

## CALIFORNIA COASTAL COMMISSION

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# F10a

**DATE:** January 18, 2018

**TO:** Commissioners and Interested Persons

**FROM:** South Central Coast District Staff

**SUBJECT:** Notice of Impending Development No. UCS-NOID-0005-17 (Henley Hall Project), Friday, February 9, 2018

## SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, approve the Notice of Impending Development (NOID) UCS-NOID-0005-17, as conditioned. Staff is recommending five special conditions for the subject NOID 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 consistency with the policies of the certified University of California Santa Barbara (UCSB) Long Range Development Plan (LRDP).

The impending development involves the construction of a new three-story, 48-ft. high, 49,296 sq. ft. (31,538 assignable sq. ft.) building on UCSB's Main Campus. The building is specifically designed for the University's Institute for Energy Efficiency (IEE) and is proposed to be named the Jeff and Judy Henley Hall. The IEE staff is currently located in six separate buildings throughout the Main Campus. The proposed project would consolidate the IEE program into one building, which would include laboratories, offices, conference rooms, administrative space, a 125-seat lecture hall, courtyards, landscape areas, and bicycle parking. The Henley Hall building would accommodate approximately 150 persons, including 17 faculty and scientists, 34 post-doctoral researchers, 87 graduate students, and 12 administrative staff. Approximately 75 percent of the proposed building occupants (113 people) would be relocated from existing on-campus offices and laboratories, and the remaining 25 percent of the building occupants (37 people) would be new to the UCSB campus.

The proposed project site is approximately 1.2 acres and is located on the eastern portion of Parking Lot No. 12 on the north side of the University's Main Campus ([Exhibits 2 and 3](#)). The parking lot is designated for potential development for Academic and Support uses in the University's certified LRDP, and the building's purpose would be consistent with the site's land use designation. Since the site is an existing parking lot, the proposed project would remove 118 parking spaces, and since the proposed project would add 37 new people to campus, UCSB estimates that 155 parking spaces would need to be accommodated for the project. Where proposed development contributes to the use of commuter parking, the LRDP requires that commuter parking supply shall not be deemed adequate for the development if there is an 85% occupancy rate, or greater, for commuter parking within a 10-minute walk of the proposed development. UCSB conducted parking surveys during the Fall 2016 and Spring 2017 quarters

that showed an overall 72% occupancy rate in the two parking structures (Structures 10 and 18) and the one parking lot (Lot 16) that are within a 10-minute walk from the project site. The results demonstrate that there would be adequate commuter parking within a 10-minute walk to the project site to accommodate the 155 parking spaces required for the project. Furthermore, no coastal access parking exists within Parking Lot 12; therefore, no coastal access parking would be impacted by the project.

Since the subject site is already developed as a paved parking lot, the proposed project site does not contain any ESHA. The certified 2010 LRDP identifies ESHA along the North Bluff, approximately 80 ft. north of the project site and across Mesa Road. Much of the North Bluff in this location was restored as part of the mitigation for the realignment of Mesa Road in the 1990s, which was approved as an amendment to the LRDP. The portion of the proposed project site that is within 100 feet of the North Bluff ESHA includes native landscaping, bioswales, and pedestrian hardscape features. The proposed structure itself is a minimum of 100 ft. from the North Bluff ESHA. Beyond the North Bluff is the Goleta Slough, which is approximately 250 ft. from the project site. Although the project site has been previously developed, new development still has the potential to adversely impact adjacent ESHA, coastal waters, and sensitive species through disturbance from noise and light pollution, sedimentation due to erosion during construction, polluted runoff once the project is complete, as well as directly impact sensitive bird species through the removal of trees used for nesting and/or roosting or bird strikes on the building itself.

UCSB proposes to keep construction noise below the state standard and to minimize structural lighting to avoid glare and light pollution that would otherwise potentially impact the ESHA north of the project site. Additionally, the existing parking lot already contains security lighting, and thus the presence of the proposed structure at this location would not adversely alter existing lighting and noise patterns of disturbance on this portion of the Main Campus. Further, the LRDP requires each NOID submitted with an outdoor lighting component to replace or retrofit outdated lights within the vicinity of the project site, as identified in the certified Outdoor Lighting Replacement and Retrofit Program. Therefore, [Special Condition Five \(5\)](#) requires the University to replace or retrofit the remaining outdated lights in Parking Lot 12 in order for the project to be consistent with the certified LRDP.

Additionally, the proposed project includes 1,700 cu. yds. of grading, and grading activities have the potential to adversely impact the nearby Goleta Slough through sedimentation due to erosion of bare soils during construction. To mitigate this potential impact, the University has proposed an interim erosion control plan. [Special Condition Four \(4\)](#) requires the proposed interim erosion control plan as well as construction best management practices to be implemented in order to protect the quality of the adjacent coastal waters as well as the long-term stability of the site.

The design and siting of new development must also assure stability and structural integrity and not create or contribute to erosion, instability, or destruction of the site or surrounding areas. UCSB has submitted a geotechnical engineering report conducted for the proposed project, which 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.

Therefore, to ensure that the recommendations are incorporated into all proposed development and all final project plans, [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 approval from the geotechnical consultants prior to commencement of construction.

The proposed project also involves removal of 12 non-native trees, which UCSB is proposing to replace at a 1:1 ratio with 10 natives and 15 non-native trees. Due to the fact that the 12 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. 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.

In addition to 25 trees that are proposed to be planted, the landscape areas on site would be planted with native and non-native drought-tolerant plants. The certified LRDP allows for a diverse assemblage of plant species as part of the outdoor botanical classroom on campus. Therefore, the landscape area nearest to the North Bluff ESHA on the north side of the project site is proposed to be planted entirely with native species, while the remaining landscape areas on the other sides of the Henley Hall building are proposed to be planted with a mixture of native and non-native plants. To ensure that the proposed landscape plan is substantially adhered to, [Special Condition Two \(2\)](#) requires the University to implement the proposed landscape plan.

Staff recommends that the Commission determine that the Notice of Impending Development is consistent with the certified LRDP only as conditioned with five special conditions to minimize adverse impacts to environmentally sensitive habitat areas, water quality and coastal resources to the maximum extent possible. The motion and resolution for Commission action can be found starting on **page 5**.

