bridge will be located on the south side of the 12-inch sewer force main.



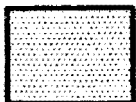
**EXHIBIT 2**  
 4-00-132  
 Project Location

PROJECT NO.	4-00-132
DATE	11-18-10
PROJECT NAME	SEWER SYSTEM IMPROVEMENT PROJECT
CLIENT	UNIVERSITY OF CALIFORNIA
KEY MAP	
PROJECT DESCRIPTION	Improvement of existing sewer system
PROJECT NO.	4-00-132
DATE	11-18-10
PROJECT NAME	SEWER SYSTEM IMPROVEMENT PROJECT
CLIENT	UNIVERSITY OF CALIFORNIA
KEY MAP	
PROJECT DESCRIPTION	Improvement of existing sewer system
PROJECT NO.	4-00-132
DATE	11-18-10
PROJECT NAME	SEWER SYSTEM IMPROVEMENT PROJECT
CLIENT	UNIVERSITY OF CALIFORNIA

10440/CDT/48902091/886031



**LEGEND**



• DENOTES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS



• DENOTES STATE COASTAL COMMISSION RETAINED PERMIT JURISDICTION JULY 17, 1991



• DENOTES JONES AND STOKES JULY 1996 MUNICIPAL AIRPORT VEGETATION MITIGATION SITE AREAS



