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

Th 14a

ADDENDUM

DATE: December 10 , 2011

TO: Commissioners and Interested Parties

FROM: South Central Coast District Staff

SUBJECT: Agenda Item 14a Thursday, January 13, 2011, **Notice of Impending Development (NOID) 3-10** – University of California at Santa Barbara (UCSB)

The following revisions to the findings of the report are made as follows(language to be inserted is shown **underlined** and language to be deleted is shown in ~~line out~~):

In order to correct an inadvertent typographical error in the third sentence of the last full paragraph on page 6 of the report; the following revision is made:

> Pursuant to CDPs A-4-STB-06-54 and A-4-STB-06-055, the permittees are required to mitigate the permanent impacts to 6,112 square feet of wetland habitat on their project site resulting from the use of a reduced development buffer. These impacts were required to be mitigated at a 3:1 ratio, totaling ~~**XXX**~~ **6,112** square feet sq. ft. of on-site mitigation and 12,224 square feet of off-site restoration.

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Th14a

DATE: December 22, 2010

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Deputy Director
Steve Hudson, District Manager
Andrew D. Berner, Coastal Program Analyst

SUBJECT: **Notice of Impending Development (NOID) 3-10,** West Campus Bluffs Vernal Pool Enhancement Project, for Public Hearing and Commission Action at the January 13, 2011, Commission Meeting in Long Beach, California.

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the enhancement of an existing 11,775 square foot vernal pool habitat which will involve grading for restoration, expansion of the vernal pool by an additional 1,875 square feet, removoal of non-native and invasive vegetation, and revegetation with native wetland platnt species. The project also includes the improvement of 200 linear feet of an existing public access trail. The proposed development requires 134 cubic yards of grading (67 cubic yards of cut and 67 cubic yards of fill).

The project site is located on West Campus within the West Campus Bluffs Nature Park and is immediately north of the west campus bluffs, west of Isla Vista and east of Coal Oil Point Reserve. The site is a degraded wetland and the certified UCSB LRDP designates the area as Open Space. The project is being carried out pursuant to off-site mitigation required for a privately-owned housing development at Lots 22 and 23 on the 6800 block of Del Playa Drive, Isla Vista, Santa Barbara County which were previously approved by the Commission pursuant to Coastal Development Permits (CDPs) A-4-STB-06-054 and A-4-STB-06-055.

The required items necessary to provide a complete notice of impending development were received in the South Central Coast Office on December 13, 2010, and the notice was deemed filed on December 15, 2010. Staff is recommending that the Commission determine that the impending development **is consistent** with the certified University of California at Santa Barbara Long Range Development Plan (LRDP) with two (2) special conditions regarding: (1) Construction Monitoring; and (2) Construction Staging and Fencing . ***The appropriate motion and resolution are located on page 3.***

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EXHIBITS

SUBSTANTIVE FILE DOCUMENTS:

University of California, Santa Barbara, 1990 Long Range Development Plan; Management Plan for the Campus Lagoon, University of California, Santa Barbara, Notice of Impending Development 2-00 (Coal Oil Point Reserve Wetland and Upland Restoration and Enhancement Project); Notice of Impending Development 1-06 (North and West Campuses); Long Range Development Plan amendment 4-UCSB-85-451 (West Campus Faculty Housing); Coastal Development Permit A-4-STB-06-054 (Chase), Coastal Development Permit A-4-STB-06-055 (Chase); "West Campus Bluffs Vernal Pool Enhancement Project, Offsite Habitat Restoration and Monitoring Plan," prepared by Lisa Stratton, Cheadle Center for Biodiversity and Ecological Restoration, University of California, Santa Barbara, July 2010; and "Custom Soil Resource Report for Santa Barbara County, California, South Coastal Part, West Campus Bluffs," prepared by Natural Resources Conservation Service, May 12, 2010.

I. PROCEDURAL ISSUES

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified 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.

Within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission about the nature of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine 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 render the proposed development consistent with the certified LRDP.

II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS

NOID 3-10: APPROVAL AS CONDITIONED

MOTION: ***I move that the Commission determine that the development described in the Notice of Impending Development 3-10 (West Campus Bluffs Vernal Pool Enhancement 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 3-10 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: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:

The Commission hereby determines that the development described in the Notice of Impending Development 3-10, 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. Construction Monitoring

Prior to commencement of development, the University shall retain the services of a qualified biologist or environmental resource specialist with appropriate qualifications acceptable to the Executive Director to serve as the biological monitor. The biological monitor shall be present during all vegetation removal, grading operations, and any activities involving the use of heavy machinery.