<p><b>Additional Information:</b> For further information, please contact Michelle Wagner at the South Central Coast District Office of the Coastal Commission at (805) 585-1800. The UCSB Notice of Impending Development No. UCS-NOID-0005-17 is available for review at the Ventura Office of the Coastal Commission.</p>
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### EXHIBITS

[Exhibit 1 – Vicinity Map](#)

[Exhibit 2 – Aerial Photo](#)

[Exhibit 3 – Proposed Site Plan](#)

[Exhibit 4 – Grading/Drainage Plan](#)

[Exhibit 5 – Building Cross Sections](#)

[Exhibit 6 – Floor Plans](#)

[Exhibit 7 – Landscape Plan](#)

### I. PROCEDURAL ISSUES

Section 30606 of the Coastal Act and Title 14, sections 13547 through 13550 of the California Code of Regulations<sup>1</sup> govern the Coastal Commission’s review of specific development projects proposed to be undertaken pursuant to a certified Long Range Development Plan (LRDP). Section 13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received. 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 December 1, 2017, and the notice was filed as complete on December 11, 2017.

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<sup>1</sup> All further references to regulations are to Title 14 of the California Code of Regulations

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 condition(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 December 11, 2017. The Executive Director would normally need to report the pendency of the proposed development to the Commission by January 10, 2018. The University has submitted a letter dated December 11, 2017, 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 December 11, 2017.

## **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-0005-17 (Henley Hall 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-0005-17 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-0005-17, 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**

The University agrees to implement the Landscape Plan submitted on December 1, 2017 and follow the criteria below:

- A. All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction is completed. All landscaping on the north side of Henley Hall shall consist of native plants/shrubs and trees. All native plant species shall be of local genetic stock. All plants used on the project site shall be drought-tolerant. 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 landscape 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 15<sup>th</sup> and September 1<sup>st</sup>, the University shall retain the services of a qualified biologist or environmental resources 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 resources 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 resources 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, or song bird species 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 an environmental resources specialist with experience conducting bird and noise surveys to monitor bird behavior and construction noise levels. The nest shall not be removed or disturbed. The environmental resources specialist 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 environmental resources specialist 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, or any species or raptor is found during the bird surveys, the University shall notify the appropriate State and Federal Agencies within 24 hours, and shall develop an appropriate action specific to each incident. The University shall notify the California Coastal Commission in writing by facsimile or e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.
- D. The environmental resources 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 resources specialist shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resources specialist 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 Notice of Impending Development.

#### **4. Final Interim Erosion Control Plans and Construction Responsibilities**

Prior to commencement of construction activities, the University shall submit to the Executive Director two (2) sets of the Final Interim Erosion Control and Construction Best Management Practices Plan that is prepared by a qualified, licensed professional, and is in substantial conformance with the Preliminary Erosion Control Plan submitted on November 7, 2017, and the requirements below:

##### **A. Erosion Control Plan**

1. The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.
2. The plan shall include a narrative report describing all temporary run-off and erosion control measures to be used during construction.
3. The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.
4. 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, and 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.
5. 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.
6. 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, swales

and sediment basins. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume. The plans shall also specify that all disturbed areas shall be planted and maintained for erosion control purposes within (60) days after construction is completed.

7. 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.

B. Construction Best Management Practices

1. 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 wind or rain erosion and dispersion.
2. 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.
3. 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.
4. 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.
5. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
6. The University shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
7. 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 Notice of Impending Development as applicable, for the disposal of fill material. If the proposed disposal site is not authorized to receive fill, a coastal development permit or Notice of Impending Development, as applicable, will be required prior to the disposal of material.
8. 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.
9. 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.
10. The discharge of any hazardous materials into any receiving waters shall be prohibited.

11. 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.
  12. 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.
  13. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
- C. 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. 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 proposed exterior lighting fixtures on the project site as well as the locations of all exterior lighting fixtures within Parking Lot 12 that do not meet the design and efficiency standards of the University's certified Outdoor Lighting Replacement and Retrofit Program. All outdated lighting fixtures in Parking Lot 12 that are not proposed to be directly removed by the project shall be replaced or retrofitted to meet the design and efficiency standards of the Outdoor Lighting Replacement and Retrofit Program.
- B. The lighting plan shall use arrows to show the direction of light being cast by each fixture, the lighting specifications, and the height of the fixtures.
- C. The lighting plan shall be undertaken concurrent with project construction and fully implemented by such time as Henley Hall 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 of California, Santa Barbara (UCSB) proposes to construct a new three-story, 48-ft. high, 49,296 sq. ft. (31,538 assignable sq. ft.) building for the Institute for Energy Efficiency (IEE) to be named the Jeff and Judy Henley Hall. The project site is approximately 1.2 acres and is located on the eastern portion of Parking Lot No. 12 on the University's Main Campus ([Exhibits 2 and 3](#)). North of the project site is the North Bluff, a restored oak woodland that is a designated environmentally sensitive habitat area in the 2010 Long Range Development Plan, which is separated from the project site by Mesa Road. Adjacent to the project site's southern perimeter is a campus bicycle path. To the east of the project site is the Military Science Building (Building 451) and a small non-irrigated turf area with landscape trees. To the west of the project site is the Arts and Lectures Ticket Office (Building 402) and the Mosher Alumni House.

The IEE staff is currently located in six separate buildings throughout the Main Campus. The Henley Hall project would consolidate the IEE program into one building, which would include laboratories, offices, conference rooms, administrative space, a 125-seat lecture hall, courtyards, landscape areas, and bicycle parking ([Exhibits 5 and 6](#)). The proposed building would accommodate approximately 150 persons, including 17 faculty and scientists, 34 post-doctoral researchers, 87 graduate students, and 12 administrative staff. Approximately 75 percent of the proposed building occupants (113 people) would be relocated from existing on-campus offices and laboratories, and the remaining 25 percent of the building occupants (37 people) would be new to the UCSB campus.

The existing project site is a paved parking lot with elevations that range from 50 ft. to 53 ft. above sea level. The proposed building's footprint would encompass approximately 17,500 sq. ft. within the parking lot. Approximately 1,700 cu. yds. of grading (500 cu. yds. of cut and 1,200 cu. yds. of fill) would be required. Currently, storm water from the northern portion of the project site flows northerly to the Goleta Slough, while storm water from the southern portion of the site flows through the Main Campus storm drain system south to the Campus Lagoon. The existing storm water drainage pattern would remain once the proposed project is constructed ([Exhibit 4](#)).

