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

Th18a

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ADDENDUM

DATE: April 9, 2014

TO: Commissioners and Interested Parties

FROM: South Central Coast District Staff

SUBJECT: Agenda Item Th18a, Notice of Impending Development (NOID) UCS-NOID-0002-14 –University of California at Santa Barbara (UCSB) Thursday, April 10, 2014

The purpose of this addendum is to eliminate Special Condition Five (5) and clarify the intent of Special Condition Six (6) of the Notice of Impending Development UCS-NOID-0002-14 for redevelopment of the Faculty Club on UCSB's Main Campus; revise the project description and findings to reflect these changes, and respond to a public comment letter.

Note: Strikethrough indicates text to be deleted from the March 21, 2014 staff report and underline indicates text to be added to the staff report.

1. Revise the staff recommendation to eliminate in its entirety Special Condition Five (5) (entitled "Parking"), found within Section "III. Special Conditions" on page 10 of the March 21, 2014 staff report; and make the following changes to the "A. Project Description and Background" and "B. Consistency Analysis" sections within Section "IV. Findings for Approval of the Notice of Impending Development" found on pages 14-16 to reflect the elimination of Special Condition Five (5) and augmentation of the project description and findings to reflect that the 185 parking spaces are included within the project description and the University's commitment to accommodate the 185 parking spaces generated by the parking demand of the proposed Faculty Club should elimination or redevelopment of Lot 23 or 22 occur in the future. The required parking is currently accommodated in the adjacent parking lots (Parking Lot 22 and 23). Should this parking be modified or eliminated, a new Notice of Impending Development would be required as specified in the LRDP regardless of the inclusion of this special condition, and therefore staff believes Special Condition Five (5) can be eliminated in this case.

Special Condition Five, Parking, shall be deleted on Page 10 as follows:

~~**5. Parking**~~

~~The University shall provide and maintain a minimum of 185 parking spaces in Parking Lot 23 to serve the parking demands of the proposed Faculty Club. Should any of these 185 parking~~

~~spaces be lost due to the elimination or redevelopment of Parking Lot 23 in the future, the University shall mitigate the loss of parking by relocating an equal number of parking spaces elsewhere on Main Campus within the vicinity of the Faculty Club to retain a total of 185 parking spaces assigned to the Faculty Club. Any relocation of spaces shall require a notice of impending development.~~

….

The 5th paragraph on Page 14 shall be modified as follows:

The proposed project will result in a parking demand of approximately 185 spaces, this includes 1 parking space for each of the 34 guest units and 141 parking spaces for the maximum attendance that may be generated by special events. As mentioned above, adequate parking located adjacent to or near the Faculty Club (Parking Lots 22 and 23) is available and would remain available to accommodate the visitors utilizing the guest rooms as well as the visitors attending the special events. The University has indicated that should the elimination or redevelopment of Lot 23 or 22 occur in the future, the University would accommodate the 185 parking spaces generated by the parking demand of the proposed Faculty Club as part of the overarching redevelopment and through the Notice of Impending Development process. Additionally, parking studies would be required at the time of redevelopment to ensure that parking is maintained for the Faculty Club in the same vicinity. The University has stated that there are no identified future plans that would conflict with the provision of these spaces now and in the future. ~~Additionally,~~ A minimum of 17 bicycle parking spaces would be installed at the Faculty Club. There would be no change to Coastal Access Parking from the Faculty Club project and no new Coastal Access spaces will be provided.

….

The 2nd paragraph on Page 16 shall be modified as follows:

The University has indicated that the Faculty Club hosts events such as wedding, receptions and dinners throughout the year. After completion of the proposed project, it is expected that the maximum attendance for events such as weddings would be increased from 150 to approximately 282 attendees, which would result in a parking demand of approximately 141 vehicles. The proposed project will result in a parking demand of approximately 185 spaces, this includes 1 parking space for each of the 34 guest units and 141 parking spaces for the maximum attendance that may be generated by special events. As previously mentioned, adequate parking located adjacent to or near the Faculty Club (Parking Lots 22 and 23) is available and would remain available to accommodate the visitors utilizing ~~after~~ the ~~addition~~ guest rooms as well as the visitors attending the special events ~~and when events are conducted~~. The University has indicated that should the elimination or redevelopment of Lot 23 or 22 occur in the future, the University would accommodate the 185 parking spaces generated by the parking demand of the proposed faculty Club as part of the overarching redevelopment and through the Notice of Impending Development process. Additionally, parking studies would be required at the time of redevelopment to ensure that parking is maintained for the Faculty Club in the same vicinity. The

University has stated that there are no identified future plans that would conflict with the provisions of these spaces now or in the future and therefore will not result in any significant adverse impact to the campus parking supply, existing coastal access parking spaces or to public access on Campus~~. In order to ensure that adequate parking is always provided for events held at the Faculty Club and for guests occupying the new guestrooms, The Commission requires the University, pursuant to Special Condition Five (5), shall provide and maintain a minimum of 185 parking spaces to serve the parking demands of the proposed Faculty Club addition. Should these 185 parking spaces be lost due to the elimination or redevelopment of Parking Lots 22 and/or 23 in the future, the University shall mitigate the loss of parking by relocating these 185 parking spaces elsewhere on Main Campus within the vicinity of the Faculty Club.~~

2. Special Condition Six (6) of Notice of Impending Development UCS-NOID-0002-14 (entitled "Lighting Plan") found within Section "III. Special Conditions" on pages 10 and 11 of the March 21, 2014 staff report shall be modified as shown below. Additionally, all references to Special Condition Six (6) on pages 2 and 18 should be and hereby are changed to refer to Special Condition Five (5).

5~~6~~. Lighting Plan

Prior to commencement of construction, the University shall submit two (2) sets of Final Lighting Plans for review and approval by the Executive Director. The Final Lighting Plan shall incorporate the following requirements:

(a) The lighting plan shall identify the locations of all existing exterior lighting fixtures on the project site within the project boundary, as depicted on Project Plan Sheet A0.10 which is included as Exhibit 4 of the staff report, ~~and within the vicinity of the project site~~ that do not meet the design and efficiency standards set forth in subsection (b) below. (Special Condition 6 (b)).

(b) Exterior night lighting shall be designed, installed, and, where applicable, retrofitted to minimize all forms of light pollution, including light trespass, glare, and sky glow consistent with the following:

i) Lighting shall be of low glare design.

ii) No skyward-casting lights shall be used.

iii) Lighting shall use the best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only. Light shielding shall be shielded to direct light downward onto the subject site and prevent light trespass onto campus open space and the Campus Lagoon ESHA.

iv) The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting. Lighting shall use the best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat.

v) Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used.

vi) Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

(c) Existing "globe" style outdoor light installations on the project site, within the project boundary as depicted on Exhibit 4 of the staff report, ~~and the vicinity of the project site~~ shall be replaced with new light fixtures designed design and efficiency standards set forth in subsection (b) above (Special Condition 6 (b)). Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation.

(d) The lighting plan shall identify the locations of all proposed and retrofitted exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture, the lighting specifications, and the height of the fixtures.

(e) The lighting plan shall be accompanied by an analysis of the lighting plan prepared by a qualified biologist that documents that the lighting plan is effective at preventing lighting impacts upon adjacent environmentally sensitive habitat.

(f) The lighting plan shall be undertaken concurrent with project construction and fully implemented by such time as the Faculty Club is occupied.

3. In the attached letter received on April 8, 2014, COAST (Coalition for Sustainable Transportation) stated their concerns and issues regarding Special Condition Five (5) of Notice of Impending Development UCS-NOID-0002-14. Staff notes that the issues raised in the letter are addressed in this addendum in the form of eliminating Special Condition Five (5) and revisions made to the "A. Project Description and Background" and "B. Consistency Analysis" sections of the staff report to reflect the elimination of Special Condition Five (5) as detailed in Item 1 above.

   Specifically, in response to COAST's notion that Special Condition Five (5) requires the "provision and maintenance" of 185 spaces be dedicated to the Faculty Club, staff would like to clarify that Special Condition Five (5) did not require 185 parking spaces to be dedicated for the sole use of the Faculty Club. Staff has eliminated Special Condition Five (5) in it's entirely since the University has committed to accommodating the 185 parking spaces generated by the parking demand of the proposed Faculty Club should elimination or redevelopment of Lot 23 or 22 occur in the future. The required parking is currently accommodated in the adjacent parking lots (Parking Lot 22 and 2). Should this parking be modified or eliminated, a new Notice of Impending Development would be required as specified in the LRDP regardless of the inclusion of Special Condition Five (5), and therefore staff believes Special Condition Five (5) can be eliminated in this case.

COAST
COALITION FOR SUSTAINABLE TRANSPORTATION

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805.875.3562
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Steve Kinsey, Chair
California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001
Cc: Jana Zimmer

Re: Parking requirements in UBSB's Faculty Club Renovation

Dear Mr. Kinsey:

On behalf of the Coalition for Sustainable Transportation (COAST), I am asking you to reconsider the CCC's parking requirements for UCSB's Faculty Club renovation. COAST is a Santa Barbara nonprofit organization that promotes sustainable modes of transportation and reduced reliance on automobiles in order to address the urgent issues of greenhouse gas emissions and climate change. We are a member of the SUN (Sustainable University Now) Coalition which has been pressing the University for more progressive transportation policies. One of our key demands was that the University reduce the number of parking spaces it provides, as more parking always encourages more driving. This phenomenon is known as induced demand. The University deserves praise for working with the surrounding community to encourage alternative modes of transportation and to lessen its traffic footprint.

The recent CCC staff report on the Faculty Club renovation requires the "provision and maintenance" of 185 spaces dedicated to the Faculty Club, even though the University does not assign specific spaces to buildings on campus and events at the FC (which the majority of these spaces are supposed to be for) are almost always at night or on the weekend when there are few other campus parking needs. Your requirement would mean holding 185 specific spaces just for the FC when there is already plenty of parking on that side of campus. For the Coastal Commission to *require* the overbuilding of parking spaces is counterproductive.

I therefore urge you to eliminate this requirement from the permit. It is a step in the wrong direction and sets a dangerous precedent for future efforts to cut back on traffic, pollution and parking on campus.

Respectfully,

Eva Inbar, Director

CALIFORNIA COASTAL COMMISSION
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Th18a

DATE: March 20, 2014

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Senior Deputy Director
Steve Hudson, District Manager
Denise Venegas, Coastal Program Analyst

SUBJECT: Notice of Impending Development (NOID) UCS-NOID-0002-14 for the Faculty Club Addition and Renovation Project, for Public Hearing and Commission Action at the April 10, 2014, Commission Meeting in Santa Barbara, CA.

SUMMARY OF STAFF RECOMMENDATION

The impending development involves the construction of a new three-story, 40-ft. high, 15,685 sq. ft. (10,403 assignable sq. ft.) addition to the existing 13,915 sq. ft. (7,088 assignable sq. ft.) Faculty Club building, remodel/renovation of the existing Faculty Club facilities, removal of two non-native trees, and approximately 5,300 cu. yds. of removal and recompaction grading. As proposed, the redeveloped Faculty Club will provide a total of 34 new guest rooms and related ancillary uses to provide temporary housing for visiting scholars, scientists and visitors to UCSB that would otherwise be required to find accommodations at off-campus facilities. The Faculty Club project site is located within a 1.38-acre site area on the western portion of Main Campus of University of California, Santa Barbara.

Staff recommends that the Commission determine that the Notice of Impending Development **is consistent** with the certified University of California Santa Barbara Long Range Development Plan (LRDP) with six (6) special conditions. The motion and resolution for Commission action can be found starting on **page 6**.

The Faculty Club is located on the west side of Main Campus, north of and adjacent to the Commencement Greet turf area and approximately 300 feet north of the Campus Lagoon. Other facilities near the project site include the Student Resource Building to the northwest, the Theater and Dance Building to the north, San Rafael Residence Hall to the southwest and Parking Lot 23 to the west. Vehicle access to the project site is provided from Ocean Road and through Parking Lot 23. Pedestrian and bicycle access is provided by a variety of pathways located along the north and west sides of the project site. The project site is relatively flat with ground elevations at approximately 35-15feet above mean sea level. The certified UCSB Long Range Development Plan (LRDP) applies a land use designation of “Academic Use.”