The University shall cease work should any sensitive species be identified anywhere within the construction area, if a breach in permit compliance occurs, if work outside the scope of the notice of impending development occurs, or if any unforeseen sensitive habitat issues arise. In such event, the biological monitor(s) shall direct the University to cease work and shall immediately notify the Executive Director. Project activities shall resume only upon written approval of the Executive Director. If significant impacts or damage occur to sensitive habitat or species, the University shall be required to submit a revised or supplemental program to adequately mitigate such impacts at a minimum 4:1 replacement ratio. The revised, or supplemental, enhancement program shall be processed as a new Notice of Impending Development.

2. Construction Staging Area and Fencing

A. All construction plans and specifications for the project shall indicate that impacts to wetlands and environmentally sensitive habitat areas (ESHA) shall be avoided. Said plans shall clearly identify all wetlands and ESHA in and around the construction zone. The University shall follow final construction staging and fencing plans that indicate that the construction zone, construction staging area(s) and construction corridor(s) shall avoid impacts to wetlands (with the exception of the approved wetland enhancement activities) and other sensitive habitat consistent with this approval. The plan shall include the following requirements and elements:

   a. Protective fencing shall be used around all ESHA and wetland areas that may be disturbed during construction activities.

   b. The plan shall include, at a minimum, a site plan that depicts the following components: limits of the staging area(s); construction corridor(s); construction site; location of construction fencing and temporary job trailers with respect to existing wetlands and sensitive habitat; and public access route through/around the site.

   c. The plan shall indicate that construction equipment, materials or activity shall not occur outside the designated staging area(s), construction zone, or corridors identified on the site plan required by this condition.

d. During construction, washing of trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. In addition, construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which prevents storm water contamination.

B. The University shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director to determine if a notice of impending development or amendment to the Long Range Development is required to authorize such work.

IV. FINDINGS FOR APPROVAL OF THE NOTICE OF IMPENDING DEVELOPMENT, AS SUBMITTED

The following findings support the Commission's approval of the Notice of Impending Development, as submitted. The Commission hereby finds and declares as follows:

A. PROJECT DESCRIPTION & BACKGROUND

The impending development consists of the enhancement of an existing 11,775 square foot vernal pool habitat which will involve grading for restoration, expansion of the vernal pool by an additional 1,875 square feet, removoal of non-native and invasive vegetation, and revegetation with native wetland platnt species. The project will include deepening the eastern portion of the subject vernal pool to a depth of 8 to 10 inches and implementation of hand weeding and black plastic solarization on the western portion of the pool to remove non-native and invasive vegetation (Exhibit 3). The soil excavated to enlarge and deepen the pool will be spread 6 to 12 inches deep on a 200-foot long by 10-foot wide portion of an existing nearby public pedestrian trail (Exhibit 4) in order to provide an improved trail surface not subject to flooding, located approximately 200 feet east, with a backhoe and a weighted roller. The existing trail to be improved is identified in the certified LRDP and provides important public access across a portion of the subject site. The proposed development will require 134 cubic yards of grading (67 cubic yards of cut and 67 cubic yards of fill). No removal of any trees is proposed.

The project site is located on West Campus within the West Campus Bluffs Nature Park at the University of California, Santa Barbara (Exhibits 1 and 2). The site is immediately north of the West Campus bluffs, west of Isla Vista and east of Coal Oil Point Reserve and characterized as a relatively flat marine terrace at an elevation of approximately 30 feet above sea level. It is bound to the south and east by sloping sea cliffs with grades of 30 percent to 100 percent. A shallow swale descends to the northwest through sand dunes to Devereux Slough and Sands Beach. Annual grasslands dominate the nature

park with several vernal pools in topographic depressions. A clay soil layer that collects and retains water during rain events supports these vernal pools. On site vegetation also includes coyote brush scrub, found in small patches, and one patch of riparian scrub. Ruderal species, eucalyptus woodland, and ornamental plantings border the steep ocean bluffs and the bluffs are vegetated with coastal bluff scrub; however, erosion along the bluffs limits the development of the bluff scrub habitat. The project area was historically used for grazing and non-intensive dry farming throughout the early to middle part of the last century. The certified UCSB Long Range Development Plan (LRDP) designates the West Campus Bluffs Nature Park as Open Space and the adjacent bluffs are considered Environmentally Sensitive Habitat Area (ESHA). The seven vernal pools located in the throughout the site constitute wetlands and are also considered ESHA.

The project site is a degraded vernal pool set within a largely non-native landscape dominated by annual Mediterranean grasses. Specifically, the project site supports ruderal vegetation, non-native grassland, native grassland (California Barley and Purple Needlegrass), eucalyptus, iceplant, and seasonal wetland. The soils at the proposed vernal pool restoration site are classified as underlain with Diablo clay which has clay loam at approximately 8 to 25 inches subsoil with sand loam topsoil; typical for vernal pools in this area. The proposed trail improvement area is dominated with invasive iceplant. The overall site is primarily degraded from a general lack of management and unrecorded incidental disturbance events in the form of tire ruts, soil deposits, and weed cover. Historical photographs indicate the soil in this area was darker than the surrounding areas which suggest that water regularly ponded or saturated in the soils, consistent with the soil type of the area.