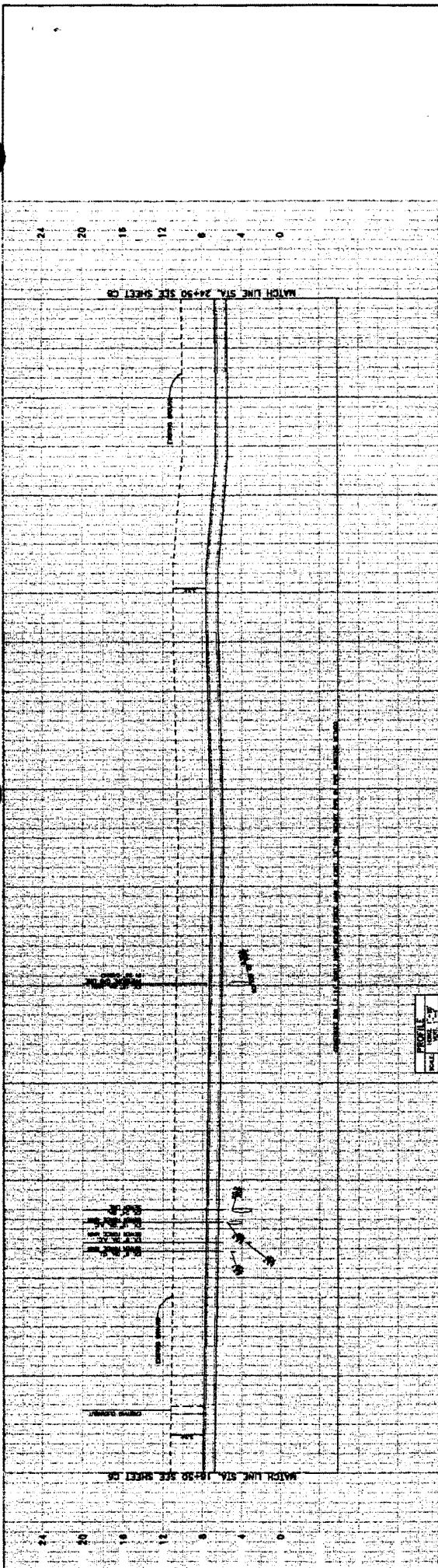
*Pedestrian/Bicycle Bridge*

<b>EXHIBIT 3</b>
<b>4-00-132</b>
<b>Jurisdiction</b>







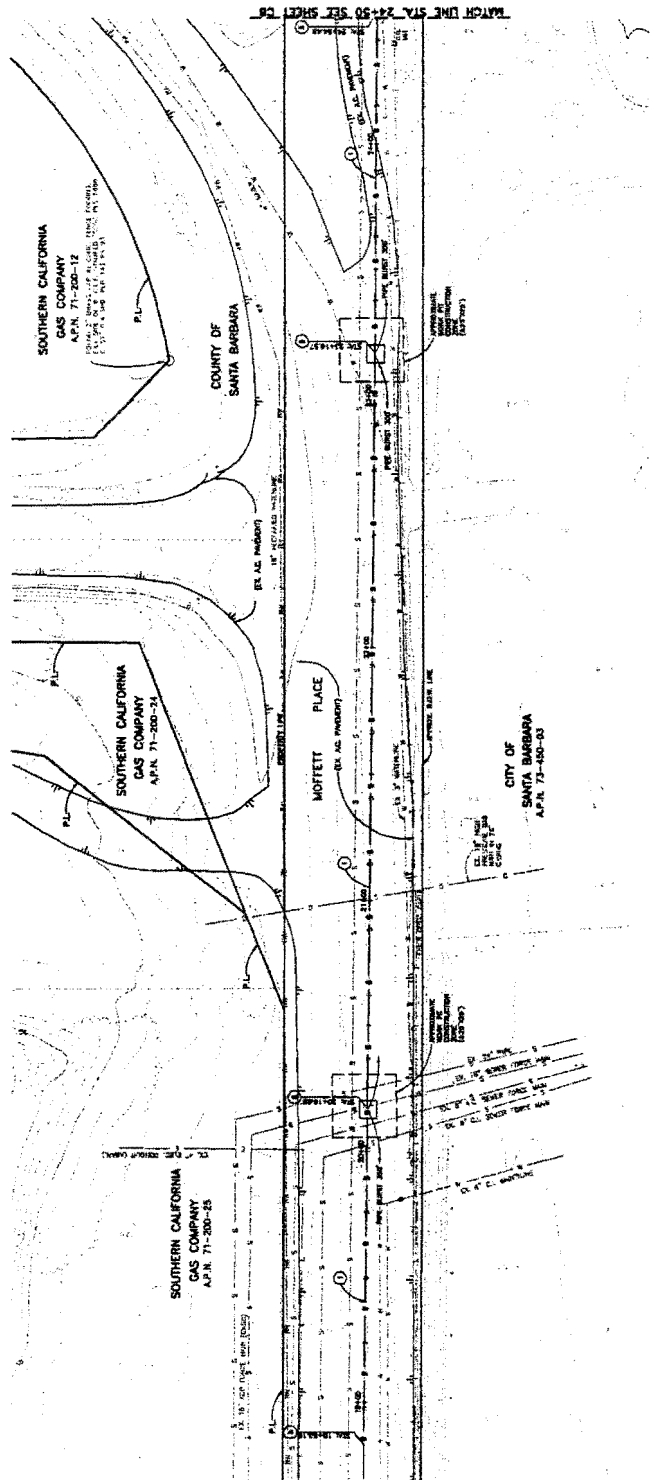
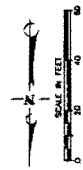


**CONSTRUCTION NOTES**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT RECORDS.

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT RECORDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



<b>Pennington &amp; Smith</b> ENGINEERS & ARCHITECTS 1000 W. SANTA ANITA AVENUE SANTA ANITA, CALIFORNIA 93434 PHONE: (805) 434-1111 FAX: (805) 434-1112		CHECKED BY: _____ DATE: _____ DESIGNED BY: _____ DATE: _____ DRAWN BY: _____ DATE: _____
PROJECT NO.: _____ SHEET NO.: _____ OF _____	CLIENT: _____ PROJECT NAME: _____ LOCATION: _____	UNIVERSITY OF CALIFORNIA, SANTA BARBARA DEPARTMENT OF _____ PROJECT NO. _____ SHEET NO. _____ OF _____

**EXHIBIT 5**  
**4-00-132**  
**Site Plan - Moffett Place**