The existing 13,915 sq. ft. Faculty Club building currently includes uses such as guestrooms, meeting and dining areas, interior courtyard, kitchen, offices and service areas. The Faculty Club consists of a three-story wood-framed and stucco building with an outdoor pool and spa area, a

locker room building, squash/handball courts, and hardscaping/landscaping. The proposed project includes the following major project elements: 1) 34 guest rooms, including 30 new units and four renovated units; 2) new offices, lobby and support facilities; 3) renovated dining room, lounges and meeting rooms; 4) covered enclosure of an existing courtyard to provide a new multi-purpose space; 5) renovated terrace on the east side of the building; and 6) various other new and renovated facilities, including: an updated kitchen; new mechanical, plumbing, electric and utility systems; seismic upgrades for the existing building; new stormwater drainage facilities; new and renovated restrooms; new stair and elevator facilities. The project also includes the permanent removal of the existing swimming pool, squash courts and locker rooms. All proposed development will be located within the existing development footprint and therefore no expansion of the development area will occur.

All construction activities will occur within the previously developed portion of the site and will not involve the removal of any native vegetation or impacts to environmentally sensitive habitat areas. Although the project site itself does not contain environmentally sensitive habitat area (ESHA), the project site is located approximately 300 ft. to the north of the Campus Lagoon which is designated as ESHA pursuant to the certified LRDP. Although proposed development activities are not proposed to occur in ESHA, the demolition, renovation and construction of new development has the potential to adversely impact adjacent ESHA.

In order to protect habitat values, it is necessary to consider alternatives for siting and designing development in order to ensure that the alternative chosen is the one that minimizes adverse impacts to sensitive habitat areas. One such adverse impact is the effect of artificial night lighting on wildlife. In past actions, the Commission has found that night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In this case, the subject site is located in proximity to the Campus Lagoon and the proposed project has the potential to introduce new artificial lighting to the project area. This impact can be minimized by directing lighting away from sensitive habitat areas and therefore the Commission requires, pursuant to Special Condition Six (6), that all exterior night lighting to be minimized, shielded and directed away from the lagoon wherever lighting associated with development adjacent to these resources cannot be avoided, to prevent spill-over onto adjacent environmentally sensitive habitat areas, wetlands and wildlife habitat.

The proposed project involves the removal of two non-native trees. Due to the fact that the two trees proposed for removal have the potential to provide habitat for sensitive bird species, it is necessary to ensure that potential impacts to nesting bird species are avoided during tree removal activities. Additionally, given the project site’s proximity to the Campus Lagoon and the mature eucalyptus windrow along Ocean Road, there is further potential for breeding birds to be impacted as a result of construction. Thus in order to avoid any potential adverse impacts to raptor or sensitive bird species, Special Condition Three (3) requires that should construction activities, including tree removal, occur between February 15 and September 1 (bird breeding season), a qualified environmental resource specialist shall conduct pre-construction bird surveys to determine whether nesting or breeding behavior is occurring within 500 feet of the project site and adjust activities accordingly.

Additionally, in past actions, the Commission has found that erosion on site can be best minimized by revegetating all disturbed areas with native plants compatible with the surrounding area. Due to the proximity of the site to the Campus Lagoon ESHA, and to ensure that all areas impacted by the impending development are landscaped in accordance with the LRDP provision to minimize erosion, Special Condition Two (2) requires that all areas on site are adequately revegetated to minimize the potential for adverse impacts to the biological productivity of Campus Lagoon (ESHA) and water quality resulting from potential increases in erosion and sedimentation. Furthermore, interim erosion control measures and best management practices will serve to further minimize the potential for adverse impacts to water quality and downslope Lagoon area resulting from drainage runoff during construction. Therefore, Special Condition Four (4) is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Additionally, the design and siting of new development must assure stability and structural integrity and not create or contribute to erosion, instability, or destruction of the site or surrounding areas. Therefore to ensure that the recommendations of the consultants have been incorporated into all proposed development, Special Condition One (1) requires the University to comply with and incorporate the recommendations contained in the submitted geologic reports into all final design and construction, and to obtain the approval for the geotechnical consultants prior to commencement of construction.

The Faculty Club hosts events such as weddings, receptions and dinners throughout the year and after completion of the proposed project, it is expected that the maximum attendance for events such as weddings would be increased with a resultant increase in parking demand. Adequate parking is located adjacent to the Faculty Club (Parking Lots 23) and is available to accommodate the increase in parking demand. However, in order to ensure that adequate parking is always provided for events held at the Faculty Club and for guests occupying the new guestrooms, the Commission requires the University, pursuant to Special Condition Five (5), to provide and maintain a minimum of 185 parking spaces to serve the parking demands of the proposed Faculty Club addition should Parking Lot 23 be eliminated or redeveloped in the future.

Staff recommends that the Commission determine that the Notice of Impending Development is consistent with the certified LRDP, only as conditioned to minimize adverse impacts to environmentally sensitive habitat areas, water quality and coastal resources to the maximum extent possible.

The standard of review for the proposed NOID is the policies of the certified University of California Santa Barbara Long Range Development Plan.

Additional Information: For further information, please contact Denise Venegas at the South Central Coast District Office of the Coastal Commission at (805) 585-1800. The UCSB Notice of Impending Development No. UCS-NOID-0002-14 is available for review at the Ventura Office of the Coastal Commission.

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SUBSTANTIVE FILE DOCUMENTS

University of California, Santa Barbara, 1990 Long Range Development Plan; Final Initial Study Mitigated Negative Declaration for Faculty Club Renovation and Guest House Addition Project dated August 2013, prepared by Rodriguez Consulting, Inc.; Geotechnical Report for Faculty Club Renovation and Guest House dated November 2013, prepared by Fugro Consultants, Inc.; UCSB Faculty Club and Guest House Drainage Report dated January 2014, prepared by Penfield and Smith.

EXHIBITS

Exhibit 1. Vicinity Map
Exhibit 2. Aerial Photo
Exhibit 3. Existing Site Topography
Exhibit 4. Proposed Site Plan
Exhibit 5. Grading/Drainage Plan
Exhibit 6. Building Cross Sections
Exhibit 7. 1st & 2nd Floor Plans
Exhibit 8. 3rd & Roof Floor Plans

I. PROCEDURAL ISSUES

Section 30606 of the Coastal Act and Title 14, sections 13547 through 13550 of the California Code of Regulations[1] govern the Coastal Commission's review of specific development projects proposed to be undertaken pursuant to a certified LRDP. Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development

[1] All further references to regulations are to Title 14 of the California Code of Regulations

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. The items necessary to provide a complete notice of impending development for the project at issue in this report were received in the South Central Coast Office on February 19, 2014, Commission staff reviewed them within 10 days of receiving them, and the notice was filed as complete on February 28, 2014.

Pursuant to section 13550(b) of the regulations, within thirty days of filing the notice of impending development, the Executive Director is to report to the Commission on the nature of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After a public hearing, by a majority of its members present, the Commission determines 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 impose any conditions(s) necessary to render the proposed development consistent with the certified LRDP.

The notice of impending development at issue in this case was filed complete on February 28, 2014. The Executive Director would normally need to report the pendency of the proposed development to the Commission by March 30, 2014. The University has submitted a letter dated March 4, 2014, waiving the 30 day right to a Commission determination pursuant to Section 13550 (b) of the regulations to allow for additional time for staff review. Thus this notice of impending development is being reported at the first available meeting following March 30, 2014.

II. MOTION & RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

> *I move that the Commission determine that the development described in the Notice of Impending Development UCS-NOID-0002-14 (Faculty Club Addition and Renovation Project), as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in the Notice of Impending Development UCS-NOID-0002-14 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:

> *The Commission hereby determines that the development described in the Notice of Impending Development UCS-NOID-0002-14, 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. Plans Conforming to Geotechnical Engineer's Recommendations

The University agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage.

2. Final Landscaping Plan

Prior to commencement of construction activities, the University shall submit a final landscaping plan, that is in substantial conformance with the Landscaping Plan submitted on February 19, 2014, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The plan shall incorporate the following criteria:

A. All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction of is completed. All landscaping shall consist primarily of native plants/shrubs and trees. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.

B. Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.

C. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

D. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this notice of impending development unless the Executive Director determines that no amendment is legally required.

3. Construction Timing and Sensitive Bird Species Surveys

For any construction activities, including tree removal, between February 15th and September 1st, the University shall retain the services of a qualified biologist or environmental resource specialist (hereinafter, "environmental resources specialist") to conduct raptor and other sensitive bird species surveys and monitor project operations. At least 30 calendar days prior to commencement of any project operations, the University shall submit the name and qualifications of the environmental resource specialist, for the review and approval of the Executive Director. The environmental resources specialist shall ensure that all project construction and operations shall be carried out consistent with the following:

A. The University shall ensure that a qualified environmental resource specialist with experience in conducting bird surveys shall conduct bird surveys 30 calendar days prior to the construction activities, including any tree removal, to detect any active bird nests in all trees within 500 feet of the project (including, but not limited to, eucalyptus trees). A follow-up survey must be conducted 3 calendar days prior to the initiation of clearance/construction and nest surveys must continue on a monthly basis throughout the nesting season or until the project is completed, whichever comes first.

B. If an active nest of any federally or state listed threatened or endangered species, species of special concern is found within 300 ft. of the project, or an active nest for any species of raptor is found within 500 ft. of the project, the University shall retain the services of a qualified biologist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. The nest shall not be removed or disturbed. The biological monitor shall be present at all relevant construction meetings and during all significant construction activities (those with potential noise impacts) to ensure that nesting birds are not disturbed by construction related noise. The biologist monitor shall monitor birds and noise every day at the beginning of the project and during all periods of significant construction activities. Construction activities may occur only if construction noise levels are at or below a peak of 65 dB at the nest(s) site. If construction noise exceeds a peak level of 65 dB at the nest(s) site, sound mitigation measures such as sound shields, blankets around smaller equipment, mixing concrete batches off-site, use of mufflers, and minimizing the use of back-up alarms shall be employed. If these sound mitigations measures do not reduce noise levels, construction shall cease and shall not recommence until either new sound mitigation can be employed or the birds have fledged.

C. If an active nest of a federally or state-listed threatened or endangered species, bird species of special concern is found within 300 ft. of the project, or an active nest for any species or raptor is found within 500 ft. of the project, UCSB will notify the appropriate State and Federal Agencies within 24 hours, and appropriate action specific to each incident will be developed. UCSB will notify the California Coastal Commission by e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.

D. The environmental resource specialist shall be present during all tree removal activities and shall be present during all subsequent construction activities during the bird nesting/breeding season if an active nest is identified, until the birds have fledged.

E. The environmental resource specialist shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director if activities outside of the scope of the subject Notice of Impending Development occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as a new NOID.

4. Final Interim Erosion Control Plans and Construction Responsibilities

A. Prior to commencement of construction activities, the University shall submit to the Executive Director an Interim Erosion Control and Construction Best Management Practices Plan, prepared by a qualified, licensed professional. The qualified, licensed professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan are in conformance with the following requirements:

1. Erosion Control Plan

(a) 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 plan and on-site with fencing or survey flags.

(b) The plan shall include a narrative report describing all temporary run-off and erosion control measures to be used during construction.

(c) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.

(d) The plan shall specify that grading shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time if the situation warrants such a limited extension, if approved by the Executive Director. The University shall install or construct temporary sediment basins (including debris basins, desilting basins, or silt traps), temporary drains and swales, sand bag barriers, silt fencing, and shall 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. Basins shall be sized to handle not less than a 10 year, 6 hour duration rainfall intensity event.

(e) The 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 of the coastal zone or within the coastal zone to a site permitted to receive fill.

(f) 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. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

(g) All temporary, construction related erosion control materials shall be comprised of bio-degradable materials (natural fiber, not photo-degradable plastics) and must be removed when permanent erosion control measures are in place. Bio-degradable erosion control materials may be left in place if they have been incorporated into the permanent landscaping design.

2. Construction Best Management Practices

(a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.

(b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.

(c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.

(d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.

(e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.

