

Notice of Exemption

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044
County Clerk of Santa Barbara

From: University of California
Santa Barbara
Office of Campus Planning and Design
Santa Barbara, CA 93106-1030

Project Title: Arnhold Tennis Center Project

Project Location – Specific: Main Campus, Recreation Core, University of California, Santa Barbara

Project Location – City: Santa Barbara

Project Location – County: Santa Barbara

Project Description: The Santa Barbara Campus is proposing to construct a 1,800 square-foot one story Tennis Center and reconfigure and rebuild six of the eight existing tennis courts on the site. Bleachers to accommodate approximately 300 spectators will be constructed.

Name of Public or Agency Approving Project: University of California, Santa Barbara.

Name of Person or Agency Carrying Out Project: University of California, Santa Barbara, Intercollegiate Athletics

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080 (b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a);
☐ Emergency Project (Se. 21080(b)(4); 15269 (b) (c));
☒ Categorical Exemption. Sec. 15303, Class 3, Small Construction 15304, Class 4, Minor Alterations to Land.

Reason why project is exempt:

The new building would be a one story, 1,860 square foot building built on developed land. Six of eight existing tennis courts on the site and would be reconfigured. The project would remove four oak trees and 4,800 square feet of miniature lupine. Oak trees would be replaced 10:1 (40 oak trees planted) Miniature lupine (*Lupinus bicolor*) would be replaced 3:1. Miniature lupine is not a listed sensitive species.

Lead Agency-University of California, Santa Barbara, Office of Campus Planning and Design