The project is being carried out, in part, to satisfy the off-site mitigation required pursuant to Special Condition Five (5) of CDPs A-4-STB-06-054 and A-4-STB-06-055, which were previously approved by the Commission in 2007, for construction of two single family residences at Lots 22 and 23 on the 6800 block of Del Playa Drive, Isla Vista, Santa Barbara County. Pursuant to CDPs A-4-STB-06-54 and A-4-STB-06-055, the permittees are required to mitigate the permanent impacts to 6,112 square feet of wetland habitat on their project site resulting from the use of a reduced development buffer. These impacts were required to be mitigated at a 3:1 ratio, totaling XXX sq. ft. of on-site mitigation and 12,224 square feet of off-site restoration. The subject site was chosen as a suitable location for mitigation due to its proximity to the Chase property (less than 1,000 linear feet apart) and the University's desire to restore a historically degraded wetland habitat. As proposed, the this project will restore approximately 13,650 square feet of degraded wetland habitat, consistent with Special Condition Five of CDPs A-4-STB-06-054 and A-4-STB-06-055. Although restoration will be funded by the permittees for CDPs A-4-STB-06-054 and A-4-STB-06-055, the Cheadle Center for Biodiversity and Ecological Restoration (CCBER) will carry out and manage the restoration and enhancement for this project, NOID 3-10.

The project is proposed to commence in Fall 2011, concurrent with construction of the residential development approved pursuant to CDPs A-4-STB-06-054 and A-4-STB-06-055. As proposed, the vernal pool enhancement project, subject to this NOID, will

commence prior to the rainy season and will take approximately one (1) week to grade and one (1) month to plant and inoculate with seeds and invertebrate cysts. Weeding and maintenance will be ongoing for two to three years and the site will be monitored with reports prepared annually for a period of five (5) years. The University has proposed temporary access around the 200-foot segment of trail subject to fill and compaction during grading activities as shown in Exhibit 5.

The surrounding area of Coal Oil Point Reserve has been subject to two previous NOID actions, both approved as conditioned. NOID 00-2 (Coal Oil Point Reserve Wetland and Upland Restoration and Enhancement Project) successfully undertook the restoration of six nearby vernal pool areas on West Campus; two of which were located in the West Campus Nature Park and in the vicinity of the subject vernal pool. Notice of Impending Development 1-06 (North and West Campuses), in part, is presently working to enhance and improve the coastal bluffs and bluff vegetation and trail network. Additionally, the original designation of trails through West Campus Nature Park, including the section of proposed trail improvements pursuant to NOID 3-10, was established pursuant to Long Range Development Plan amendment 4-UCSB-85-451 (West Campus Faculty Housing) and later updated pursuant to Long Range Development Pland amendment 1-06 (North and West Campuses).

B. CONSISTENCY ANALYSIS

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

All major sections of the Coastal Act relevant to the proposed project have been incorporated into the certified LRDP. Sections 30230 and 30231 of the Coastal Act, as incorporated in the certified LRDP, mandate that marine resources and coastal water quality shall be maintained and where feasible restored. Protection shall be given to areas and species of special significance, and that uses of the marine environment shall be carried out in a manner that will sustain biological productivity of coastal waters. Section 30233 of the Coastal Act, as incorporated in the certified LRDP, states, in part, that diking, filling or dredging of wetland areas shall not be allowed with the exception of development for incidental public services, restoration purposes, and nature study or aquaculture. In addition, Section 30240 of the Coastal Act, as incorporated in the certified LRDP, states that environmentally sensitive habitat areas shall be protected and that development within or adjacent to such areas must be designed to prevent impacts which could degrade those resources. No development may be permitted within environmentally sensitive habitat area (ESHA), except for uses that are dependent on the resource.

The LRDP also incorporates by reference Coastal Act Sections 30210, 30211, 30212, 30213, 30214 and 30252 concerning coastal recreation and access. Coastal Act

Sections 30210 and 30211 of the Coastal Act, as incorporated in the certified LRDP, mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. Section 30212 of the Coastal Act, as incorporated in the LRDP, requires that public access from the nearest public roadway to the shoreline and along the coast be provided in new development projects with certain exceptions such as public safety, military security, resource protection, and where adequate access exists nearby. In addition, Section 30213 of the Coastal Act, as incorporated in the certified LRDP, requires that lower cost visitor and recreational opportunities be protected, encouraged and, where feasible provided. Section 30214 of the Coastal Act, as incorporated in the LRDP, provides that the implementation of the public access policies take into account the need to regulate the time, place, and manner of public access depending of such circumstances as topographic and geologic characteristics, the need to protect natural resources, proximity to adjacent residential uses etc. Section 30211 of the Coastal Act, as incorporated in the certified LRDP, ensures protection of oceanfront land for recreational use and development. Section 30252 of the Coastal Act, as incorporated in the certified LRDP, states, in part, that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities or providing substitute means of serving the development with public transportation. Section 30240(b) as incorporated in the certified LRDP, requires that development no interfere with recreational areas.