(f) The University shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.

(g) Debris shall be disposed of at a permitted disposal site or recycled at a permitted recycling facility authorized to receive the debris materials. If the disposal site is located in the coastal zone, the disposal site must have a valid coastal development permit, or NOID as applicable, for the disposal of fill material. If the proposed disposal site is not authorized to receive fill, a coastal development permit, or NOID as applicable, will be required prior to the disposal of material.

(h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.

(i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.

(j) The discharge of any hazardous materials into any receiving waters shall be prohibited.

(k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.

(l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity

(m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

B. The final Interim Erosion Control and Construction Best Management Practices Plan shall be in conformance with the site/ development plans approved by the Coastal Commission. Any necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed professional shall be reported to the Executive Director. No changes to the approved final plans shall occur without a new notice of impending development unless the Executive Director determines that a new notice of impending development is not legally required.

5. Parking

The University shall provide and maintain a minimum of 185 parking spaces in Parking Lot 23 to serve the parking demands of the proposed Faculty Club. Should any of these 185 parking spaces be lost due to the elimination or redevelopment of Parking Lot 23 in the future, the University shall mitigate the loss of parking by relocating an equal number of parking spaces elsewhere on Main Campus within the vicinity of the Faculty Club to retain a total of 185 parking spaces assigned to the Faculty Club. Any relocation of spaces shall require a notice of impending development.

6. Lighting Plan

Prior to commencement of construction, the University shall submit two (2) sets of Final Lighting Plans for review and approval by the Executive Director. The Final Lighting Plan shall incorporate the following requirements:

(a) The lighting plan shall identify the locations of all existing exterior lighting fixtures on the project site and within the vicinity of the project site that do not meet the design and efficiency standards set forth in subsection (b) below. (Special Condition 6 (b)).

(b) Exterior night lighting shall be designed, installed, and, where applicable, retrofitted to minimize all forms of light pollution, including light trespass, glare, and sky glow consistent with the following:

i) Lighting shall be of low glare design.

ii) No skyward-casting lights shall be used.

iii) Lighting shall use the best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only. Light shielding shall be shielded to direct light downward onto the subject site and prevent light trespass onto campus open space and the Campus Lagoon ESHA.

iv) The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting. Lighting shall use the best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat.

v) Where safety goals would be adequately met without overhead lighting, such as along pathways, ground-level directive lights or standards less than three feet in height shall be used.

vi) Programmable timing devices shall be utilized to turn off unnecessary lights where feasible.

(c) Existing "globe" style outdoor light installations on the project site and the vicinity of the project site shall be replaced with new light fixtures designed design and efficiency standards set forth in subsection (b) above (Special Condition 6 (b)). Replacement bulbs or fixtures shall be upgraded to incorporate best available technology over the life of the installation.

(d) The lighting plan shall identify the locations of all proposed and retrofitted exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture, the lighting specifications, and the height of the fixtures.

(e) The lighting plan shall be accompanied by an analysis of the lighting plan prepared by a qualified biologist that documents that the lighting plan is effective at preventing lighting impacts upon adjacent environmentally sensitive habitat.

(f) The lighting plan shall be undertaken concurrent with project construction and fully implemented by such time as the Faculty Club is occupied.

IV. FINDINGS FOR APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The University proposes the construction of a new three-story, 40-ft. high, 15,685 sq. ft. (10,403 assignable sq. ft.) addition to the existing 13,915 sq. ft. (7,088 assignable sq. ft.) Faculty Club building, remodel/renovation of the existing Faculty Club facilities, removal of two non-native trees, and approximately 5,300 cu. yds. of removal and recompaction grading. The resultant redeveloped Faculty Club (addition and renovation) will result in a 29,600 gross sq. ft., 3-story building, accommodating a total of 34 new guest rooms and related ancillary uses to provide temporary housing for visiting scholars, scientists and visitors to UCSB that would otherwise be required to find accommodations at off-campus facilities. The Faculty Club project site is located within a 1.38-acre site area on the western portion of Main Campus of University of California, Santa Barbara (Exhibit 1). This addition is proposed on Potential Building Location Number 3, as identified in the certified LRDP.

The Faculty Club is located on the west side of Main Campus, north of and adjacent to the Commencement Greet turf area and approximately 300 feet north of the Campus Lagoon. The Campus Lagoon is a 31-acre brackish pond located in the southern portion of Main Campus adjacent to the Pacific Ocean and the lagoon is designated as Environmentally Sensitive Habitat Area, according to Figure 28, Environmentally Sensitive Habitat, of the Certified LRDP. Other facilities near the project site include the Student Resource Building to the northwest, the Theater and Dance Building to the north, San Rafael Residence Hall to the southwest and Parking Lot 23 to the west. Vehicle access to the project site is provided from Ocean Road and through Parking Lot 23. Pedestrian and bicycle access is provided by a variety of pathways located along the north and west sides of the project site. The project site is relatively flat with ground elevations at approximately 35-15 feet above sea level. Trees that border the project area that are proposed to be retained or transplanted are four (4) Jelly Palm (*Butia capitata*) and one (1) Senegal Date Palm (Phoeniz reclinata). Two existing ficus trees located on the eastern terrace area will be removed and replaced with palm trees. The University is proposing to plant 38 new trees throughout the project site.

The existing 13,915 sq. ft. Faculty Club building was constructed in 1968 and currently includes uses such as guestrooms, meeting and dining areas, interior courtyard, kitchen, offices and service areas. The Faculty Club consists of a three-story wood-framed and stucco building with an outdoor pool and spa area, a locker room building, squash/handball courts, and hardscaping/landscaping. The proposed project elements include: 1) 34 guest rooms, including 30 new units and four renovated units; 2) new offices, lobby and support facilities; 3) renovated dining room, lounges and meeting rooms; 4) covered enclosure of an existing courtyard to provide a new multi-purpose space; 5) renovated terrace on the east side of the building; and 6) various other new and renovated facilities, including: an updated kitchen; new mechanical, plumbing, electric and utility systems; seismic upgrades for the existing building; new stormwater drainage facilities; new and renovated restrooms; new stair and elevator facilities. The project also includes the permanent removal of the existing swimming pool, squash courts and locker rooms. All proposed development will be located within the existing development footprint and therefore no expansion of the development area will occur.

New Proposed Facilities

The Faculty Club project would result in 15,685 sq. ft. of new construction, most of which would be for the development of 30 new guest rooms and associated support facilities. The new guest rooms would be provided in two, three-story wings located on the western portion of the project site. Each new guest room would be approximately 290-335 sq. ft. in size. The portion of the project site to be used for the development of the new guest rooms is presently occupied by, two squash courts, locker rooms and a pool equipment room, which would be demolished to accommodate the project. The existing swimming pool and wading pool would also be removed and that area would be used as an exterior patio. The new building would have a maximum height of approximately 40 feet, measured from the lowest finished floor to the roof peak. Proposed structures would not extend beyond the existing developed areas on the project site.

Similar to the use of the existing guest rooms, the new guest rooms would provide temporary housing for visiting scholars, scientists and visitors to UCSB that would otherwise be required to find accommodations at off-campus facilities within attending on-campus academic programs and events. Other new support facilities to be provided by the project include new lobby/front desk area, offices, vending, guest laundry and housekeeping facilities, restrooms, staff areas, trash/recycling storage, mechanical and equipment areas, hallways, and a stair and elevator tower.

Remodeled and Renovated Facilities

The project also includes the renovation of 13,915 sq. ft. of existing building area. Major areas to be renovated or remodeled include the dining room and adjoining bar area, six existing guest rooms (four of the guest rooms would be retained), existing meeting rooms and offices, existing meeting rooms and offices, the kitchen, interior courtyards and terrace areas, restrooms, and building maintenance and support areas. Building renovations would include: new interior and exterior finishes; structural upgrades to comply with current seismic requirements of the California Building Code; new windows and doors; new heating, ventilation, plumbing and electrical fixtures and systems; new water proofing and the repair of existing water damage; removal of asbestos containing material (stucco and drywall); new elevators to comply with American Disabilities Act (ADA) requirements; and new roofing material. Seismic strengthening of the existing Faculty Club building would be conducted in conjunction with proposed renovation activities. Exhibit 4provides the proposed project site plan and exhibits 7-8 depicts each floor of the proposed Faculty Club building and shows areas on new construction and areas of the existing building that would be remodeled.

Additionally, hardscape and landscaping would be provided on the existing east terrace area, the existing interior courtyard would also be enclosed and converted to a new multi-purpose area. Furthermore, the project also includes the relocation of an on-site sewer manhole that would be located under the proposed building. The existing manhole would be abandoned and two new manholes located beyond and adjacent to the proposed building footprint would be provided.

Furthermore, renovation of the existing buildings would require the removal of stucco from the exterior of the buildings. Asbestos was detected in the stucco material and in the interior drywall

mud that would be removed in conjunction with the proposed remodeling of the existing building interior. All asbestos containing materials would be removed and disposed of in compliance with federal and local regulations.

Access and Parking

Access to the Faculty Club would continue to be provided from Ocean Road, which is located near the western perimeter of the Main Campus. Vehicle access to the building for deliveries will continue to be provided by an existing service driveway located north of and adjacent to the building. An existing pedestrian path along the north side of the building, and existing pedestrian and bicycle paths along the west side of the building would also be retained. These paths would be detoured during construction and restored to its original location after construction.

Parking for the Faculty Club will continue to be provided by Parking Lot No. 23, which provides 203 parking spaces for visitors, students, faculty and staff on weekdays. All parking spaces in Lot No. 23 are available to visitor and students on weekends. Additional parking is also available in Parking Lot No. 22, which provides 1,128 spaces for visitors, students, faculty and staff at all times. Parking Lot No. 22 is located approximately 500 feet northwest of the Faculty Club.

Use of the Faculty Club for special events is available to club members and the public. After completion of the proposed project, it is expected that the maximum attendance for these events, such as weddings, would be increased from 150 to approximately 282 attendees, which would result in a parking demand of approximately 141 vehicles. The University estimates the following number of weddings conducted at the Faculty Club would eventually increase from approximately 12 to 26 per year, and the number of dinners or receptions would eventually increase from approximately 50 to 75 per year. It is not anticipated that the number of people attending reception or dinner events would change substantially, or that the times of day that dinner and reception events occur would change.

As mentioned above, adequate parking located adjacent to or near the Faculty Club (Parking Lots 22 and 23) is available and would remain available to accommodate the visitors utilizing the guest rooms as well as the visitors attending the special events. Additionally, a minimum of 17 bicycle parking spaces would be installed at the Faculty Club. There would be no change to Coastal Access Parking from the Faculty Club project and no new Coastal Access spaces will be provided.

B. CONSISTENCY ANALYSIS

Cumulative Impacts of New Development

The standard of review for a Notice of Impending Development is consistency with the certified Long Range Development Plan (LRDP). UCSB's LRDP was certified by the Commission in 1990 and contains policies and provisions that identify areas for campus development while protecting coastal resources including environmental sensitive habitat areas, water quality, geologic stability and public access.

On March 17, 1981, the University Long Range Development Plan (LRDP) was effectively certified by the Commission. The LRDP has been subject to several major amendments. Under the 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 for the new development of no more than 1.2 millions square feet of new structural improvements and 830,000 sq. ft. of site area on Main Campus for buildings other than parking garages and student housing.

Section 30250 of the Coastal Act states that the construction of new residential, commercial, or industrial development shall be located in close proximately to existing development areas able to accommodate it and where the developments will not have a significant adverse impact, either individually or cumulatively, on coastal resources. The 1990 LRDP was approved with several policies to prevent cumulative impacts of new development including Policy 30250(a).1 which prevents the University from developing more than 830,000 square feet of the site area on Main Campus. The LRDP was also approved with a maximum total "assignable square footage" for the University as a means of controlling the cumulative impacts of increased enrollment and development on the area. Assignable square feet is a standard measure of space used for state funding purposes by the University which measures useable area within a building available to occupants.

Section 30251 of the Coastal Act, incorporated by reference into the LRDP, and policies 30251.5 and 30251.6 of the LRDP also protect visual and scenic coastal resources from cumulative impacts by providing that new development be in general conformance with the scale and character of surrounding development and by providing maximum building heights for various portions of campus.

