

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
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NOTICE OF IMPENDING DEVELOPMENT DE MINIMIS: CONSENT CALENDAR

DATE: March 24, 2016

TO: All Interested Parties

SUBJECT: Notice of Impending Development UCS-NOID-0005-15 (Building 411 and 429 Demolition/Replacement Project) at Main Campus at the University of California at Santa Barbara

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission believes the proposed development is de minimis with respect to the purposes and provisions of the certified LRDP and has, therefore, scheduled it for review by the Commission on its Consent Calendar, pursuant to Section 13550(c) of the Commission's Regulations (California Code of Regulations, Title 14, Division 5.5).

Applicant: University of California Santa Barbara (UCSB)

Location: Buildings 387, 411, 429 (east of Parking Lot 3, south of the Davidson Library, west of Psychology Building and north of UCEN Road), Main Campus, University of California Santa Barbara

Description: The demolition and removal of two temporary buildings without foundations that total approximately 7,855 sq. ft. (Building 411 and 429); installation of a new 1,440 sq. ft. modular building; after-the-fact approval of a 3,368 sq. ft. modular building (Building 387); the interior remodel of 1,684 sq. ft. of Building 387, and the removal of three non-native ornamental trees. The University also proposes tree replacement at a ratio of 1:1 for the three non-native trees to be removed. The replacement trees will be monitored to ensure restoration success. Additionally, the proposed project incorporates Best Management Practices (BMPs) for erosion control purposes during construction.

Rationale: The proposed development is minor in nature involving the demolition and removal of outdated modular buildings, the installation of a new modular building, after-the-fact approval and interior remodel of an existing modular building, all within a fully developed portion of Main Campus surrounded by other academic uses. Three non-native ornamental trees will be removed and replaced at a ratio of 1:1 for each tree removed. Although the trees proposed for removal are not ESHA, they still have the potential to provide habitat for sensitive bird species. Therefore the University is proposing to mitigate for the removal of

these trees to ensure that there are no adverse impacts or permanent loss of potential bird nesting habitat. The replacement trees shall be monitored to ensure restoration success. In addition, the University is proposing to conduct preconstruction bird surveys to ensure that potential impacts to nesting bird species are avoided during construction activities. All asbestos and lead-based paint would be removed prior to demolition and disposed of in a manner consistent with the treatment of toxic/hazardous materials. The building will be dismantled on site and demolition debris will be placed in roll-off bins. All useful materials will be recycled and unwanted materials will be disposed of at the Tajiguas Landfill. Moreover, the project will not result in the removal of any native vegetation and will not adversely impact any environmentally sensitive habitat area. Additionally, the University will follow all Best Management Practices (BMPs) during the demolition, removal and installation of the modular buildings for the protection of water quality. The proposed project is consistent with the allowed uses under the Academic land use designation. The impending development will not result in potential adverse effects to any coastal resources and the project is consistent with UCSB's certified 2010 Long Range Development Plan (LRDP).

IMPORTANT: This NOID is not valid unless the project site has been posted and until the NOID has been reported to the Coastal Commission. This NOID is proposed to be reported to the Commission at the meeting of April 15, 2016 in Santa Rosa. If three Commissioners request that this NOID be scheduled for a public hearing on the Long Range Development Plan (LRDP) calendar, this NOID shall be removed from the consent calendar, pursuant to Section 13103 of the Commission's Regulations.

Person wishing to object to or having questions regarding this NOID should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,

JOHN AINSWORTH
Acting Executive Director

By: Denise Venegas
Title: Coastal Program Analyst