Specifically, the impending development consists of the enhancement of an existing 11,775 square foot vernal pool habitat which will involve grading for restoration, expansion of the vernal pool by an additional 1,875 square feet in order to create a 13,650 square foot vernal pool on site, removal of non-native and invasive vegetation, and revegetation with native wetland plant species. The project also includes the improvement of 200 linear feet of an existing public access trail. The proposed development requires 134 cubic yards of grading (67 cubic yards of cut and 67 cubic yards of fill). The 200 foot long by 10 foot wide segment of trail will be temporarily closed for the placement of 67 cubic yards of fill (from the subject vernal pool). The soil excavated to enlarge and deepen the pool will be spread 6 to 12 inches deep on the targeted portion of a trail with a backhoe and a weighted roller. The University has proposed temporary access around this segment of trail during grading activities, as shown in Exhibit 5, is expected to take approximately one (1) week.

The proposed closing of the 200 foot segment of trail will not result in any potential adverse impacts to public access and recreational resources because adequate public access will remain available via the temporary access immediately adjacent to the project site (as proposed in Exhibit 5). This temporary access trail will be located in an area with no sensitive resources and will not result in any adverse effects. Furthermore, this project is intended to improve public access on a frequently used trail. Thus, the proposed temporary trail closure and restoration activities are consistent with the relevant public access and recreations policies of the certified LRDP.

The LRDP also contains several policies which require the protection of ESHA and wetlands. Policy 30231.1 of the Coastal Act, as incorporated in the certified LRDP requires that identified Campus wetlands and coastal waters be protected from increased sedimentation or contamination from new development. Policy 30231.2 of the Coastal Act, as incorporated in the certified LRDP, requires that new development be designed to minimize soil erosion and to direct runoff away from coastal waters and wetlands.

As discussed, the University proposes the enhancement an existing 11,775 square foot vernal pool habitat and expansion of the vernal pool by an additional 1,875 square feet by deepening the eastern portion of the vernal pool to a depth of 8 to 10 inches while implementing hand weeding and black plastic solarization on the western portion of the pool in order to remove non-native and invasive vegeation. The project also includes revegetation of the entire enhanced/expanded vernal pool with native wetland vegetation.

The entirety of West Campus Bluffs Nature Park (the Park) is designated as Open Space pursuant to the certified LRDP and the adjacent coastal bluffs are considered ESHA. Additionally, there are seven vernal pools, including the subject pool, within the vicinity of the Park that are also classified as ESHA. As a result, part of the project scope will be in ESHA; specifically, the enlargement of the subject vernal pool by 1,875 square feet. This will involve deepening the eastern portion of the vernal pool to a depth of 8 to 10 inches while implementing hand weeding and black plastic solarization on the western portion of the pool.

According to the proposed habitat restoration plan submitted by the University, the current vegetation within and adjacent to the pool was assessed using the standard five meter radius circular plots. The vegetation in the deepest area is dominated by Elecharis macrostachya (60%), Hordeum marinum (35%), (Lolium multiflorum (15%) followed by Hordeum brachyantherum brachyantherum (5%) and Rumex crispus (8%). This portion of the wetland would meet the criteria for a wetland as greater than 50% of the vegetation is obligate wetland. The eastern half of the pool is dominated by Hordeum marinum (65%) and Lolium multiflorum (35%) followed by lower percentages of Eleocharis macrostachya (10%), Hordeum brachyantherum (3%) and Rumex crispus (2%). The outer, transitional edge of the wetland was assessed similarly and is dominated by Hordeum marinum (58%) and Lolium multiflorum (35%) followed by Hordeum brachyantherum brachyantherum (7%) and Rumex crispus (5%). The restoration goal is to create a self-sustaining seasonal wetland which is capable through its hydrologic regime of retaining water for an average of 100 days, depending on annual rainfall patterns, and supporting a suite of 5-7 native plant species unique to vernal pools.