Finally, Section 30252 of the Coastal Act, incorporated by reference into the LRDP, states in part that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and provide adequate parking facilities or providing substitute means of serving the development with public transportation.

The University proposes the construction of a new three-story, 40-ft. high, 15,685 sq. ft. (10,403 assignable sq. ft.) addition to the existing 13,915 sq. ft. (7,088 assignable sq. ft.) Faculty Club building, removal of two non-native trees, and removal and recompaction of approximately 5,300 cu. yds. of soils. The impending development includes the development of new guest housing and related ancillary uses, and the remodel/renovation of existing facilities.

The proposed Faculty Club addition is consistent with the 1990 LRDP land use designation for the subject site of "Academic Uses." Under the "Academic Uses" land use designation, housing is prohibited, except for overnight accommodations associated with the Faculty Club, and alumni facilities. Therefore, the proposed new 30 guest rooms are allowable under the land use designation for the subject site. In addition, the proposed building height for the Faculty Club

addition of 40 feet is also consistent with 1990 LRDP Figure 16 which specifies a height limit of 45 feet for the site and surrounding area. As currently certified, the LRDP provides that "Potential Building Location 3" is allotted 28,000 square feet of gross square feet (GSF) and 24,000 assignable square feet (ASF) in LRDP Table 13. As proposed, the Faculty Club addition will add 5,282 GSF and 10,403 ASF to Potential Building Location 3 which would result in an overall 12,109 GSF and 17,491 ASF when combined with the existing Faculty Club GSF and ASF square footage. Therefore, the new construction associated with the project is within the allocated development in the 1990 LRDP. Moreover the proposed development will be consistent with the density and character of the surrounding area on campus, which is developed with multiple, large-scale academic buildings.

The University has indicated that the Faculty Club hosts events such as wedding, receptions and dinners throughout the year. After completion of the proposed project, it is expected that the maximum attendance for events such as weddings would be increased from 150 to approximately 282 attendees, which would result in a parking demand of approximately 141 vehicles. As previously mentioned, adequate parking located adjacent to or near the Faculty Club (Parking Lots 22 and 23) is available and would remain available after the addition guest rooms and when events are conducted and therefore will not result in any significant adverse impact to the campus parking supply or to public access on Campus. In order to ensure that adequate parking is always provided for events held at the Faculty Club and for guests occupying the new guestrooms, the Commission requires the University, pursuant to Special Condition Five (5), shall provide and maintain a minimum of 185 parking spaces to serve the parking demands of the proposed Faculty Club addition. Should these 185 parking spaces be lost due to the elimination or redevelopment of Parking Lots 22 and/or 23 in the future, the University shall mitigate the loss of parking by relocating these 185 parking spaces elsewhere on Main Campus within the vicinity of the Faculty Club.

For the above reasons, the Commission finds the Notice of Impending Development, as conditioned, is consistent with the applicable policies of the LRDP with regards to campus development, cumulative impacts, and access.

Environmentally Sensitive Habitat Areas, Water Quality, and Geologic Stability

The LRDP contains several policies regarding the protection and management of coastal waters and sensitive habitat areas. Section 30240 of the Coastal Act, which has been included as part of the University's certified LRDP, states that environmentally sensitive habitat areas (ESHAs) shall be protected against any significant disruption of habitat values and that development in areas adjacent to ESHA shall be sited and designed to prevent impacts that would significantly degrade such areas. ESHA are defined as areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Additionally, the LRDP contains several polices that address sensitive resources. For instance, Policy 30240(b).24 states that ESHA on campus shall be protected and that all new development shall be set back a sufficient distance from ESHA to ensure protection of sensitive biological

resources. In addition, Section 30230 and 30231 of the Coastal Act, which have also been included as part of the University's LRDP, mandate that marine resources and coastal water quality be maintained and where feasible restored and that uses of the marine environment be carried out in a manner that will sustain biological productivity and quality of coastal waters. Furthermore, the LRDP contains several additional polices that require the protection of water quality. Policy 30231.1 of the LRDP requires that wetlands and coastal waters be protected from increased sedimentation or contamination associated with new development. Policy 30231.2 of the LRDP states that projects shall be designed to minimize soil erosion and, where possible, to direct surface runoff away from coastal waters, ESHA, and wetlands. Policy 30231.3 of the LRDP states that drainage and runoff shall not adversely affect the Campus wetlands and that pollutant shall not be allowed to enter wetlands through drainage systems.

Finally, Section 30253 of the Coastal Act, which is also included in the certified LRDP, mandates that new development be designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard.

In this case, the project site is located within an existing developed area on the west side of Main Campus and the certified 1990 LRDP does not designate the project site ESHA, however the project site is located approximately 300 feet north of the north banks of Campus Lagoon, which is designated as ESHA pursuant to the certified LRDP (Exhibit 3).The proposed impending development for the addition and renovation of the Faculty Club and associated development would occur approximately 300 feet away from Campus Lagoon. Although proposed development activities are not proposed to occur in ESHA, the demolition, renovation and construction of new development has the potential to adversely impact adjacent ESHA. To ensure that project staging is minimized and resources issues are addressed, the University has submitted a construction staging and fencing plan indicating that the construction zone, construction staffing area(s) and construction corridor(s) shall avoid impacts to ESHA.

Due to the fact that the two non-native trees proposed for removal have the potential to provide habitat for sensitive bird species, it is necessary to ensure that potential impacts to nesting bird species are avoided during tree removal activities. Additionally, given the project site's proximity to the Campus Lagoon and the mature eucalyptus windrow along Ocean Road, there is further potential for breeding birds to be impacted as a result of construction. Thus in order to avoid any potential adverse impacts to raptor or sensitive bird species, Special Condition Three (3) requires that should tree removal activities occur between February 15 and September 1 (bird breeding season), a qualified environmental resource specialist shall conduct pre-construction bird surveys to determine whether nesting or breeding behavior is occurring within 500 feet of the project site. If a sensitive bird species is exhibiting nesting behavior, the University must contact all appropriate agencies to determine the proper course of action to protect the species. The nest may not be disturbed or removed and a biological monitor must be present during all construction activities to monitor the potential impacts to nest birds, including any indirect impacts from noise must be attenuated. Where no bird breeding behavior is initially observed, the environmental resource specialist shall conduct monthly follow-up surveys during the bird breeding/nesting season. Further, Special Condition Three (3) requires that a qualified environmental resource specialist be present during all tree removal activities. Where the survey

identifies birds in the survey area, a construction monitor shall be present during all further construction activities until the birds have fledged. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. Additionally, because these two trees proposed for removal have the potential to provide habitat for sensitive bird species, the Commission in past permit actions have required the University to plant replacement trees at a ratio of 3:1 for each tree removed, however in this case the University is proposing to plant 38 new trees throughout the project area and therefore no special condition requiring the University to submit a tree replacement planting program is necessary in this Notice of Impending Development.

In order to protect habitat values, the Commission has found, in past permit actions, that it is necessary to consider alternatives for siting and designing development in order to ensure that the alternative chosen is the one that minimizes adverse impacts to sensitive habitat areas. One such adverse impact is the effect of artificial night lighting on wildlife. In past actions, the Commission has found that night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In this case, the subject site is adjacent to the Campus Lagoon ESHA. The proposed project would introduce new artificial lighting to the project area. This impact can be minimized by directing lighting away from sensitive habitat areas. To address the impact of night lighting on the neighboring sensitive space habitat, the Commission requires exterior night lighting to be minimized, shielded and directed away from the lagoon wherever lighting associated with development adjacent to these resources cannot be avoided. Pursuant to Special Condition Six (6), the Commission requires that exterior night lighting installed on the project site to be of low intensity, low glare design, and be hooded to direct light downward onto the subject parcel(s) to prevent spill-over onto adjacent environmentally sensitive habitat areas, wetlands and wildlife habitat.

The proposed notice of impending development would involve removal and recompaction of approximately 5,300 cu. yds. of soils; grading activities during construction have the potential to adversely impact coastal waters quality. Specifically the disturbed areas could lead to a potential increase in the volume and velocity of stormwater runoff and sediment load that can be expected to leave the site and eventually be discharged into the Lagoon and coastal waters. Pollutants commonly found in runoff associated with dirt, vegetation and litter can have excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight need by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproduction cycle for aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behaviors. These impacts reduce the biological productivity and the quality of wetlands and coastal waters and reduce optimum population of marine organisms and have adverse impacts on human health.

Slopes on site descend approximately 20 ft. in elevation from the project site to the northern bank of the Lagoon which is located approximately 300 ft. from the subject site. Although the Commencement Green is located between the subject site and Campus Lagoon, if increased erosion on site from development activities occurs then increased sedimentation to downslope

areas from uncontrolled stormwater runoff, including the adjacent Campus Lagoon would likely occur.

In past actions, the Commission has found that erosion on site can be best minimized by revegetating all disturbed areas with native plants compatible with the surrounding area. In addition, the Commission also finds that the use of non-native and/or invasive plant species for landscaping in new development can result in both direct and indirect adverse on-site and off-site impacts upon natural habitat areas and increased erosion from the site. Non-native and invasive plant species can directly colonize adjacent environmentally sensitive habitat areas, in this case Campus Lagoon. In addition, the seeds from non-native and invasive plant species can be spread from the developed area into environmentally sensitive habitat areas via natural dispersal mechanisms such as wind or water runoff and animal consumption and dispersal. The proposed non-native and invasive plants can displace native plant species and the wildlife which depends upon the native plants. Non-native and invasive plants often can also reduce the biodiversity of natural areas because, absent the natural controls which may have existed in the plant's native habitat, non-native plants can spread quickly and create a monoculture in place of a diverse collection of plant species.

In this case, the University has submitted a preliminary landscaping plan for the project site. However, this plan proposed the use of an invasive plant species and mainly non-native plant species. Due to the proximity of the site to the Campus Lagoon ESHA, and to ensure that all areas impacted by the impending development are landscaped in accordance with the LRDP provision to minimize erosion, the Commission finds it necessary to require Special Condition Two (2). Special Condition Two (2) requires that all areas on site are adequately revegetated to minimize the potential for adverse impacts to the biological productivity of Campus Lagoon (ESHA) and water quality resulting from potential increases in erosion and sedimentation. Specifically, Special Condition Two (2) requires the University to submit final landscape plans, for review and approval by the Executive Director, to revegetate all disturbed areas on site with native plant species endemic to the surround area. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.

The proposed project would also result in the addition of new impermeable surfaces on Main Campus which could result in a potential increase in polluted runoff to nearby coastal waters. Pollutants commonly found in runoff associated with the proposed use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals; dirt and vegetation; litter; fertilizers, herbicides, and pesticides. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of

aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the LRDP, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost. The submitted UCSB Faculty Club and Guest House Drainage Report concludes that the drainage design for the proposed project will increase the rainfall runoff and volume of runoff from the site, compared to pre-project conditions for the 2-year, 5-year, 10-year, and 25-year events. Drainage facilities at UCSB are currently designed to accommodate a 25-year peak flow rate. The University proposes to include filtration of all storm water emanating from or passing through the project site using the following methods: bioretention or vegetated treatment swale, green wall, raised planter filter boxes with underdrains, grass filter strip, and bioswale. The reduction of site runoff and increased infiltration will reduce the potential for entrainment of pollutants. Filtration then further reduces the amount of pollutants in the remaining site runoff. Thus, the Commission finds that he project, as proposed, is designed in a manner that will ensure adverse impacts to coastal resources are minimized, in a manner consistent with the water and marine policies of the LRDP.

Furthermore, interim erosion control measures and best management practices implemented during demolition activities will serve to further minimize the potential for adverse impacts to water quality and downslope Lagoon area resulting from drainage runoff during construction. Therefore, the Commission finds that Special Condition Four (4) is necessary to ensure the proposed development will not adversely impact water quality or coastal resources. Additionally, the Commission finds that stockpiled materials and debris have the potential to contribute to increased erosion, sedimentation, and pollution. Policy 30231.1 of the LRDP prohibits the storage or deposition of excavated materials on campus where such material will be subject to stormwater runoff in order to minimize soil erosion and sedimentation of coastal waters. Therefore, consistent with Policy 30231.1 of the LRDP in order to ensure that excavated and debris material will not be stockpiled on site and that landform alteration and site erosion is minimized, Special Condition Four (4) also requires the University to remove all excavated materials, including debris resulting from the demolition of existing structures, from the site to an appropriate location permitted to receive such material. Should the disposal site be located in the Coastal Zone a separate coastal development permit or notice of impending development may be required.