The proposed building is set back 100 ft. from the bluff north of Mesa Road, and according to the Geotechnical Engineering Report prepared by Fugro Consultants, Inc. in July 2017, the potential for slope instability at the site is low to very low, and the bluff along the northern portion of the Main Campus is not subject to coastal erosion and retreat. The report addresses other geologic conditions on the site, including drainage, subsurface condition, groundwater, 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. The report, however, contains several recommendations to be incorporated into the project construction, design,

drainage, and foundations to ensure the stability and geologic safety for the proposed project site and adjacent areas. The University agrees to comply with the recommendations in the report, and therefore, to ensure that the recommendations of the consultant have been incorporated into all proposed development, the Commission, as specified in [Special Condition 1](#), requires the University to comply with and incorporate the recommendations contained in the submitted geologic report into all final design and construction, and to obtain the approval from the geotechnical consultants prior to commencement of construction.

The University had an Extended Phase 1 Archaeological Study conducted by Applied EarthWorks, Inc. for the project site in June 2017. Background research conducted for the study found evidence of one prehistoric archaeological site within 200 meters of the project area. However, three trench excavations in parking lot islands within the project site boundaries did not uncover any evidence of archaeological deposits. Additionally, the report characterized the excavated soil as surface and near-surface anthropogenic deposits, soil used for landscaping, and marine terrace deposits that are too ancient to contain archaeological deposits. The report concluded that the lack of archaeological material observed during testing and the depositional context of the excavated material indicates a low potential for soils in the project area to contain archaeological deposits. Although the proposed project is unlikely to impact any cultural resources, the University has proposed to retain an archaeologist and Native American monitor during removal of existing paving, initial grading activities, and removal of the on-site trees.

Existing landscaping consists of shrubs in landscape planters and ornamental trees that are distributed throughout and adjacent to the parking lot. The project would remove 12 non-native trees which would be replaced at a 1 to 1 ratio with a total of 25 trees to be planted on site. Replacement trees would include 10 sycamores, 1 fever tree, 1 African olive, and 12 African tulips ([Exhibit 7](#)). The proposed landscaping would also include a variety of drought-tolerant shrubs and ground covers, and efficient irrigation systems and recycled water would be used. Hardscape areas include various plazas, walkways, benches, and moveable furniture intended to facilitate interaction between people at the IEE.

Parking Lot 12 has 205 parking spaces designated for use by faculty and staff and is accessed from University Plaza off of Mesa Road ([Exhibit 2](#)). A right-turn only driveway is located on the northeast corner of the parking lot and provides access to the eastbound lanes of Mesa Road. The proposed project will remove 118 spaces designated for faculty and staff, while 87 faculty/staff spaces in the western portion of the parking lot would remain. Access to the site would be from Mesa Road and University Plaza Drive, via Parking Lot 12. The existing exit-only right-turn driveway would be improved and opened for eastbound ingress and egress of personal and emergency vehicles. The bicycle path along the southern perimeter of the project site would remain in its current configuration and would connect to the proposed bicycle parking area on the eastern side of the project site. The new bicycle parking would accommodate 150 bicycles. Parking Lot 12 does not contain any Coastal Access Parking and no new Coastal Access spaces are proposed to be provided.

The new building would incorporate a variety of sustainable design features to reduce the building's water and energy use and associated direct and indirect air emissions. Along with an

efficient irrigation system and the use of recycled water for landscaping, design elements to minimize energy and water use within the building include such features as passive solar shading and high-performance glazing, natural ventilation for offices, heat recovery devices in wet and dry laboratories, low flow plumbing fixtures, and natural daylight and dimming systems among other sustainable design features. Nighttime lighting on the site currently consists of four parking lot lighting standards that are approximately 30 ft. tall. The project would remove three of these outdated light fixtures, and the exterior lighting for Henley Hall would consist primarily of safety and security lighting adjacent to the proposed building and along pedestrian paths. The proposed building design materials consist of stucco, cement, terracotta, sandstone, and bird safe glass with fritted patterns. The University is seeking to obtain a LEED Gold Certification for the building while striving to achieve a LEED Platinum Certification.

## **B. CONSISTENCY ANALYSIS**

The standard of review for a Notice of Impending Development (NOID) is consistency with the University's certified 2010 Long Range Development Plan (LRDP). The 2010 LRDP was certified by the Commission in 2014 and contains policies and provisions that identify areas for campus development while protecting coastal resources including environmentally sensitive habitat areas, water quality, scenic and visual resources, and public access.

### **1. New Development, Transportation, Parking, and Water Use**

The 2010 LRDP provides the basis for the physical and capital development needed to achieve UCSB's academic goals and stewardship of the campus environment through 2025. The LRDP describes the University's strategy for managed growth of the student population from the current cap of 20,000 to 25,000 in the 2024/2025 academic year. To accommodate the growth of the student population, new development of no more than 3.6 million square feet of new structural improvements throughout the University's campuses is also planned for in the LRDP.

Section 30250(a) of the Coastal Act, incorporated by reference into the certified LRDP, states that the construction of new residential, commercial, or industrial development shall be located in close proximity 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 including public access. Additionally, the LRDP contains several policies to prevent cumulative and direct impacts of new development.

Policy LU-01, in relevant part, states:

*A maximum of 3.6 million gross square feet (GSF) of additional academic and support uses may be developed on the UCSB campus where designated on Figure D.3, Potential Development Areas, and provided that it is consistent with all other policies and provisions of the LRDP. The University shall maintain a running account of the changes to Academic and Support (A&S) build-out in gross square feet and account for new A&S structural area, additions to existing A&S structures, demolition of existing A&S structural area, and any other changes that affect the GSF of A&S development. The A&S build-out documentation shall include a running annual total and shall provide the*

*current build-out in relation to the Academic and Support “baseline.” The baseline shall be the total build-out of A&S campus-wide as of the date of the certification of the 2010 LRDP. The A&S build-out documentation shall be submitted with each NOID or Exemption Request that adds or removes A&S build-out...*

Policy LU-04, in relevant part, states:

*The individual development site build-out parameters as identified in the policies...and provisions of this LRDP represent the maximum build-out potential. Prior to site design, the University shall confirm the environmental conditions through updated environmental resource surveys, including biological resources (e.g., wetlands, ESHAs, Monarch Butterflies, etc.) completed within 1 year prior to submitting the Notice of Impending Development; traffic, parking, and coastal access constraints analyses; and archaeological resource evaluations, as applicable, to establish up-to-date resource constraints for preparation of the Notice of Impending Development. The updated constraints may further limit the development footprint and/or the maximum build-out potential or design parameters to ensure consistency with the LRDP.*

Policy LU-05 states:

*Development shall be planned to fit the topography, soils, geology, hydrology, and other conditions existing on the site so that grading is kept to a minimum. Campus development shall protect, and where feasible restore, natural hydrologic features such as natural stream corridors, groundwater recharge areas, floodplains, vernal pools, and wetlands.*

Policy LU-06 states:

*New campus development shall be located within, contiguous with, or in close proximity to existing development areas able to accommodate it and where it will not have significant adverse effects either individually or cumulatively, on coastal resources.*

Policy LU-17 states:

*Development within the Main Campus Academic and Support site shall be located within the approximately 143-acre potential development envelope(s) designated as Academic and Support on Figure D.3 and shall be consistent with the following build-out provisions:*

- a. Within the 85 foot height area as shown on Figure D.4, a maximum of 810,000 GSF of net new building area may be constructed. Within the 65-foot height area, a maximum of 1.75 million GSF may be constructed. New academic and support build-out on this site shall be counted toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01.*

- b. *Development that removes, relocates, or otherwise modifies a parking lot containing designated coastal access parking spaces requires further review as an LRDP amendment as outlined in Policy TRANS-14.*

Policy PA-12 states:

*Motor vehicle traffic generated by new development shall not restrict or impede public access to or along the coast by exceeding the roadway capacity of existing coastal access routes on Campus. Should any proposed development significantly impact the roadway capacity of existing coastal access routes on Campus, the University shall implement or pay its fair share of costs to the City of Goleta and/or County of Santa Barbara to implement improvements to roadways and intersections or other traffic control measures necessary to mitigate the impacts.*

Policy TRANS-06 states:

*The University shall provide additional bicycle parking facilities as part of all campus building projects. The University shall periodically survey campus bicyclists (at a minimum before undertaking the environmental review of significant projects) to determine the kinds and locations of bicycle facilities and other bicycle support features (such as bus access for bicyclists, securable bicycle lockers, etc.) that are most needed. The University shall incorporate the requested features in new campus development projects to the maximum extent feasible. The University shall additionally provide bicycle parking facilities near public coastal accessways and trails, where appropriate, to support public access opportunities while ensuring adequate protection of sensitive resources. The bicycle features shall be indicated on the campus visitor's map upon construction. The University shall identify the requisite bicycle parking facilities as part of the Notice of Impending Development submittal for all significant new campus development proposals.*

Policy TRANS-16, in relevant part, states:

*Where new development would remove existing commuter or residential parking, the NOID for the project must account for the removed spaces and identify where the removed spaces can either be accommodated in existing campus parking facilities or where new spaces will be built to replace the lost spaces...*

Policy TRANS-17, in relevant part, states:

*...D. The University shall evaluate commuter parking supply and demand for each new development that has an impact on commuter parking. Any development that reduces commuter parking supply shall demonstrate that adequate commuter parking capacity still exists, or will exist prior to occupancy of the development, for campus commuters in general, as part of the NOID submittal (as determined in subparagraph "E" below.) Where the proposed development contributes to the use of commuter parking, commuter parking supply shall not be deemed adequate for the development if the parking surveys*

*demonstrate 85% occupancy, or greater, for commuter parking within a 10-minute walk of the proposed development.*

Policy PS-01, in relevant part, states:

*In recognition of the need to conserve and manage its water resources to achieve the LRDP land use planning objectives, the University shall implement a water conservation program as follows:*

*A. Water consumption in existing and new development shall be minimized by using the best available water-conserving plumbing fixtures.*

*B. Landscaping practices shall minimize potable water use by: planting locally native plant species and/ or non-invasive, drought tolerant species; using reclaimed water for landscaping to the maximum extent feasible; designing efficient irrigation systems that use the minimum amount of water necessary for the applicable landscaping; and maintaining and managing irrigation systems to ensure continued water efficiency....*

Policy PS-03, in relevant part, states:

*For development that requires a water supply, at the time of NOID submittal the University shall provide sufficient water conservation, efficiency, and supply management strategies to factually support a projection of adequate permanent future supplies for the life of the entire development. To minimize impacts to the long-term water supply, each new development shall offset the development's anticipated potable water use in accordance with the following hierarchy. Notwithstanding the availability of GWD water supplies, the following water conservation measures shall be implemented to the maximum extent feasible... prior to reliance on GWD's potable water supply:*

*A. Maximum feasible incorporation into the proposed project plans of water conservation and efficiency measures, and reclaimed water use measures.*

*B. Increased campus water conservation and efficiency measures, and increased campus reclaimed water use to reduce campus potable consumption, such as for irrigation, use in toilets, and in industrial applications.*

*C. Further development enhanced reclaimed water systems on campus to utilize reclaimed water for industrial applications such as cooling towers to reduce potable consumption.*

*D. New uses of reclaimed water on campus as technology as systems become available.*

PS-04 states:

*A project-specific water availability analysis shall be provided for each proposed development that requires water input and shall be submitted with the Notice of Impending Development. At the time a new campus building is proposed, and before environmental review is complete, the University shall meet with GWD and ascertain that permanent potable water supplies of the quantity needed to serve the proposed development are available from the District as part of the water availability analysis. The water availability analysis shall include but not be limited to the following information:*

- (1) a description of cumulative campus development (existing and approved);*
- (2) cumulative water use (for existing and approved development), including use by University-owned facilities occupied or operated by third parties (such as food service or other vendors, affiliated or independent research programs and institutes, summer programs and camps using University-owned facilities, etc.) and outdoor recreational facilities, landscaping, habitat restoration sites (such as Ocean Meadows), open space and habitat management, and the Coal Oil Point Reserve;*
- (3) an estimate of the remaining quantity of water supply available to the University within the University's 945 AFY planning threshold (which, depending on development location, would be served by a portion of one of the University's three existing allotments from Goleta Water District, including the 945 AFY available campus-wide, the 200 AFY available at North Campus, and the 66 AFY available at Devereux School) establishing the maximum amount of potable water needed to fully serve the 2010 LRDP build-out;*
- (4) the estimated quantity of potable water necessary to serve the proposed development;*
- (5) an analysis of year-to-year compliance with campus conservation goals articulated in the 2013 Campus Water Action Plan approved by the Regents of the University of California, and as updated by the Regents from time to time;*
- (6) a cumulative regional assessment of water supply and demand within the Goleta Water District's (GWD) boundaries. This assessment shall include a narrative of any changes to GWD's cumulative water supply and demand setting. UCSB shall install additional water meters at existing development where feasible and necessary to generate sufficient data to prepare the annual report and to document compliance with conservation goals. All new development shall include water meters and sub-meters where practicable.*

