

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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NOTICE OF IMPENDING DEVELOPMENT DE MINIMIS: CONSENT CALENDAR

DATE: July 19, 2018

TO: All Interested Parties

SUBJECT: Notice of Impending Development UCS-NOID-0002-18 (Goleta West Sanitary District Sewer Trunk Line Project) at Storke 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: Mesa Road adjacent to Storke Family Apartments on Storke Campus, University of California Santa Barbara

Description: Abandonment of approximately 1,500 linear feet of existing sewer line within the West Storke Wetland and replacement with 1,900 linear feet of new sewer line in a new alignment located within an existing developed area, primarily within the existing paved portion of Mesa Road. The project also includes the removal of nine (9) manholes and approximately 7,719 cu. yds. of soil excavation for trenching, as well as implementation of Best Management Practices (BMPs) to ensure water quality is not degraded during construction. The University also proposes to revegetate approximately 0.10 acres of brackish marsh wetland and 0.04 acres of coyote brush scrub that will be temporarily impacted by the abandonment/removal activities and to monitor the revegetation site for restoration success pursuant to the proposed mitigation and monitoring plan.

Rationale: The proposed development is minor in nature and will serve to enhance the long-term habitat value of the West Storke Wetland. Specifically, the project involves the abandonment of a portion of sewer line currently located within the West Storke Wetland that has reached the end of its useful life, and includes the installation of a new sewer line in a new alignment located outside of wetland habitat. The new sewer line will be located within an existing developed area, primarily within the paved portion of Mesa Road and underneath an existing parking lot and lawn area adjacent to the Storke Family Apartments. In this case, ESHA buffer from wetlands and purple needlegrass extends onto these existing developed areas and as such, approximately 650 linear feet of the new underground sewer pipeline and two manholes will be installed within a designated

ESHA buffer. Although the new sewer line would be located within ESHA buffer, because it is located in an existing developed area, it was determined to be the least environmentally damaging alternative on the project site and an environmentally preferable alternative to replacement immediately adjacent to the existing sewer line that is located within wetland habitat. Furthermore, when the Storke Family Apartments are redeveloped in the future in accordance with LRDP Policy LU-22, development will be required to be sited within the potential development envelope designated on LRDP Figure D.3. As such, the proposed new sewer line alignment will not facilitate the extension of future development into ESHA buffer.

Additionally, the abandonment/removal activities of the existing sewer line and manholes will result in temporary impacts to approximately 0.10 acres of brackish marsh and 0.04 acres of coyote brush scrub. The University proposes to mitigate these temporary impacts through the revegetation of the disturbed habitat areas with native vegetation consisting of pickleweed, saltgrass and coastal sage scrub, and to monitor the revegetation site to ensure restoration success pursuant to the submitted Final Habitat Mitigation and Monitoring Plan. Furthermore, the University proposes to have a biological monitor onsite during construction, and will implement Best Management Practices (BMPs) during construction for the protection of water quality.

Moreover, the proposed project is consistent with the allowed uses under the subject site's land use designations of Open Space and Housing and is consistent with the repair and maintenance of existing utilities allowed in ESHA buffer established by LRDP Policy ESH-22. Lastly, although the project involves minor temporary impacts to wetland habitat and ESHA areas consisting of coyote brush scrub, this project will serve to enhance the long-term biological productivity of wetland habitat on site. Thus, as proposed to incorporate biological monitoring during construction and a revegetation/restoration and monitoring program, the impending development will not result in any significant 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 August 10, 2018 in Redondo Beach. 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.

Persons 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
Executive Director

By: Denise Venegas
Title: Coastal Program Analyst