Finally, the University is required pursuant to Section 30253 of the Coastal Act, which is incorporated by reference into the LRDP, to assure that the design and siting of any new buildings assure stability and structural integrity and do not create erosion, instability, or destruction of the site or surrounding areas. The University has submitted the following geological and geotechnical report for the proposed Faculty Club Renovation and Guest House: "Geotechnical Report Faculty Club Renovation and Guest House, University of California, Santa Barbara," prepared by Fugro Consultants, Inc. in November 2013.This report addressed the geologic conditions on the site, including drainage, subsurface condition, groundwater, landslides, faulting, and seismicity. The geologic consultants have found the geology of the proposed project site to be suitable for the construction of the proposed building addition. The report, however, contains several recommendations to be incorporated into project construction, design, drainage, and foundations to ensure the stability and geologic safety for the proposed project site and adjacent properties. To ensure that the recommendations of the consultant have been incorporated into all proposed development, the Commission, as specified in Special Condition One (1), requires the University to comply with and incorporate the recommendations contained in the submitted geologic reports into all final design and construction, and to obtain the approval for the geotechnical consultants prior to commencement of construction.

For the reasons described above, the Commission finds that the Notice of Impending Development, as conditioned, is consistent with the applicable LRDP policies with regards to environmentally sensitive habitat areas, water quality, coastal resources, and geologic stability.

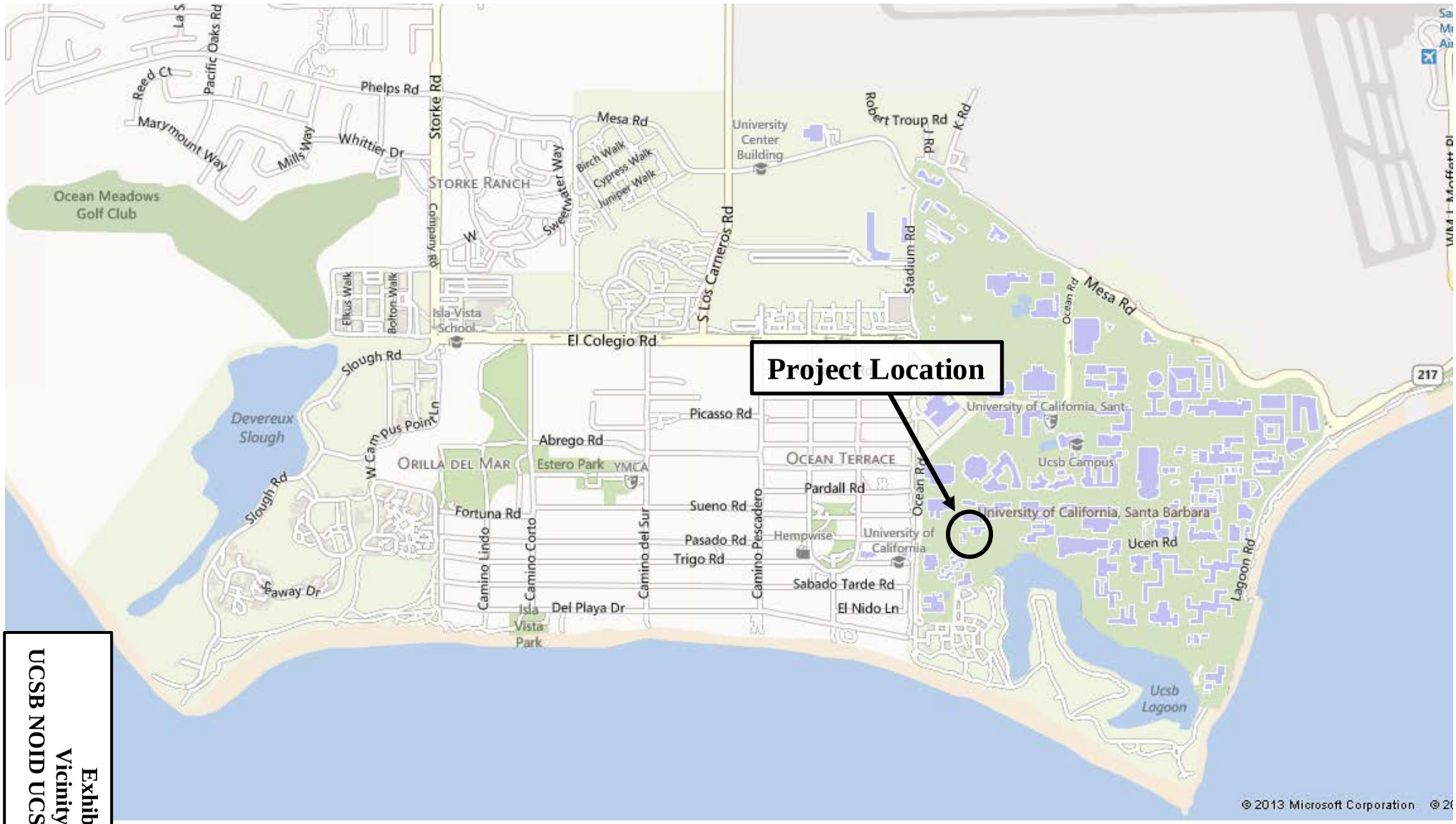


Exhibit 1
Vicinity Map
UCSB NOID UCS-NOID-0002-14

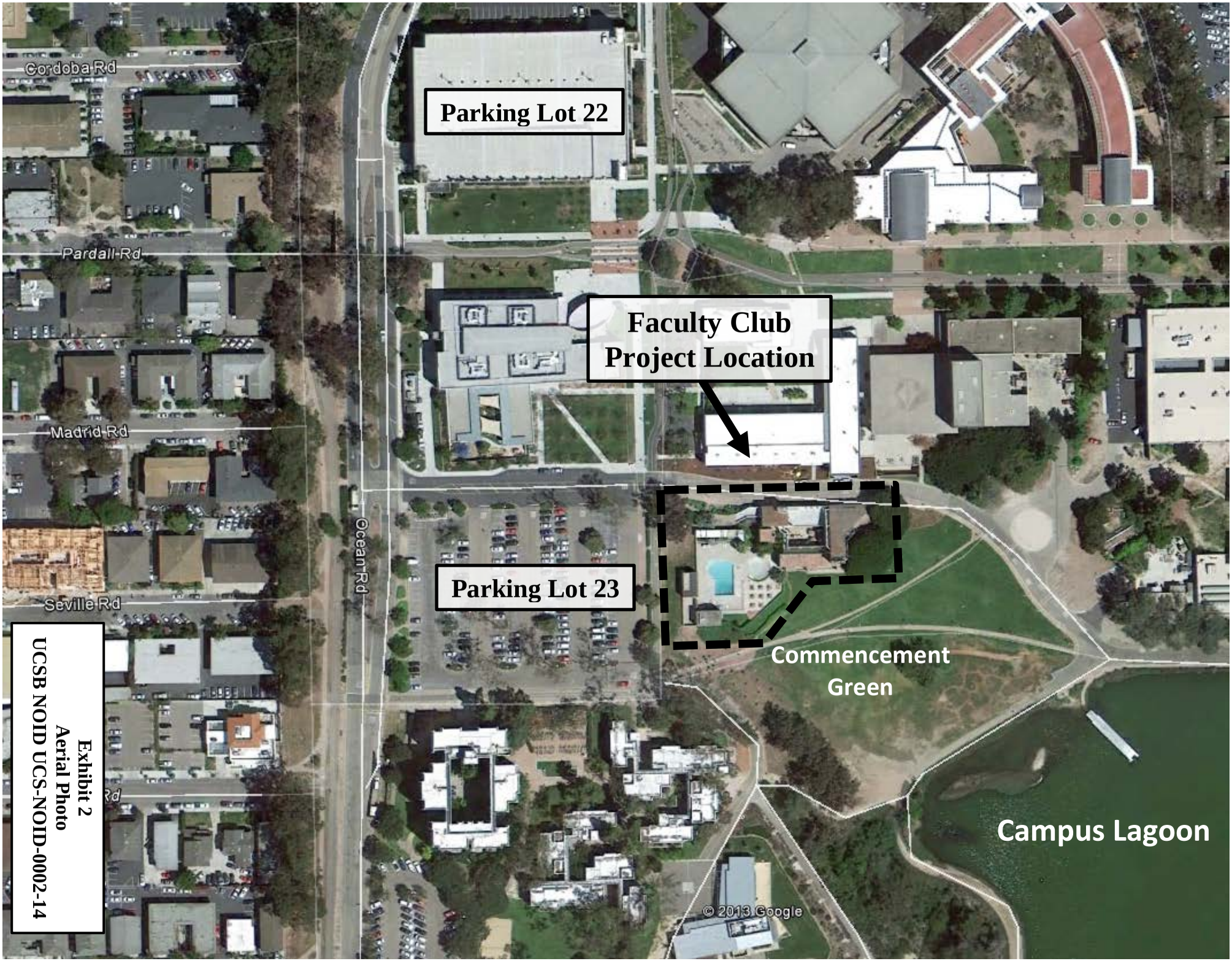
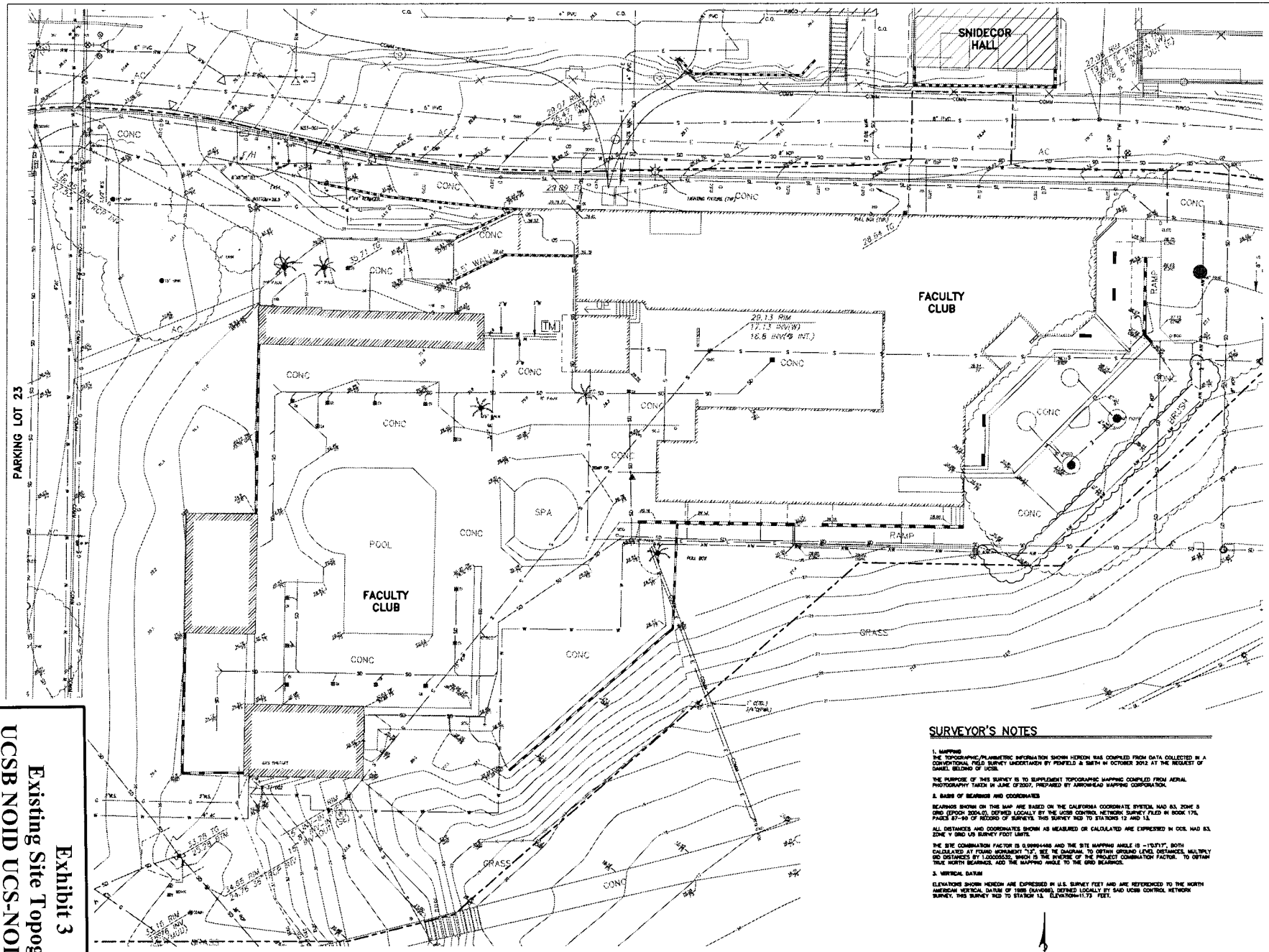


Exhibit 2
Aerial Photo
UCSB NOID UCS-NOID-0002-14



SURVEYOR'S NOTES

1. MAPPING

THE TOPOGRAPHIC/PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA COLLECTED IN A CONVENTIONAL FIELD SURVEY UNDERTAKEN BY PENFIELD & SMITH IN OCTOBER 2012 AT THE REQUEST OF DANIEL BELDING OF UCSB.