The proposed trail improvement area is dominated with invasive iceplant and there is a eucalyptus windrow thirty-feet to the east. No tree removal is proposed and this area is not designated as ESHA, however, these eucalyptus trees have the potential to support sensitive bird species and raptors. As a result, the University is including the implementation of biological surveys as part of the proposed development project. The

proposed biological surveys will be implemented by University biologists prior to the commencement of development, to confirm that the trees on site do not contain nesting, roosting, or foraging habitat for raptors and sensitive bird species, aggregation or significant foraging sites for monarch butterflies, or habitat for other sensitive biological resources. Additionally, prior to the removal of non-native shrubs during the nesting season for sensitive birds (February 15 through August 31), the University has proposed to conduct a biological survey of the shrubs to prevent impacts to nesting sensitive bird species. The University has proposed that if an active nest of any federally or state listed threatened or endangered species, species of special concern, or any species of raptor is found within 300 ft. of the project (500 ft. for raptors), the University will retain the services of a qualified biologist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. In the event 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 will be employed. Furthermore, as proposed, if the sound mitigation measures do not reduce noise levels, the University has proposed that construction within 300 ft. (500 ft for raptors) of the nesting trees will cease and will not recommence until either new sound mitigation can be employed or nesting is complete.

The University is proposing to remove the 8 to 10 inches of soil from the subject vernal pool in order to restore and enhance all portions of the site back to its natural state. The fill material to be removed is classified as underlain with Diablo clay which has clay loam at approximately 8 to 25 inches with sand loam topsoil; typical for vernal pools in this area. The soil excavated to enlarge and deepen the pool will be spread 6 to 12 inches deep on a 10-foot by 200-foot portion of a trail, located approximately 200 feet east, with a backhoe and a weighted roller.

The goal for the deposition of the material in this location is to avoid the need for transportation of the material offsite, maintain existing soil within the Park, and place the excavated material in a non-sensitive area where no native plant species are located. No native vegetation exists in or around the proposed trail improvement segment. Both the University's biologist and the staff ecologist do not expect adverse impacts on the subject eucalyptus trees. No temporary stockpiling will be necessary since the fill will be deposited in its permanent location as it is removed from the vernal pool.

The Commission notes that the vernal pool where the proposed restoration/enhancement grading will occur is considered ESHA. As a result, the project may result in temporary adverse impacts to ESHA during construction. However, in this case, the proposed grading is specifically for the purpose of habitat restoration and will serve to substantially improve and enhance the value of habitat on site in the long-term. Specifically, the grading will serve to restore the hydrologic connection of the subject vernal pool to surrounding areas. Moreover, the areas in and around where excavation will occur are primarily vegetated with non-native and/or invasive vegetation which will be removed and replaced with native vegetation. Thus, the proposed restoration activities are clearly an allowable use in designated ESHA areas pursuant to the relevant policies of the certified LRDP, including Section 30240,

as incorporated in the certified LRDP. Moreover, both the University's biologist and the Commission's ecologist agree the soil deposit site is an area of vegetation inconsistent with the greater ecology of the public access trail and does not constitute ESHA.

The University has submitted a wetland restoration/enhancement plan and five-year monitoring program, which will be implemented as part of this proposed development, in which weeding and maintenance will be ongoing for two to three years and the site will be monitored by a qualified restoration specialist with reports prepared annually for a period of five (5) years. At the end of the five year monitoring period, if the enhancement and enhancement project has in part, or in whole, been unsuccessful, the University has proposed to submit a revised or supplemental program, as a new NOID, to compensate for those portions of the original program which did not meet the approved success criteria.

The Commission also finds that the presence of a qualified biologist is necessary during grading and vegetation removal activities to ensure that there unintended disturbance and adverse impacts to adjacent sensitive resource areas are minimized. Therefore, **Special Condition One (1)** has been required to ensure that an independent qualified biologist or environmental resource specialist shall be present on site during all grading and vegetation removal activities or during any activities involving the use of heavy machinery. In addition, to ensure that project staging is minimized and resource issues are addressed, **Special Condition Two (2)** requires that all construction plans shall clearly identify all wetlands and native and any associated buffers in and around the construction zone. Additionally, construction related disturbances may undermine the habitat value of the wetland complex through improper storage or placement of materials or equipment or through improper release of debris, waste or chemicals. To address the potential adverse impacts during construction, the Commission finds it necessary to provide a framework of the University's responsibilities that would apply during the construction phase of the project, as described in **Special Condition Two (2)**.

Therefore, the Commission finds that the notice of impending development, as conditioned, is consistent with all applicable policies of the LRDP.