The proposed project site is located within a potential development area designated for academic and support uses, as shown on Figure D.3 of the LRDP. The project site is also located within an area with a building height restriction of 65 feet, as shown on Figure D.4. Policy LU-17 states that a maximum of 1.75 million gross square feet (GSF) may be constructed within the 65-foot height area on the Main Campus, and all new academic and support build-out shall be counted

toward the 3.6 million GSF campus-wide Academic and Support development cap consistent with Policy LU-01. In conformance with Policy LU-01, UCSB submitted a running account of the existing and proposed campus-wide GSF with the subject NOID. The running account of GSF shows that there has been a decrease of 3,732 GSF of total development due to a greater number of building demolitions than building construction since the certification of the 2010 LRDP in November 2014. If Henley Hall is built, the new total GSF in the 65-foot height area since certification of the LRDP in 2014, would be 50,593, while the total academic and support development build-out over the entire campus would be 45,536 GSF. This would leave 3,554,464 GSF remaining academic and support GSF.

In addition to limiting the total GSF developed on campus, Policy LU-06 requires new development to be located within, contiguous with, or in close proximity to existing development and where it would not have significant adverse effects, either individually or cumulatively, on coastal resources, while Policy LU-05 requires that grading for new development be kept to a minimum. The proposed project would be located on an existing developed parking lot, and would be directly adjacent or in close proximity to other buildings on campus. Land uses in the vicinity of the project site are generally academic and support uses, such as classrooms, lecture halls, laboratories, and offices. 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. Due to the fact that the proposed project site is an existing, relatively flat parking lot, a minimal amount of grading will be necessary to construct the proposed building. UCSB proposes to conduct 500 cu. yds. of cut and 1,200 cu. yds. of fill, which would require 700 cu. yds. of imported soil. A total of 1,700 cu. yds. of grading would be required for the proposed project.

The LRDP also contains provisions regarding new development's impact on public access and transportation on campus. Policy PA-12 requires motor vehicle traffic generated by new development to not exceed the roadway capacity of existing coastal access routes on Campus so as not to restrict or impede public access to or along the coast. UCSB analyzed traffic trip generation and parking for the proposed project and estimated that 17 new peak-hour trips would be generated. UCSB's analysis determined that an increase in approximately 17 new trips would not result in an impact to campus roadways and would not impede public access to or along the coast. Further, in order to make alternative modes of transportation accessible for students and faculty, Policy TRANS-06 requires the University to provide bicycle parking in all new campus development. The proposed project would provide 150 new bicycle parking spaces on the project site, and the bicycle parking area would be located adjacent to the existing bicycle path on the south side of the project site.

Additionally, Policies TRANS-16 and TRANS-17 address commuter parking on campus and require the University to identify where removed parking would be accommodated as well as demonstrate that adequate commuter parking capacity still exists when any development reduces commuter parking supply. Parking Lot 12 has a total of 269 spaces. The Henley Hall project would remove 118 parking spaces, which would leave 151 spaces remaining. The remaining spaces include 87 spaces designated for faculty and staff, 35 faculty only spaces, 18 ADA/Van-accessible spaces, 2 loading zones, 6 meters, 2 restricted spaces, and 4 spaces for service

vehicles. Since it is estimated that approximately 37 new people would be on campus due to the project, UCSB has estimated that approximately 155 spaces would be required to avoid impacts from the loss of parking and the increase in parking demand. The need to replace 155 vehicle spaces is a conservative estimate, since it does not take into account the use of alternative transportation, such as biking, taking the bus, or carpooling.

Policy TRANS-17 requires the University to conduct monitoring of the occupancy of commuter parking spaces for the entire campus during the peak use of commuter parking a minimum of once per Fall, Winter, and Spring quarters. Parking surveys were conducted during Fall 2016 and Spring 2017, but due to staff error, a parking survey was not conducted during the Winter quarter of the 2016/2017 academic year. Per subsection D of TRANS-17, where proposed development contributes to the use of commuter parking, commuter parking supply shall not be deemed adequate for the development if the parking surveys demonstrate 85% occupancy, or greater, for commuter parking within a 10-minute walk of the proposed development. Two parking structures (Structures 10 and 18) and one parking lot (Lot 16) are within a 10-minute walk of the project site. The parking survey results show that Structure 10 had an average 75% occupancy rate for the Fall and Spring quarters, while Structure 18 had an average 65% occupancy rate in the Fall and an 85% occupancy rate for three of the four levels in the Spring. The top level of Structure 18 was closed due to the installation of solar panels during the Spring quarter. Therefore, the total average occupancy for Structure 18 during the Spring quarter would likely have been less than 85% if the top level had been open. Parking Lot 16 had an overall average occupancy of 66%. During the Spring quarter survey, approximately 90-188 parking spaces were available in Structure 10, 87-225 parking spaces were available in Structure 18, and 70-175 spaces were available in Lot 16. The Spring survey results demonstrate that even on higher occupancy days, there would be adequate commuter parking within a 10-minute walk to the project site to accommodate the 155 parking spaces required for the project. Therefore, the proposed project is consistent with TRANS-16 and TRANS-17.

In addition to the land use, public access, and transportation policies for new development, the LRDP requires the University to manage and conserve its water resources throughout all development on campus. Policies PS-01 and PS-03 require water consumption to be minimized through the use of the best available water-conserving plumbing fixtures, efficient irrigation systems, the use of native and/or non-native, drought-tolerant plant species, and the use of reclaimed water for landscaping. Low-flow plumbing fixtures, the use of recycled water for irrigation and toilet flushing, a native and non-native, drought-tolerant planting palette, and a water conserving irrigation system have all been incorporated into the proposed project in order to reduce the project's water consumption.