THE PURPOSE OF THIS SURVEY IS TO SUPPLEMENT TOPOGRAPHIC MAPPING COMPILED FROM AERIAL PHOTOGRAPHY TAKEN IN JUNE OF2007, PREPARED BY ARROWHEAD MAPPING CORPORATION.

2. BASIS OF BEARINGS AND COORDINATES

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 2004.0), DEFINED LOCALLY BY THE UCSB CONTROL NETWORK SURVEY FILED IN BOOK 176, PAGES 87-89 OF RECORD OF SURVEYS. THIS SURVEY RIES TO STATIONS 13 AND 13.

ALL DISTANCES AND COORDINATES SHOWN AS MEASURED OR CALCULATED ARE EXPRESSED IN CCS, NAD 83, ZONE V GRID US SURVEY FOOT UNITS.

THE SITE COMBINATION FACTOR IS 0.99994488 AND THE SITE MAPPING ANGLE IS -1°03'17", BOTH CALCULATED AT FOUND MONUMENT "13", SEE THE DIAGRAM. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY GRID DISTANCES BY 1.00005532, WHICH IS THE INVERSE OF THE PROJECT COMBINATION FACTOR. TO OBTAIN TRUE NORTH BEARINGS, ADD THE MAPPING ANGLE TO THE GRID BEARINGS.

3. VERTICAL DATUM

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), DEFINED LOCALLY BY SAID UCSB CONTROL NETWORK SURVEY. THIS SURVEY RIED TO STATION 13. ELEVATION=11.73 FEET.

N

SCALE: 1"=10'
0 10 20 30

Penfield & Smith
Engineering · Surveying · Planning
· Construction Management ·
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-3901

IN

R SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN TE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL IT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO COST TO THE UNIVERSITY.

Exhibit 3
Existing Site Topography
UCSB NOID UCS-NOID-0002-14

UNIVERSITY OF CALIFORNIA, SANTA BARBARA

FACULTY CLUB & GUEST HOUSE

ARCHITECT
moore ruble yudell
architects & planners

ARCHITECT'S STAMP

CONSULTANTS
STRUCTURAL ENGINEER
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Buro Happ
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LANDSCAPE ARCHITEC
Van Atta Associates, I
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Santa Barbara, CA 93
CIVIL ENGINEE
Penfield & Sm
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Oakland, CA 946
COST ESTIMATE
G.P. O'Halloran Associat
2659 Townsgate Road, Suite
Westlake Village, CA 91

SUBMITTAL

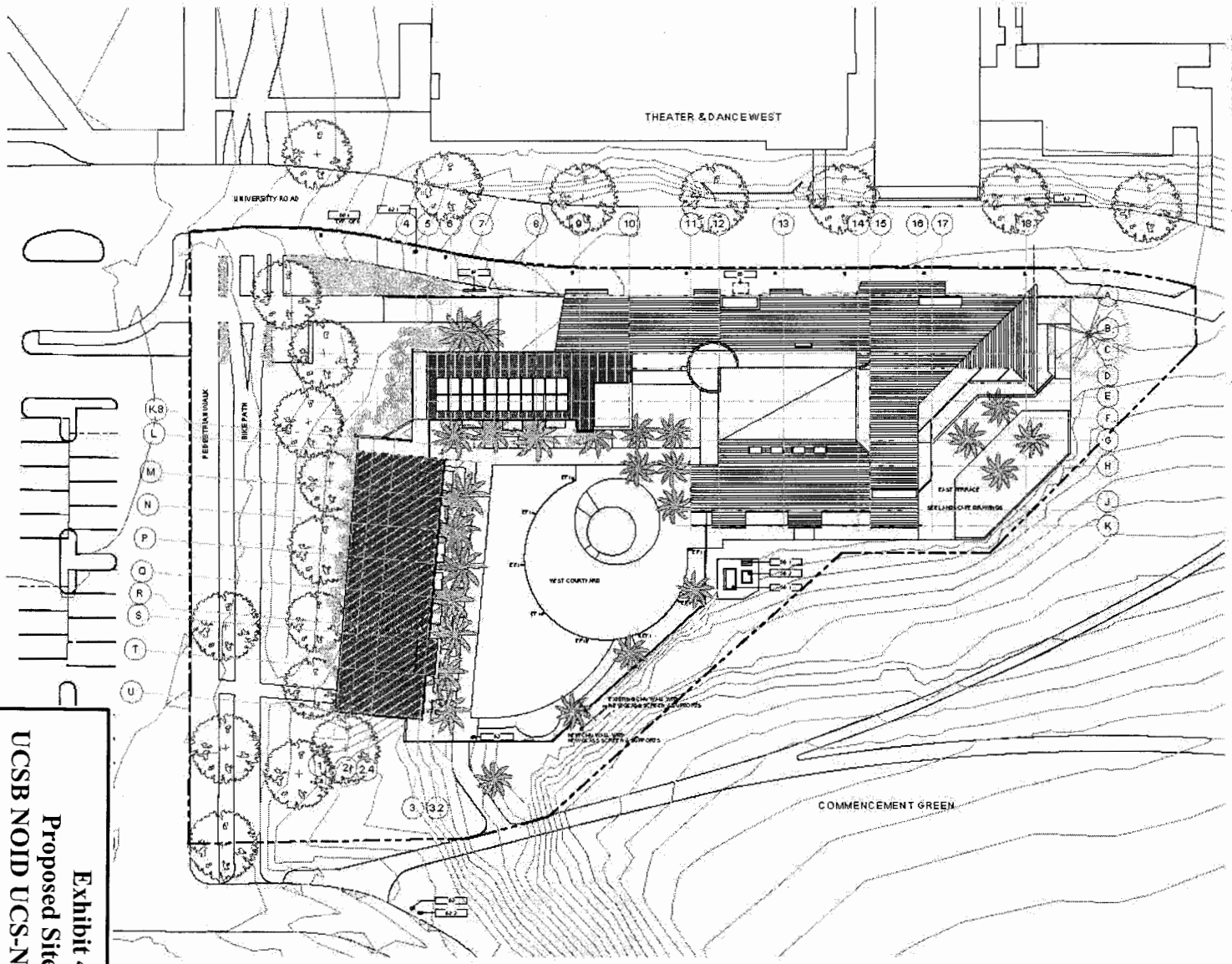
REV#	DATE	DESCRIPTION
	11/8/13	SOE CD SUBMITTAL

NOTES

KEY PLAN

DWG. TITLE
Site Topographi
Ma

SHEET NO.
C0.0



KEYNOTES

56.1	SITE MECHANICAL EQUIPMENT - COOLING UNIT
56.2	SITE MECHANICAL EQUIPMENT - REFRIGERATION RACK
62.1	FIRE HYDRANT - EXISTING
62.2	FIRE HYDRANT - NEW
63	FIRE STAND-PIPE
64	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
66	GREASE INTERCEPTOR, CONCRETE, EPOXY LINED

NOTES

SITE WORK OUTSIDE OF PROJECT BOUNDARY NOT INCLUDED IN SCOPE

LEGEND

PROJECT BOUNDARY

Exhibit 4
Proposed Site Plan
UCSB NOID UCS-NOID 0002-14

UNIVERSITY OF CALIFORNIA SANTA BARBARA

FACULTY CLUB RENOVATION & GUEST HOUSE ADDITION

PROJECT NO. FM1104 23/981740

ARCHITECT: moore ruble yudell architects & planners

CONSULTANTS

STRUCTURAL ENGINEER

MEP / LIGHTING

LANDSCAPE ARCHITECT

CIVIL ENGINEER

A/V SECURITY CONSULTANT

ACOUSTICAL CONSULTANT

FOOD SERVICE CONSULTANT

COST ESTIMATOR

SUBMITTAL

ISSUE	DATE	DESCRIPTION
	11/19/2015	50% CONSTRUCTION DOCS

REVISIONS

1. FINISH FLOOR 0'-0" = 378.12 = 2,230.00
2. SEE SHEET A3.00 FOR DIMENSIONS
3. SEE SHEET A3.00 FOR EXTERIOR DOORS
4. SEE SHEET A3.01 THRU A3.10 FOR EXTERIOR WINDOW AND LOUVER TYPES
5. SEE SHEET A6.00 FOR INTERIOR DOORS
6. SEE SHEET A6.00 FOR PARTITION TYPE 5
7. SEE SHEET A6.00 FOR FINISH LIST
8. SEE SHEET A6.30 FOR ROOM FINISH SCHED