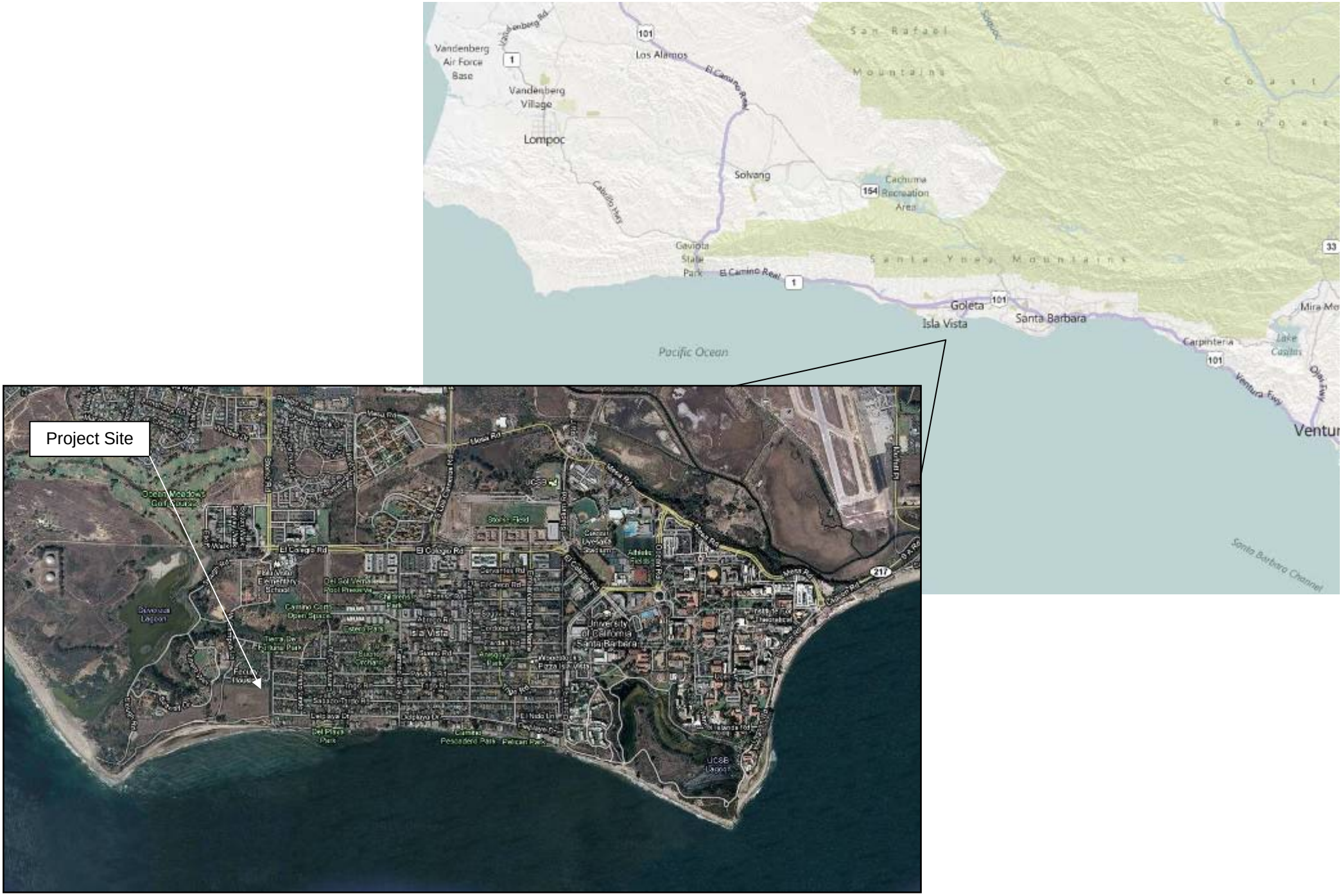


Exhibit No. 1
NOID 3-10
Vicinity Map

Exhibit No. 2
NOID 3-10
Aerial Photo