Contact Person: Shari Hammond

Area Code/Telephone/Extension: (805) 893 3796

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: Shari Hammond

Date: 9.20.2019

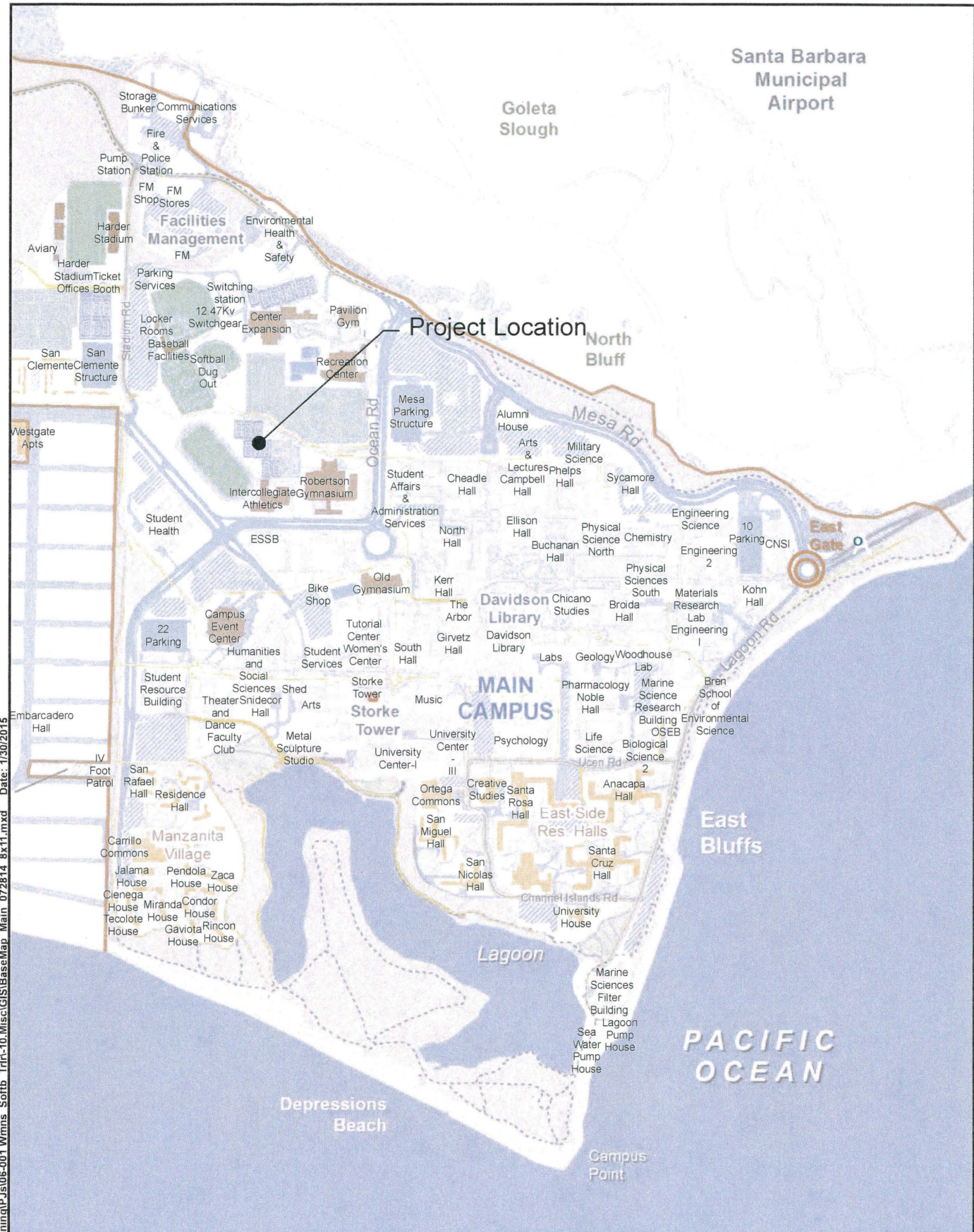
Title: Principal Planner

Dept Name: Campus Planning
and Design

CC: Julie Hendricks, UCSB Design and Construction Services
Alissa Hummer, UCSB, Office of Campus Planning & Design
Mark Nocciolo, UCSB Budget and Planning
Ed Schmittgen, UCSB Design and Construction Services

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Office of Campus
Planning & Design

Location Map Arnhold Tennis Center Project

0 400 800 Feet



UNIVERSITY OF CALIFORNIA

PRELIMINARY ENVIRONMENTAL ASSESSMENT

DATE: September 20, 2019

PROJECT NO.:

CAMPUS: Santa Barbara

PROJECT TITLE: Arnhold Tennis Center Project

PROJECT LOCATION: The tennis courts are located on the Main Campus in the area designated for Recreation. Surrounding uses the Intercollegiate Athletics Building and Pauley Track to the south and southwest, outdoor basketball courts and Rob Gym to the east, and Rob Field and sand volleyball courts to the north (Figure 1 location map).

PROJECT DESCRIPTION:

Purpose and Need: The existing courts were constructed in the 1950s through 1960s and not constructed by today's National Collegiate Athletics Association (NCAA) standards and are not within tolerance for NCAA competition. The tennis team has been playing games on the Recreation Center courts, and they were designed for student recreation, not NCAA competition. Additionally the Recreation Center courts are plagued by shadows cast from the adjacent Intercollegiate Athletics Building (ICA) building; this creates a problem with moisture that make the courts unplayable at times.

The six new tennis court will meet all the technical and programmatic requirements for United States Tennis Association NCAA intercollegiate play. Competition court lighting is not part of the project scope.

The new building will provide a central meeting place and locker rooms for the Tennis teams. This will serve to enhance the program as a whole.

Setting and Program: The existing project site is approximately 91,143 square feet and includes eight tennis courts, a small set of wooden bleachers, seven mature trees (including 4 coast live oak and 3 non-native trees- one Hakea, two Tipuana Tipu), lawn area, a children's play area, and an undeveloped field area that contains about 70 percent native plants including Miniature lupine (*Lupinus bicolor*) and about 30 percent weedy area.

The project site is bound by the ICA Building and outdoor basketball courts on the north, Pauley Track on the northwest and west, a sidewalk and bicycle path to the south and Rob Fields, sand volleyball courts

Six of eight tennis courts would be removed and rebuilt in a different reconfiguration. Two of the eight courts would remain and be resurfaced. Seven trees would be removed to accommodate the re-configuration. New bleachers, a scoreboard, and a new 1,860 gross square foot (GSF) one story building with locker/team and meeting rooms would be constructed to fulfill the needs of the men's and women's tennis programs. The site would be used by the tennis team from January through May. There would be approximately 15 competitive tennis matches per season

and approximately 300 visitors would attend competitive tennis matches. During the summer there are tennis camps held at the courts and no competitive matches are held.