KEY PLAN

SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET NO.: A0.10

DRAWING FILE NO. 501-202

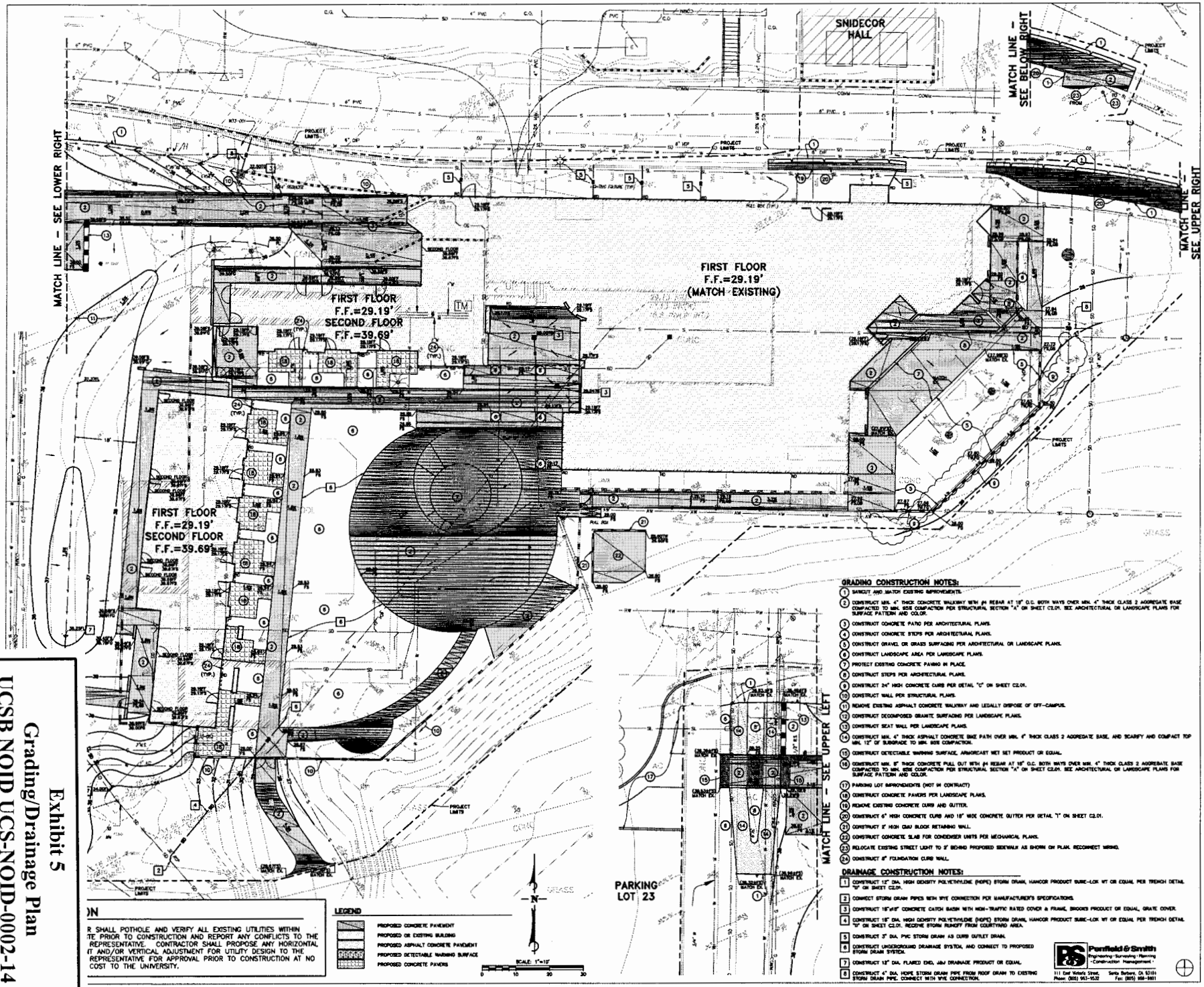


Exhibit 5
Grading/Drainage Plan
UCSB NOID UCS-NOID-0002-14

UNIVERSITY OF CALIFORNIA, SANTA BARBARA

FACULTY CLUB & GUEST HOUSE

ARCHITECT: moore ruble yudell architects & planners

ARCHITECT'S STAMP

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Oakland, CA 946

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2659 Townsgate Road, Suite
Westlake Village, CA 91

REV#	DATE	DESCRIPTION
	11/8/13	50% CD SUBMITTAL

SUBMITTAL

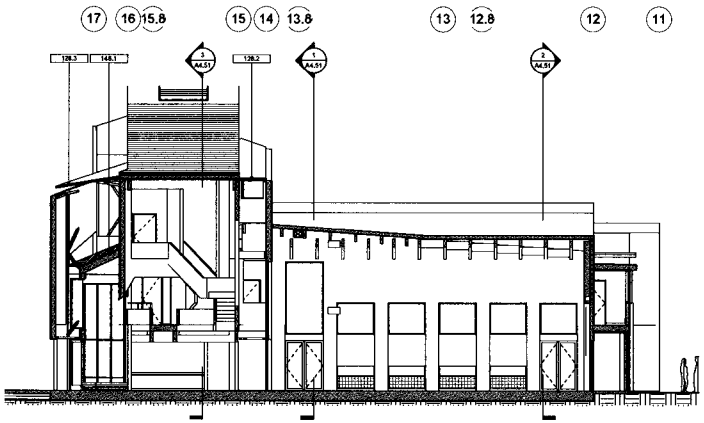
NOTES

KEY PLAN

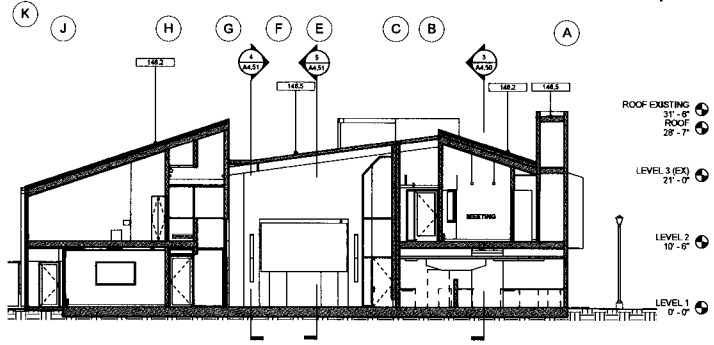
DWG. TITLE: Grading an Drainage Pla

SHEET NO.: C1.0

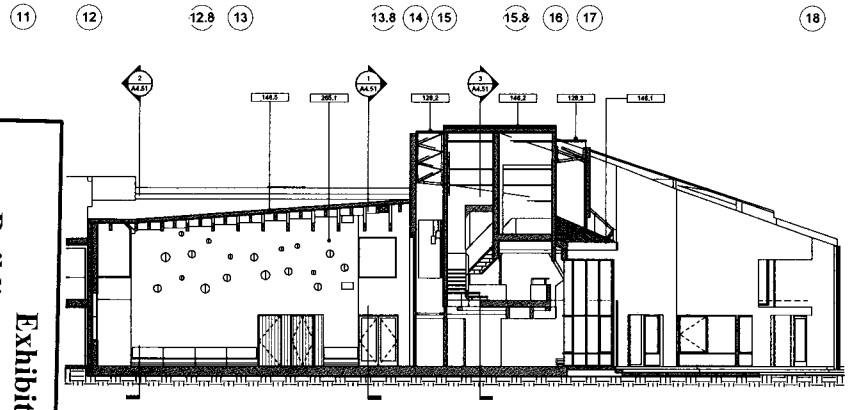
Penfield & Smith
Engineering · Surveying · Planning
– Construction Management –
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801



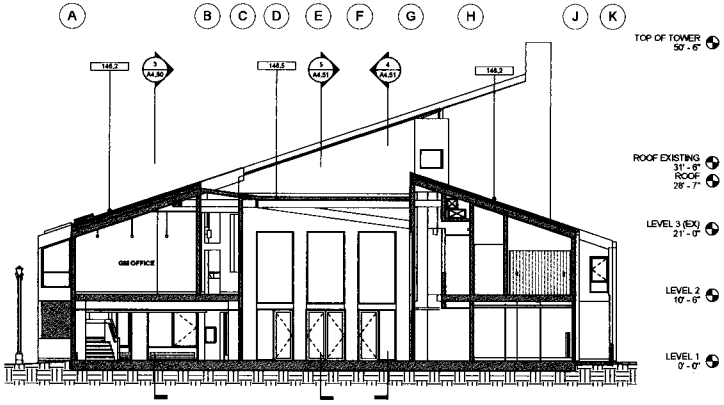
SECTION THRU COURTYARD MEETING LOOKING SOUTH | 5



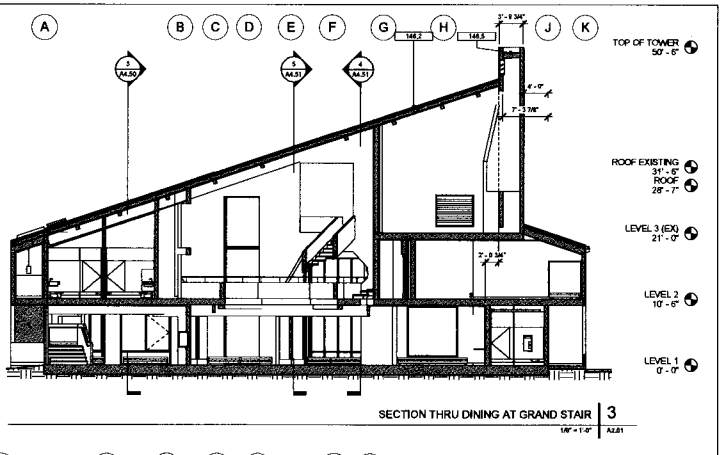
SECTION THRU COURTYARD MEETING LOOKING WEST | 2



SECTION THRU COURTYARD MEETING LOOKING NORTH | 4



SECTION THRU COURTYARD MEETING LOOOKING EAST | 1



SECTION THRU DINING AT GRAND STAIR | 3

KEYNOTES

128.2	SKYLIGHT - NEW
128.3	SKYLIGHT - CUSTOM FABRICATED
146.1	ROOF - CORRUGATED METAL - FACTORY-COATED
146.2	ROOF - CONCRETE TILE
146.5	ROOF - MEMBRANE - SINGLE-PLY PVC
265.1	INTERIOR WINDOW - FACTORY COATED ALUMINUM FRAME

0' 4' 8' 16' 32'

Exhibit 6
Building Cross Sections
UCSB NOID UCS-NOID-0002-14

UNIVERSITY OF CALIFORNIA SANTA BARBARA

FACULTY CLUB RENOVATION & GUEST HOUSE ADDITION

PROJECT NO. FM110423/98174

ARCHITECT: moore ruble yudell architects & planners

ARCHITECT'S STAMP

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COST ESTIMATO
C.P. O'Halloran Associa
2969 Townsgate Road, Suite 2
Westlake Village, CA 913

SUBMITTAL

REV#	DATE	DESCRIPTION
	11/16/2013	50% CONSTRUCTION DOCU

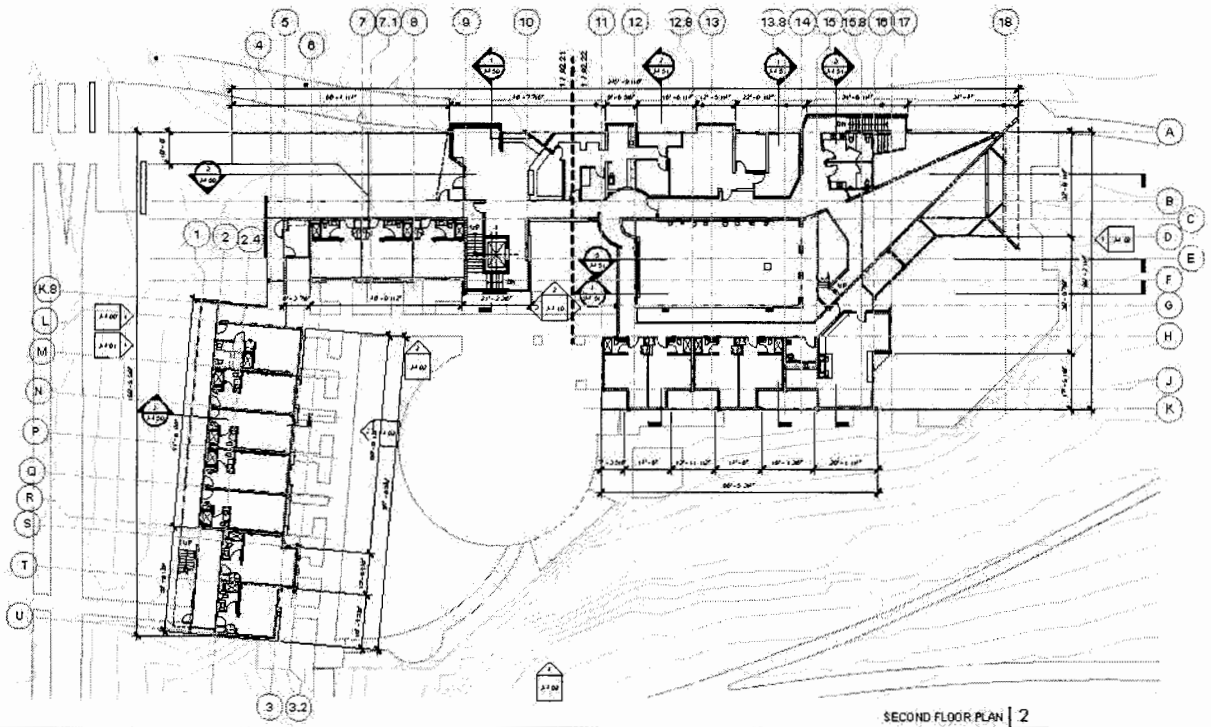
NOTES
1. FINISH ELEV 0'-0" = SITE ELEV 28X.XX
2. SEE SHEET G1.00 FOR GRID DIMENSIONS
3. SEE SHEET A8.00 FOR EXTERIOR DOORS
4. SEE SHEET A8.05 THRU A8.10 FOR EXTERI WINDOW AND LOUVER TYPES
5. SEE SHEET A8.00 FOR INTERIOR DOORS
6. SEE SHEET A8.00 FOR INTERIOR FRAMES
7. SEE SHEET A8.00 FOR FINISH LIST
8. SEE SHEET A8.10 FOR ROOM FINISH SCHE

