

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
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June 10, 2008

To: Shari Hammond
University of California, Santa Barbara

From: California Coastal Commission
Jenn Feinberg, Coastal Program Analyst

Subject: **Pending Authorization to Proceed Pursuant to University of California, Santa Barbara Long Range Development Plan Notice of Impending Development 1-08 (El Colegio Road Widening)**

This notice is to advise you that the California Coastal Commission determined on May 7, 2008 that the following development, subject to special conditions outlined in the April 18, 2008 staff report for the project, was consistent with the certified Long Range Development Plan (LRDP):

Widening a 2,980-foot-long section of El Colegio Road between Stadium Road and Camino del Sur and widening an 830-foot-long section of Los Carneros Road north of its intersection with El Colegio Road, on Storke Campus at the University of California, Santa Barbara (UCSB). The widening would include the creation of new vehicle travel lanes, concrete curbs, gutters, a Class II bike lane, and bus pullouts, requiring 6,500 cubic yards of cut grading, 1,500 cubic yards of fill, and the export of 5,000 cubic yards of material. The purpose of the project is to address existing deficiencies in the operation of the roadway, to accommodate vehicle traffic generated by the San Clemente Housing project, and to accommodate traffic resulting from future development at UCSB and in the Isla Vista and Goleta areas.

Upon completion of the Special Conditions, the University is authorized to commence construction of the above stated development providing that the University abide by all terms and conditions thereof.

Authorized on behalf of the California Coastal Commission by:

PETER DOUGLAS
Executive Director

Jenn Feinberg
Coastal Program Analyst

APPROVED SPECIAL CONDITIONS NOID 1-08

1. Construction Timing and Sensitive Bird Species Surveys.

For any construction or tree removal activities between March 1 and August 15, the University shall retain the services of a qualified biologist(s) or environmental resource specialist(s) to conduct raptor and other sensitive bird species surveys and monitor project operations. At least two (2) weeks prior to commencement of any project operations, the applicants shall submit the name and qualifications of the biologist or specialist, for the review and approval of the Executive Director. The biologist or specialist shall ensure that all project construction and operations shall be carried out consistent with the following:

- A. The environmental resource specialist shall conduct a survey of the project site and a 500-foot area surrounding the project site, to determine presence and behavior of raptors and other sensitive bird species, prior to any construction or tree removal activities. The environmental resource specialist shall update surveys weekly within 500 feet of the proposed project activities.
- B. In the event that any raptors or other sensitive bird species exhibit reproductive or nesting behavior within 500 feet of proposed project activities, the environmental specialist shall require the University to cease work, and shall immediately notify the Executive Director and local, state, and federal resource agencies. Project activities shall resume only after an independent qualified biologist or environmental resource specialist determines that fledging has completed and the Executive Director of the Coastal Commission has re-authorized construction activities.
- C. The environmental resource specialist shall be present during all tree removal activities. The environmental resource specialist shall require the University to cease work should any breach in compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director if activities outside of the scope of Notice of Impending Development 1-08 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 an amendment to this coastal development permit.

2. Construction Fencing.

Prior to the commencement of construction activities on Los Carneros Road, the applicant shall install highly visible temporary construction fencing and signage around the mapped Southern tarplant areas east of Los Carneros Road.

3. Bicycle and Pedestrian Access.

Bicycle and pedestrian access within the project site shall remain open and accessible during all phases of project implementation.

4. Erosion Control and Best Management Practices.

A. Erosion Control Measures

Prior to the commencement of any construction activities, the applicant shall implement erosion control measures and best management practices generally in conformance with the erosion control plans on Sheets C801 through C811 of the plans entitled, "Construction Plans for El Colegio Road Improvement Project," dated March 5, 2008, in order to protect water quality of adjacent wetlands, Goleta Slough, and coastal waters.

The applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

The applicant shall also implement temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. All disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

B. Best Management Practices

The University shall comply with the following demolition/construction-related requirements:

- (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 wave, wind, rain, or tidal 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, 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 applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (7) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility.
- (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) 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 the project.

C. Stormwater Cleaning Device

The applicant shall install a mechanical stormwater cleaning device (consistent with the CDS system proposed in the NOID application) within the drain line that diverts runoff from El Colegio Road to the San Clemente stormwater basins that includes technology to capture total suspended solids, sediments, oils, greases, trash, and debris under high flow rate conditions.

5. Removal of Excess Material.

Prior to commencement of construction activities, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid NOID for the disposal of fill material. If the disposal site does not have a NOID, such a NOID will be required prior to the disposal of material.

6. Oak Tree Mitigation

Prior to commencement of construction, the applicant shall submit, for the review and approval of the Executive Director, an oak tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size planting specifications, and a ten-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. At least 10 replacement seedlings, less than one year old, grown from acorns collected in the area, shall be planted within the immediate vicinity of the project site (e.g., East Storke Wetlands, San Clemente Housing restoration area), as mitigation for the removal of the large Coast live oak tree adjacent to the intersection of El Colegio and Stadium Roads.

The applicant shall commence implementation of the approved oak tree replacement planting program concurrently with the commencement of construction on the project site. An annual monitoring report on the oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. If monitoring indicates the oak trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental planting plan for the review and approval of the Executive Director. The revised planting plan shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

7. Non-Native Tree Mitigation

- (1) Prior to commencement of construction, the applicant shall submit, for the review and approval of the Executive Director, a tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or

seedling size planting specifications, and a ten-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. Mature non-native trees, removed for implementation of the subject project pursuant to Notice of Impending Development 1-08 shall be replaced with locally native trees selected for maximizing benefits to local and migratory wildlife, in consultation with the California Department of Fish and Game at a ratio of three new trees planted for each mature tree removed. The new trees shall be planted within the vicinity of the project site, on Storke Campus, and/or Main Campus. The new plantings shall be in addition to any other plantings previously required for other approved projects, and shall be in addition to any other plantings UCSB has undertaken previously for any purpose. Priority shall be given to tree species that provide food or shelter for local or migrating wildlife. Invasive, non-indigenous plant species that tend to supplant native species shall not be used.

- (2) The applicant shall commence implementation of the approved tree replacement planting program concurrently with the commencement of construction on the project site. An annual monitoring report on the tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. If monitoring indicates the replacement trees are not in conformance with or has failed to meet the performance standards specified in the monitoring program approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental planting plan for the review and approval of the Executive Director. The revised planting plan shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.