Vernal Pool Cross Section

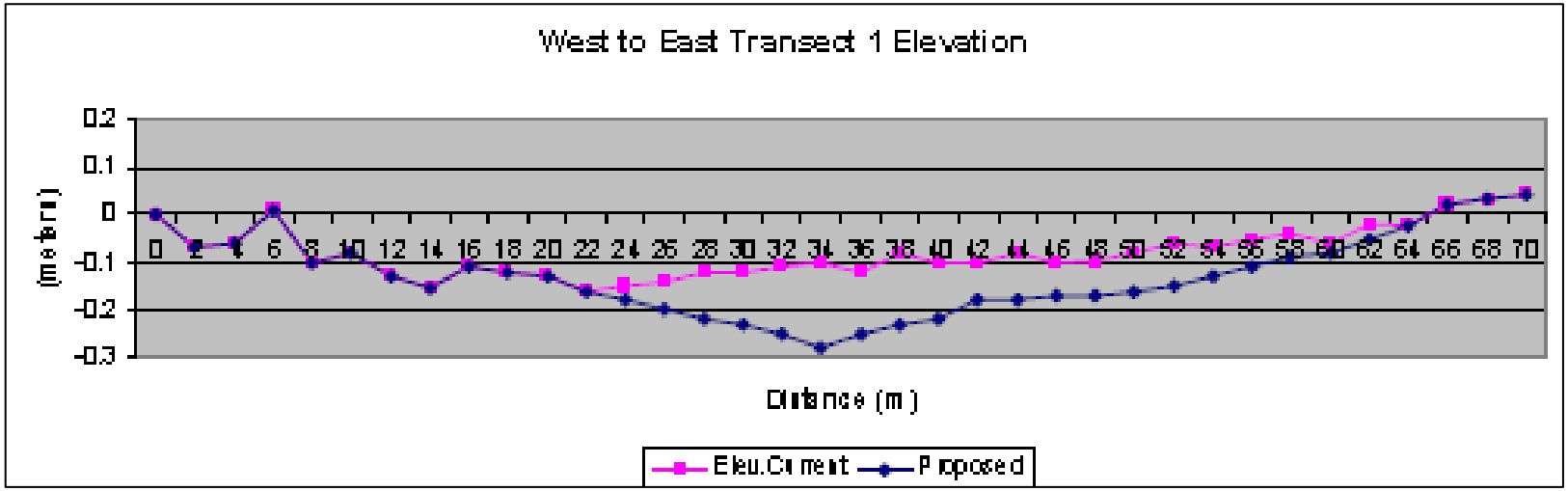
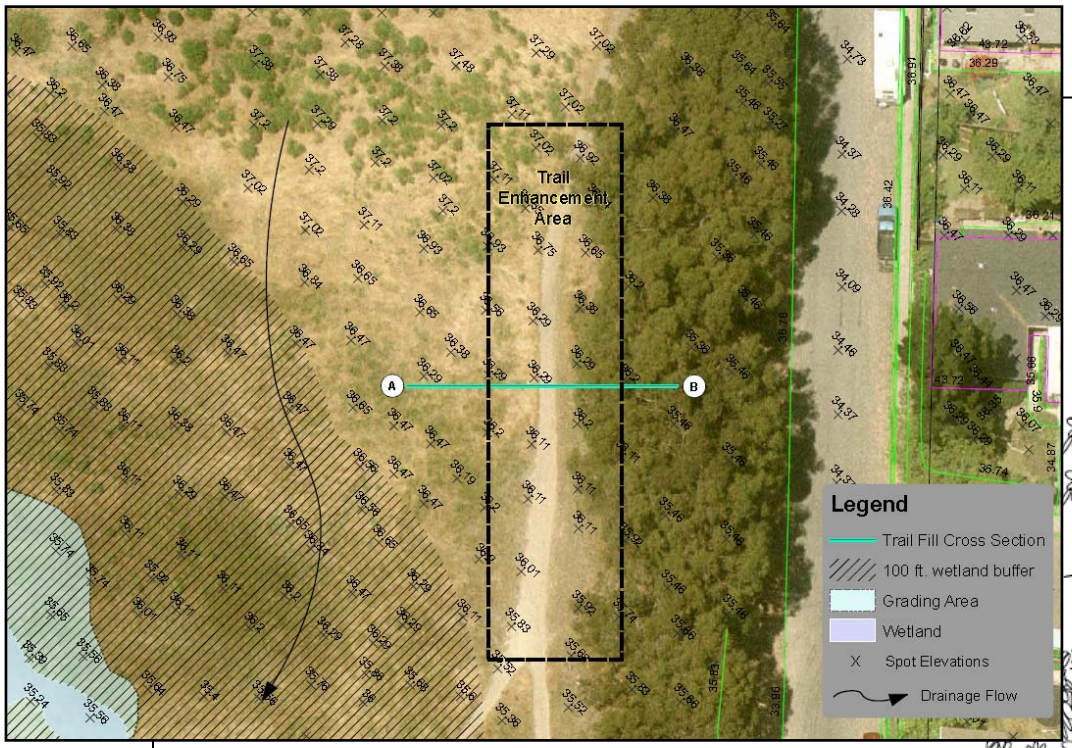