Additionally, UCSB submitted a project-specific water availability analysis in compliance with LRDP Policy PS-04. Using data from the Goleta Water District (GWD), the University estimated the project's potable water demand would be approximately 9.3 acre feet per year (AFY). UCSB currently holds a permit with GWD for use of 953 AFY of water on the Main Campus and West Campus Family Housing. In the 2015/2016 fiscal year, UCSB used a total of 526 acre feet of potable water on Main Campus and West Campus Family Housing. UCSB also estimates that an additional 91.5 AFY of water demand would result from reasonably foreseeable development

projects at the University. After deducting the cumulative proposed project and foreseeable development water demand and the 2015/2016 water usage from the GWD permitted amount, approximately 326 AFY would remain available to UCSB under the requirements of the GWD permit. Furthermore, under normal conditions, GWD has an average water supply of 16,472 AFY. However, actual water availability varies from year to year based on weather and a number of other factors, as does water demand. GWD anticipates the potable water supply for the 2017/18 fiscal year to be 13,886 AF. Water demand during the 2015/16 fiscal year (the most recently reported fiscal year) was 10,739 AF. Given the general surplus between GWD's current supply and demand data, the quantity of UCSB's unused water right allocation, and Henley Hall's projected water demand of 9.3 AFY, the Commission finds that there is an adequate potable water supply to serve the proposed project consistent with the water supply policies of the LRDP.

For the above reasons, the Commission finds the subject NOID is consistent with the land use, public access, transportation, and water resources policies of the LRDP.

## **2. Environmentally Sensitive Habitat Area and Coastal Waters**

The LRDP contains several policies regarding the protection of sensitive habitat areas and coastal waters. Section 30240 of the Coastal Act, which is incorporated into the University's certified LRDP, states that environmentally sensitive habitat areas (ESHA) 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. Section 30231 of the Coastal Act, incorporated in the LRDP as well, mandates that the biological productivity and quality of coastal waters be maintained and, where feasible, restored through measures, such as controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging wastewater reclamation, and maintaining natural vegetation buffer areas that protect riparian habitats. Additionally, the LRDP contains several policies that address sensitive habitat areas and the water quality of coastal waters.

Policy ESH-07 states:

*Construction noise levels shall not exceed state standards of 65dB(A) at property lines except at Coal Oil Point Reserve where the maximum allowable construction sound levels shall be more restrictive and shall not exceed 60 decibels on the A-weighted scale.*

Policy ESH-11 states:

*The use of any noxious and/or invasive plant species listed as problematic, a 'noxious weed' and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California or the U.S. Federal Government shall be prohibited in all campus landscaping.*

Policy ESH-15, in relevant part, states:

*The University shall replace and/or retrofit all outdoor lighting within ten (10) years following the date of effective certification of the 2010 LRDP to minimize the campus lighting footprint/ envelope consistent with the following:...*

*C. All outdoor lighting shall be designed to avoid, or minimize to the maximum extent feasible, all forms of light pollution, including light trespass, glare, and sky glow, and shall at a minimum incorporate the following:*

- 1. Best available visor technology to minimize light spill and direct/focalize lighting downward, toward the targeted area(s) only;*
- 2. The minimum standard (pole) height and height of the light mounting necessary to achieve the identified lighting design objective;*
- 3. The best available technology and a lighting spectrum designed to minimize lighting impacts on sensitive species and habitat; and*
- 4. Measures to minimize light trespass onto ESHA and open space areas...*

*F. Development with an outdoor lighting component shall comply with the standards set forth in Subparagraph C of this policy. In addition, the NOID for each development with an outdoor lighting component shall implement a portion of the Outdoor Lighting Replacement and Retrofit Program consistent with the provisions of Subparagraph B above. Prior to the approval of the Outdoor Lighting Replacement and Retrofit Program, each NOID with an outdoor lighting component shall include outdoor lighting retrofits/replacements in the nearest feasible location(s) to the proposed development. The NOID shall include a lighting plan and lighting specifications that identify the location of lights, the light fixture type, the light spectrum/bulb, the direction of light, and any special measures or treatments to control light spill for all on-site and off-site replaced/retrofitted outdoor lighting. The replacement schedule/map shall be updated and submitted in support of each NOID to track the progress of the Program implementation.*

Policy ESH-19, in relevant part, states:

*Development adjacent to an ESHA shall be sited and designed to minimize impacts to habitat values and sensitive species to the maximum extent feasible. A native vegetation buffer shall be required between the development and the ESHA to serve as transitional habitat and provide distance and physical barriers to human intrusion. The buffer shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA. The minimum buffer (setback) from an Environmentally Sensitive Habitat Area or freshwater wetland shall be 100 feet from the outermost edge of the ESHA or wetland, except as specifically authorized by the Commission in Policy ESH-33 and Policy ESH-31....*

Policy ESH-25 states:

*The biological productivity and the quality of campus wetlands, including Storke Wetlands and Devereux Slough, shall be maintained and, where feasible, restored.*

Policy ESH-28, in relevant part, states:

*...B. All tree trimming and tree removal activities, including trimming or removal that is exempt from the requirement to obtain a Notice of Impending Development, shall be prohibited during the breeding and nesting season (February 15 to September 1) unless the University, in consultation with a qualified arborist, determines that:*

- 1. Immediate tree trimming or tree removal action by the University is required to protect life and property of the University from imminent danger, authorization is required where such activity would occur in ESHA or Open Space through an emergency permit,*
- 2. Trimming or removal of trees located outside of ESHA or Open Space areas during June 15 to September 1, provided where a qualified biologist has found that there are no active raptor nests or colonial birds roosts within 500 feet of the trees to be trimmed or removed, or*
- 3. Is part of a development or redevelopment approved pursuant to a Notice of Impending Development....*

Policy ESH-32 states:

*ESHA buffers and wetland buffers shall be planted with locally native species that are appropriate to protect and enhance the adjacent ESHA or wetland.*

Policy ESH-40, in relevant part, states:

*...Campus landscaping shall also allow a diverse assemblage of plant species as part of the outdoor botanical classroom...*

As previously stated, the project site is located within an existing developed parking lot on the Main Campus, and the site does not contain any ESHA. The certified 2010 LRDP identifies ESHA along the North Bluff, approximately 80 ft. north of the project site, and across Mesa Road. Much of the North Bluff in this location was restored as part of the mitigation for the realignment of Mesa Road in the 1990s, which was approved as an amendment to the LRDP. The portion of the proposed project site that is within 100 ft. of the North Bluff ESHA includes native landscaping, bioswales, and pedestrian hardscape features. The proposed structure itself is a minimum of 100 ft. from the North Bluff ESHA. The North Bluff is an 18-acre area directly north of Mesa Road, and is unique because it contains the only coast live oak woodland on campus and represents a much larger historical oak woodland that existed prior to development of the area. In addition to restoration of the oak woodland at this site, coastal sage scrub vegetation is also actively being restored. Beyond the North Bluff lies the Goleta Slough, which is approximately 250 ft. from the project site. Although development activities are not proposed to occur in ESHA, the construction of new development has the potential to adversely impact

nearby ESHA, coastal waters, and sensitive species through disturbance from noise and light pollution, sedimentation due to erosion during construction, polluted runoff once the project is complete, as well as directly impact sensitive bird species through the removal of trees used for nesting and/or roosting or bird strikes on the building itself.