KEY PLAN

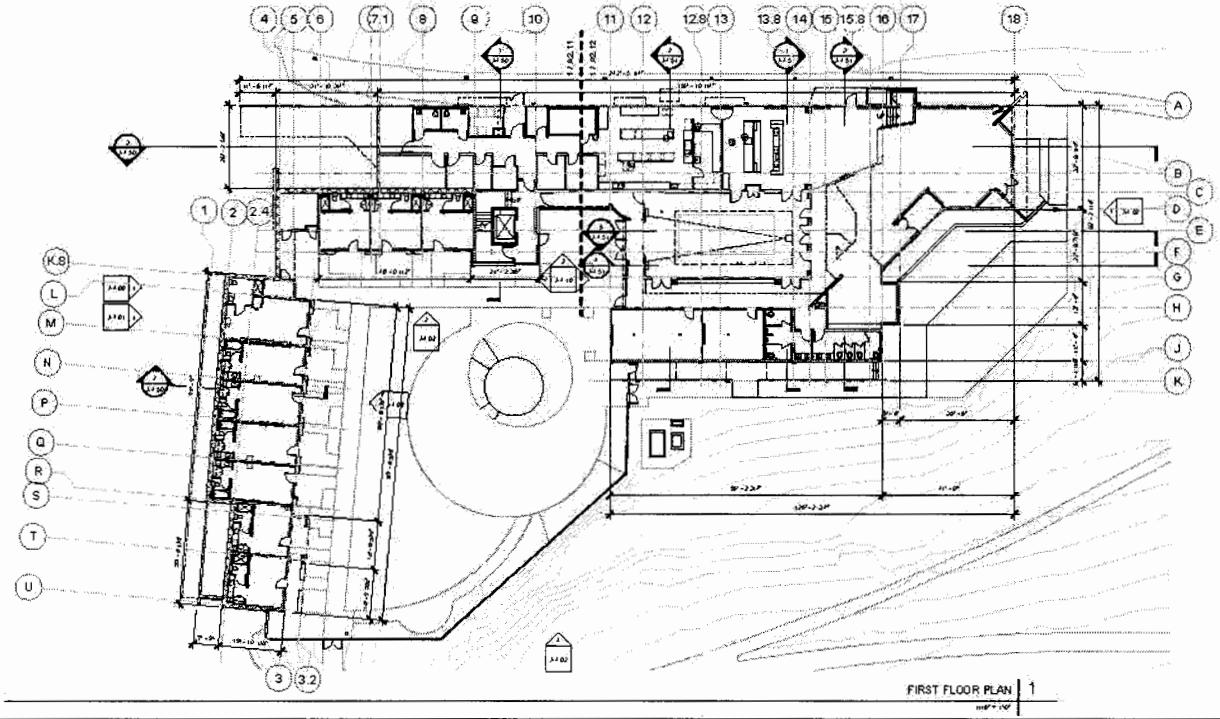
DWG. TITLE: BUILDING CROS SECTION

SHEET NO: A4.51

DRAWING FILE NO. 581-2



SECOND FLOOR PLAN | 2



FIRST FLOOR PLAN | 1

Exhibit 7
1st & 2nd Floor Plans
UCSB NOID UCS-NOID-0002-14

UNIVERSITY OF CALIFORNIA SANTA BARBARA

FACULTY CLUB RENOVATION & GUEST HOUSE ADDITION

PROJECT NO. FM1104 22/961740

ARCHITECT

moore ruble yudell
architects & planners

ARCHITECT'S STAMP

CONSULTANTS

STRUCTURAL ENGINEER

MEP/LIGHTING

LANDSCAPE ARCHITECT

CIVIL ENGINEER

A/V SECURITY CONSULTANT

ACOUSTICAL CONSULTANT

FOOD SERVICE CONSULTANT

COST ESTIMATOR

SUBMITTAL

REV	DATE	
	11/19/2015	50% CONSTRUCTION DOCS

NOTES

1. THIS SHEET IS A SITE PLAN VERSION.
2. SEE SHEET C1.00 FOR GRID DIMENSIONS
3. SEE SHEET A3.00 FOR EXTERIOR DOORS
4. SEE SHEET A3.01 THRU A3.10 FOR DOOR AND WINDOW JAMB, LOUVER, TYPES
5. SEE SHEET A3.00 FOR METAL DOOR SILLS
6. SEE SHEET A3.00 FOR BATHROOM FANS
7. SEE SHEET A3.00 FOR FIREPLACE
8. SEE SHEET A3.30 FOR ROOM FINISH SCHED

KEY PLAN

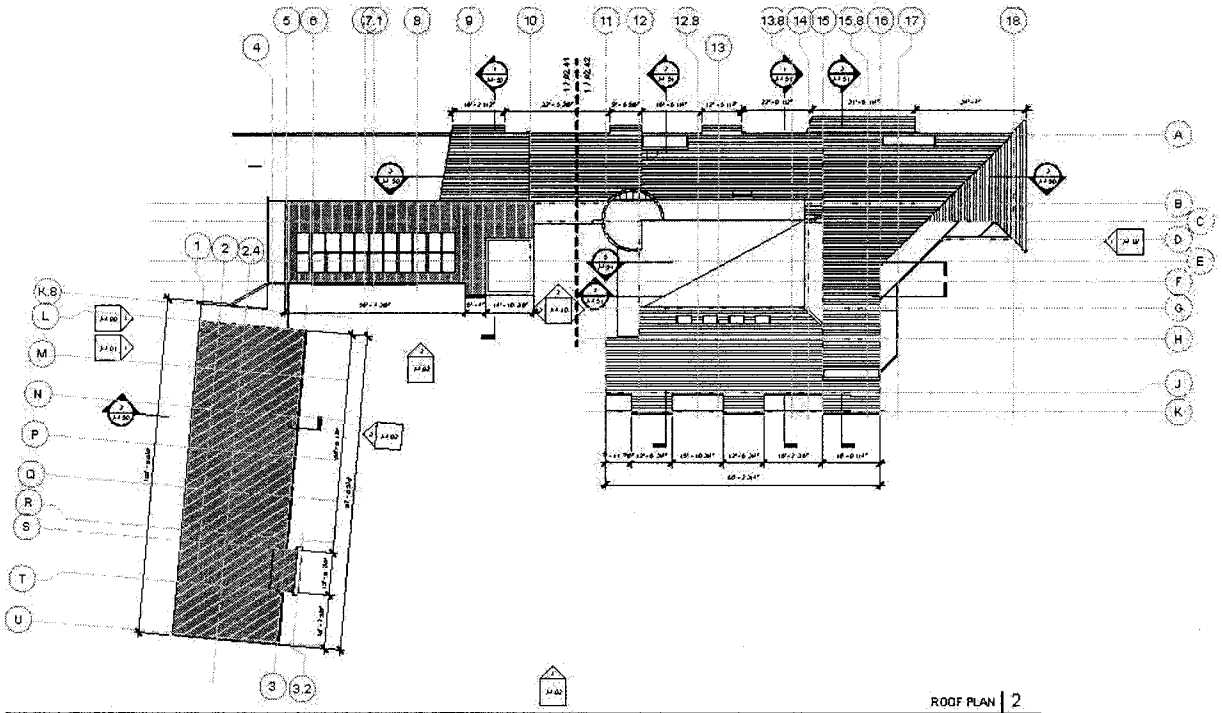
SHEET TITLE

OVERALL PLANS - FIRST & SECOND FLOORS

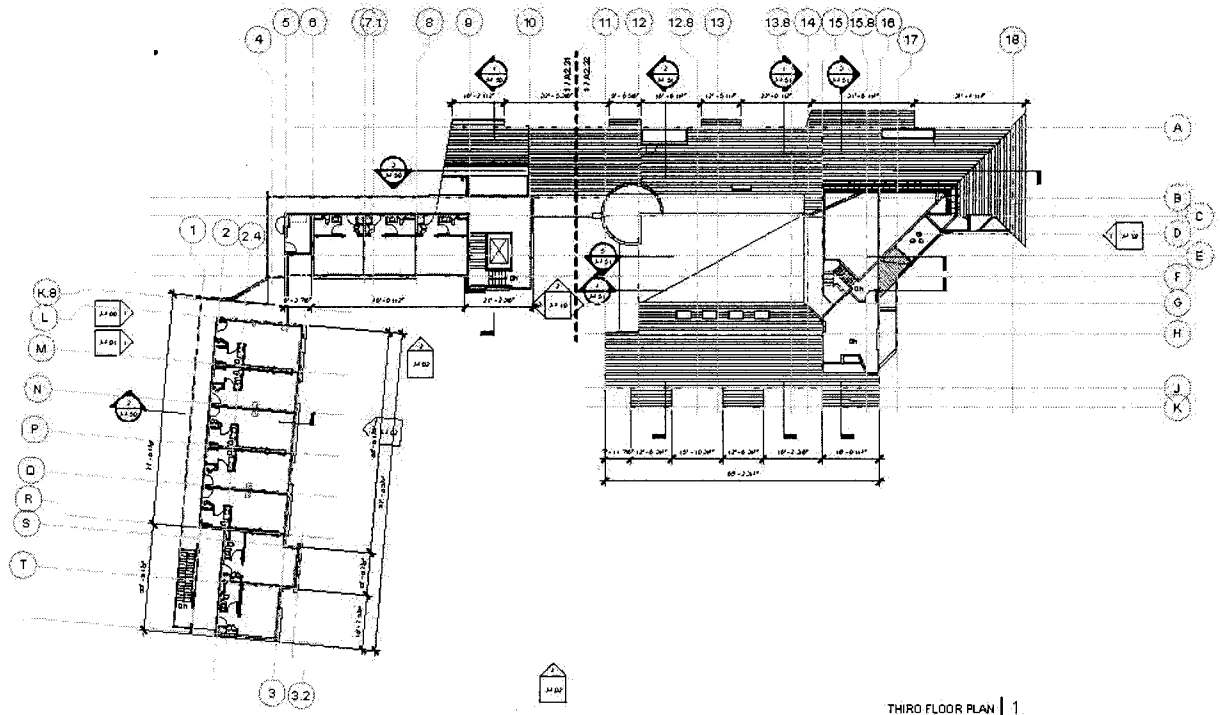
SHEET NO.

A2.01

DRAWING FILE NO: 501-202



ROOF PLAN | 2



THIRD FLOOR PLAN | 1

Exhibit 8
3rd & Roof Floor Plans
UCSB NOID UCS-NOID-0002-14

UNIVERSITY OF CALIFORNIA SANTA BARBARA

FACULTY CLUB RENOVATION & GUEST HOUSE ADDITION

PROJECT TASK NO. FM1104 23/981740

ARCHITECT
moore ruble yudell

ARCHITECT'S STAMP

CONSULTANTS

STRUCTURAL ENGINEER

MEPT LIGHTING

LANDSCAPE ARCHITECT

CIVIL ENGINEER

A/V SECURITY CONSULTANT

ACOUSTICAL CONSULTANT

FOOD SERVICE CONSULTANT

COST ESTIMATOR

SUBMITTAL

REV	DATE	DESCRIPTION
	11/13/2013	50% CONSTRUCTION DOCS

NOTES

1. FINISH FLOOR 0'-0" = SITE ELEVATION
2. SEE SHEET G1.00 FOR GRID DIMENSIONS
3. SEE SHEET A3.00 FOR EXTERIOR DOORS
4. SEE SHEET A3.01 THRU A3.30 FOR EXTERIOR WINDOW AND LOUVER TYPES
5. SEE SHEET A9.00 FOR INTERIOR DOORS
6. SEE SHEET A9.00 FOR INTERIOR FRAMES
7. SEE SHEET A9.00 FOR FINISH LIST
8. SEE SHEET A8.30 FOR ROOM FINISH SCHED

KEY PLAN

DWG. TITLE
OVERALL PLANS - THIRD FLOOR & ROOF

SHEET NO.
A2.02

DRAWING FILE NO. 581-202