Exhibit No. 3
NOID 3-10
Vernal Pool Cross Section



Trail fill cross-section

West Campus Bluffs Vernal Pool Enhancement Project

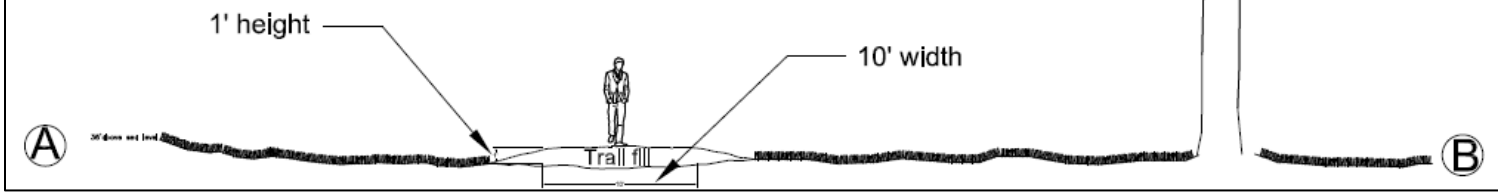


Exhibit No. 4
NOID 3-10
Trail Cross Section

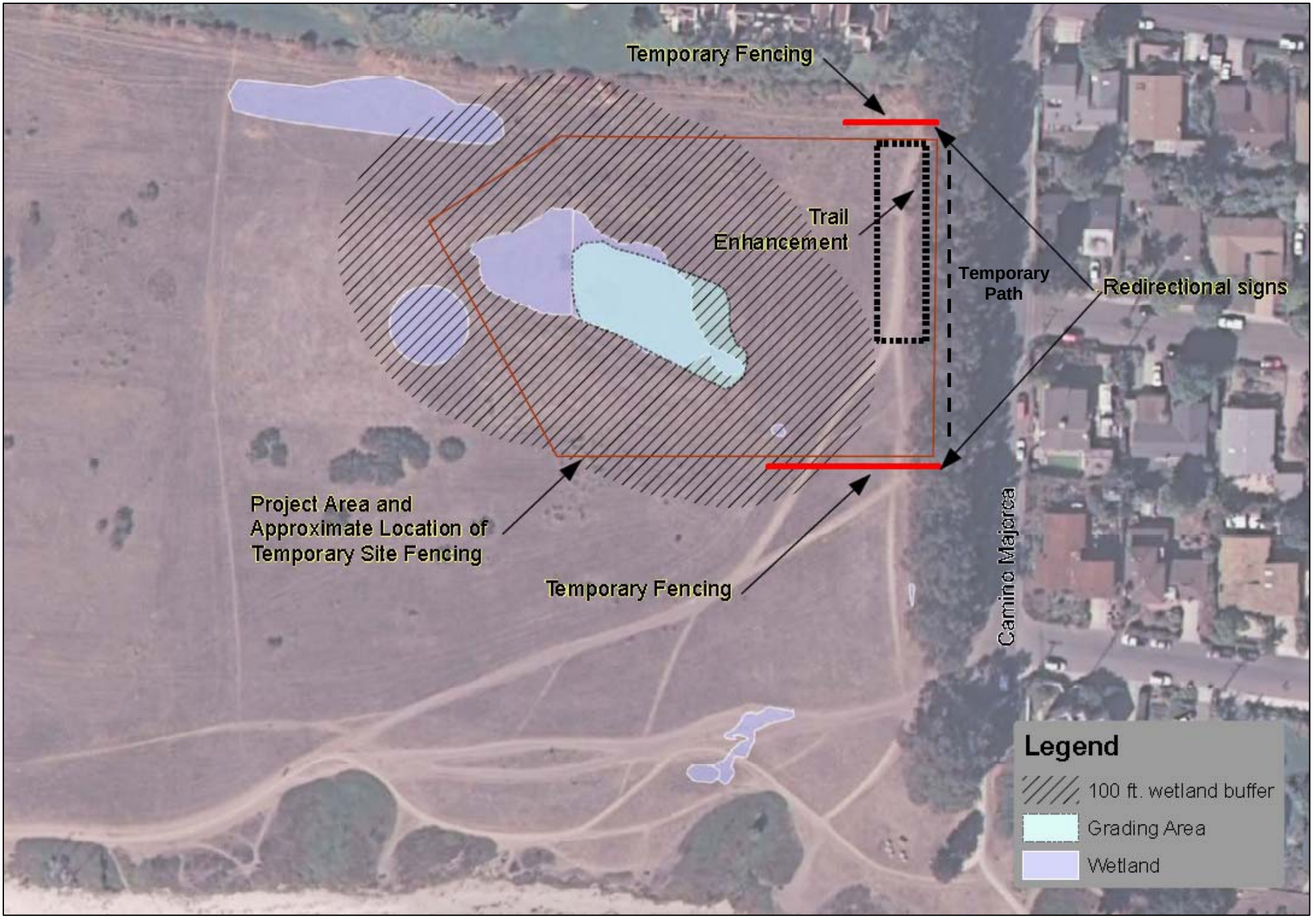


Exhibit No. 5
NOID 3-10
Temporary Public Access Plan

A. Close-up of Eleocharis macrostachya dominated section of pool.

C. View westward along length of pool.

B. View north across pool

D. View south to radish-dominated upland edge.

Exhibit No. 6
NOID 3-10
Site Photographs

Trail Enhancement Area-View looking south
December 10, 2010

Exhibit No. 6
NOID 3-10
Site Photographs