UCSB proposes to adhere to Policy ESH-07 during construction in order to minimize noise disturbance on the nearby ESHA. UCSB also proposes to minimize structural lighting to avoid glare and light pollution that may otherwise potentially impact the North Bluff habitat. The existing parking lot already contains security lighting, and the heavily travelled Mesa Road, which separates the North Bluff from the project site, is lit at night as well. Thus, the presence of the structure at this location will not adversely alter existing lighting and noise patterns on this portion of Main Campus. Furthermore, the proposed exterior lighting for Henley Hall would consist primarily of safety and security lighting adjacent to the building and along pedestrian paths. All proposed outdoor lighting would be shielded and directed downward and would provide the minimum amount of light necessary for adequate safety and security. Additionally, three outdated lights identified for replacement or retrofit in UCSB's certified Outdoor Lighting Replacement and Retrofit Program currently exist on the project site. These lights would be removed through the project; however, four other outdated lights within Parking Lot 12 would remain, since they are not within the project site and UCSB has not proposed to have them replaced or retrofitted. Policy ESH-15, however, requires all NOIDs with an outdoor lighting component to include replacement or retrofit of outdated lights within the project vicinity. Therefore, in order for the project to be consistent with Policy ESH-15, [Special Condition 5](#) requires the University to replace or retrofit the remaining lights identified in the Outdoor Lighting Replacement and Retrofit Program in Parking Lot 12.

The proposed project also includes removal of 12 trees, including two eucalyptus and 10 ornamental landscape trees. Although the trees proposed to be removed are non-native, they still have the potential to provide habitat for sensitive bird species. Therefore, it is necessary to ensure that potential impacts to nesting bird species are avoided during tree removal activities. [Special Condition 3](#) requires that 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 should tree removal activities occur during the bird breeding season between February 15 and September 1, as consistent with Policy ESH-28. Further, Special Condition 3 requires that a qualified environmental resources specialist be present during all tree removal activities and shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. If significant impacts or damage occur to sensitive habitats or to wildlife species, UCSB shall be required to submit a revised or supplemental program to adequately mitigate such impacts.

Additionally, UCSB is proposing to replace the removed trees at a 1:1 ratio in accordance with the Campus Tree Trimming and Removal Program of the certified LRDP. UCSB proposes to plant 25 trees on the project site, including 10 sycamores, 1 fever tree, 1 African olive, and 12 African tulips. Policy ESH-19 requires a native vegetation buffer a minimum of 100 ft. from the outer edge of adjacent ESHA. However, compliance with the 100-ft. buffer is not feasible in this case, because Mesa Road, one of the campus' main thoroughfares, separates the project site from

the adjacent ESHA. Nevertheless, consistent with Policy ESH-19 and ESH-32, the landscaping on the north side of the building, which is within 100 ft. of the North Bluff ESHA, is proposed to be planted with all native plant species, including the 10 sycamore trees as well as native shrubs and groundcover. Policy ESH-40 also allows for a diverse assemblage of plant species as part of the outdoor botanical classroom on campus. Therefore, the remaining landscape areas on the other sides of the Henley Hall building would be planted with a mixture of native and non-native plants, and all proposed landscaping is drought-tolerant. The University's proposed landscape plan does not contain any invasive or problematic species, as is prohibited by Policy ESH-11, since invasive plants can displace native plant species and the wildlife which depend upon the native plants. 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, invasive plant species tend to spread quickly and create a monoculture in place of a diverse collection of plant species. Therefore, to ensure that problematic or invasive species are not planted on site, [Special Condition 2](#) requires the University to implement the proposed landscape plan.

Furthermore, Policy ESH-25 requires the biological productivity and water quality of campus wetlands to be maintained and, where feasible, restored. Pollutants commonly found in runoff associated with development have the potential to impact adjacent ESHA and coastal waters. Pollutants, such as hydrocarbons, including oil and grease from vehicles, heavy metals, synthetic organic chemicals, dirt and vegetation, litter, fertilizers, herbicides, and pesticides, can cause eutrophication and anoxic conditions resulting in fish kills and diseases, sedimentation, which increases turbidity and thereby reduces 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, reduce optimum populations of marine organisms, and can have adverse impacts on human health. Since the site is proposed to be converted from a parking lot to a structure with landscaping, some of the pollutant inputs, such as hydrocarbons and heavy metals from vehicles, will be reduced. Additionally, storm water discharges from the project site would be minimized due to an increase in the landscape areas on site and the reduction of 17% of the impervious surface on the site. The landscape areas are designed with bioswales that would treat storm water runoff before it either flows to the Goleta Slough or through the Main Campus storm drain and into the Campus Lagoon.

Grading activities during construction also have the potential to adversely impact the quality of coastal waters. Specifically, disturbed areas on the project site could lead to a potential increase in the volume and velocity of storm water runoff, which could cause erosion of bare soils and lead to sedimentation of the Goleta Slough or Campus Lagoon. Although the University has proposed an interim erosion control plan, the Commission finds it necessary to require [Special Condition 4](#) to ensure that construction best management practices and the proposed interim erosion control plan are implemented in order to protect long-term site stability and protect water quality that would otherwise be impaired by uncontrolled runoff. Further, the University proposes to restore all areas that are disturbed by construction-related operations prior to the conclusion of construction activities.

In addition to the potential impacts to sensitive habitats and coastal waters, new buildings also have the potential to impact birds through bird strikes. Thus, along with siting considerations, the LRDP requires all new development to be designed and constructed according to the bird-safe building design guidelines. Among a host of requirements, the guidelines include requiring glazing treatments on windows so that they are visible to birds and reduce reflectivity, minimizing outdoor lighting, and siting trees and landscape so that the plants are not reflected on the building's surface. The proposed plans include custom glazing treatments on the building's windows, and the University has proposed to construct the building to be consistent with all of the other bird-safe building design guidelines in the certified LRDP.

Therefore, the Commission finds the subject NOID, as conditioned, is consistent with the ESHA and water quality policies of the LRDP.

### **3. Scenic and Visual Resources**

Section 30251 of the Coastal Act, incorporated by reference into the LRDP, protects 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. The LRDP also contains several policies to protect scenic and visual resources.

Policy SCEN-01 states:

*New structures on the campus shall be in general conformance with the scale and character of surrounding development. Clustered developments and innovative designs are encouraged.*

Policy SCEN-03 states:

*New development shall be sited and designed to minimize adverse impacts to the greatest extent feasible on scenic resources, including places on, along, within, or visible from public viewing areas such as public parklands, public trails, beaches, and state waters that offer scenic vistas of mountains, coastline, beaches, and other unique natural features, as identified as viewpoints, scenic routes, and trails on Figure F.4. The University shall seek to enhance primary and secondary view corridors where feasible, to the ocean and scenic coastal areas shown in Figure F.4, such as by the removal of temporary buildings.*

Policy SCEN-04 states:

*Development shall not exceed the height limits established in Figure D.4. Height shall be measured as the vertical distance at any one point from the existing grade to the highest point of the top of the roof of the structure. The highest point shall be the coping of a flat roof, or peak of the ridge for a pitch or hip roof. Mechanical and electrical equipment and solar energy systems on the roof shall not be included in the height measurement. However, mechanical equipment shall be setback as far as feasible from public roads and other viewing areas and screened by architectural features.*

Policy SCEN-05 states:

*Natural building materials and colors that are compatible with the surrounding landscape will be used where practical.*

Policy SCEN-06 states:

*All new development shall include landscaping which mitigates the development's visual impacts. A landscape plan representing these landscape elements shall be submitted in support of the Notice of Impending Development.*

Policy SCEN-07 states:

*For trees with significant scenic value, the first priority shall be to avoid tree removal where feasible. If tree removal cannot be avoided, the second priority shall be relocation of the tree. If the scenic tree cannot feasibly be retained in place, the tree removal shall be conducted and mitigated consistent with the Tree Trimming and Removal Program in Appendix 2. Where a scenic tree is located within ESHA or Open Space the tree trimming and removal shall be subject to Policy ESH-29.*

The Henley Hall project would be constructed within an existing developed area. The closest public trail to the project site is within the North Bluff area is located at the bottom of the bluff; therefore, the project site is not visible from this trail. The project site is also within the 65-foot height area as shown on Figure D.4 in the LRDP. The proposed building height would be approximately 48 ft. from existing grade to the roofline. Per Policy SCEN-04, mechanical and electrical equipment on the roof shall not be included in the height measurement, but the equipment shall be set back as far as feasible from public roads and other viewing areas and screened by architectural features. An 11 ft. tall roof-top penthouse is proposed for the top of the building, which would screen roof-mounted equipment located near the center of the roof area. Additionally, the proposed building is consistent with heights of other nearby buildings. Phelps Hall to the south of the project site is six floors high and approximately 65 ft. tall. The Mosher Alumni House to the west is 3 stories and approximately 45 ft. tall. Therefore, the proposed building would be consistent with the LRDP's height limits for the site, Policy SCEN-04, and would be compatible with the surrounding development as well.

Policy SCEN-05 requires that natural building materials and colors be used in new development where practical in order to be compatible with the surrounding landscape. The proposed materials for the Henley Hall project consist of stucco, cement, terracotta, sandstone, and bird safe glass with fritted patterns. Additionally, consistent with Policy SCEN-06, UCSB is proposing to plant 25 trees on site, as well as vegetated swales and other landscape areas, which will surround the building and further mitigate the visual impacts from the new development. There is one designated scenic tree directly adjacent to the project site at the northeast corner of the Arts & Lectures Building. Consistent with Policy SCEN-07, this tree is proposed to be protected in place, and none of the trees to be removed are designated as scenic.

Policy SCEN-03 states that new development shall be sited and designed to minimize adverse impacts to the greatest extent feasible on scenic resources, including places on, along, within, or visible from public viewing areas. Much of the Main Campus can be accessed by the general public, including parking areas, trails, pedestrian and bicycle paths, and outdoor spaces throughout the campus. Main Campus is also intended to accommodate the majority of the University's academic and support functions, including a total development cap of 2.56 million GSF. In order to serve the educational mission while protecting the campus' visual resources, the LRDP provides a land use buildout for Main Campus that allows for taller and denser development to be located at the core of the campus, while transitioning to shorter and less dense development along the perimeter. The outermost perimeter generally provides another layer of transition with lower-stature developments such as roadways, surface parking, campus landscape, buffers, and trails. In addition, Figure F.4 of the LRDP identifies significant public view points, scenic routes, and trails on Main Campus to be protected.

The proposed project is located within a designated development area of Main Campus, on the northern edge of the campus. The potential development areas on Main Campus were sited and configured to ensure that views from specific view points and public spaces were maintained. Specifically, the Main Campus is surrounded by a number of natural and visual resources, allowing for public views of the ocean, bluffs, Goleta Slough, coastal mountains, and other natural open spaces. These views are primarily obtained from public areas on and along the perimeter of Main Campus. In addition, the LRDP designates north-south and east-west view corridors which transect the entire campus, including the dense campus core. The LRDP indicates that these corridors should be enhanced where feasible. The project site is located at the northern extent of a primary view corridor identified in Figure F.4. In this case, there is very little potential for the corridor to be enhanced due to the presence of significant existing campus development, Phelps Hall, which is 65 ft. tall and within the view corridor. The proposed project is clustered adjacent to Phelps Hall, and the project location and building design are consistent with the educational institution character of campus and do not significantly modify views of the campus from off-site. Furthermore, the siting and design of the proposed project does not adversely impact the protected views of coastal resource areas and natural landscapes that surround the campus on the campus' perimeter.

Therefore, for the reasons above, the Commission finds the subject NOID is consistent with the scenic and visual resources policies of the LRDP.

## **APPENDIX A**

### **SUBSTANTIVE FILE DOCUMENTS**

1. University of California, Santa Barbara, 2010 Long Range Development Plan
2. Final Initial Study/Mitigated Negative Declaration for Henley Hall – Institute for Energy Efficiency dated July 2017, prepared by Rodriguez Consulting, Inc.
3. Final Geotechnical Engineering Report Proposed Henley Hall Building dated July 2017, prepared by Fugro Consultants, Inc.
4. Extended Phase 1 Archaeological Study for the University of California, Santa Barbara Institute for Energy Efficiency – Henley Hall Project dated June 2017, prepared by Applied EarthWorks, Inc.
5. University of California, Santa Barbara Water Consumption Report Fiscal Year 2016 – 2017
6. Post-Development Runoff Plan and Water Quality and Hydrology Plan dated October 20, 2017, prepared by Stantec Consulting Services, Inc.