The new 1,860 square foot, one-story, 12-foot high building. The building would have a 3-foot parapet. A scoreboard would be built into the west wall of the building – facing the tennis courts – and will be 22 feet high, about seven feet higher than the parapet.

The building will be constructed in two separate wings joined by an overhang and sidewalk. The entryway to the building will align with the sidewalk and entryway to Rob Field to the north. There are approximately 150 bicycle parking spaces at the Rob Field entrance to accommodate the both the Tennis Center and the Rob Field users.

Both wings will include a team room, restroom, and storage space. Wing A will include a meeting room and Wing B will include an electrical room and custodial space. The building would be used by the UC Santa Barbara Intercollegiate Athletics Tennis Program during the day. There would be no permanent office spaces or otherwise occupied spaces in the building.

Bleachers would be constructed of metal (aluminum and/or steel) and be installed on the north side of the relocated tennis courts as well as smaller bleachers on east and west sides of the middle courts. The northern bleachers would be 10 feet high at its highest point with a 3-foot guard rail. There would be approximately 260 seats, five of these would be wheelchair spaces.

An electronic scoreboard would be constructed on the west end of Wing A facing the courts. The scoreboard would be approximately 10 feet high from the top of the building. See elevations (Plan Sheet A5.11-Building Elevations)

The existing children's play area is approximately 300 square feet in size and will be relocated to the lacrosse field which is approximately a quarter mile to the west of the project site. The new playground will be 300 square feet and the existing equipment will be moved to the new site and it would be redeveloped the same as the existing playground (Plan Sheet C1-Grading Plan).

Utilities

Utilities (electrical, sewer, water) would be installed on the project site to serve the new building and provide electricity to the scoreboard. There will be no nighttime lighting installed at the site. Electricity would be solely for operating the scoreboard and providing power to the new building. New utilities include potable water, sewer, and electricity.

The Tennis Center is not a high water use building since it is used solely by the ICA men's and women's Tennis Teams. Low flow plumbing fixtures will be installed in the restrooms and recycled water will be used in landscaping. It is anticipated that approximately 12,743 gallons (0.040 acre feet) per year of water would be used.

Drainage and Runoff

There would be an increase in impervious surface from the proposed project by approximately 8,500 square feet. Two detention basins will be constructed to manage (retain and infiltrate) stormwater runoff at the project site.

The project site is divided into two subareas. Subarea 2 of the storm drain system will drain west to a detention basin used for retention, infiltration, and detention. Subarea 1 will surface drain to a separate basin on the west side that will also retain, infiltrate and detain the stormwater. The detention provided by these basins will reduce peak runoff from the site to pre-construction conditions for the 2 through 10 year storms and has been designed to retain and infiltrate the entire 95th percentile rainfall event. The basin will mitigate the 2-, 5-, and 10- year storms (Jenson 2019).

Grading

Approximately 77,211 square feet of area will be graded. There would be 300 cubic yards of cut, 1,800 cubic yards of fill and 1,500 cubic yards of imported soil. All excavated soil will be used back on the site and no soil would be exported and landfilled.

Concrete demolition debris from the tennis court removal would be hauled to a local construction and demolition debris recycling center.

Initially the site would be cleared and grubbed and the existing hardscape would be demolished. Playground equipment would be salvaged. The building would be constructed and then the six new tennis courts including fencing and bleachers would be construction. The new playground would be constructed.

A temporary construction trailer would be onsite to accommodate the construction crew.

Landscaping and Restoration

Seven trees would be removed, four of these are *Quercus agrifolia* (Coast Live Oak). Other trees on the project site include one Hakea and two Tipuana Tipu.

The tree impacts will be mitigated at 10:1 for the mature oaks and 1:1 for the non-native trees through planting of 40 *Quercus agrifolia* saplings at sites on North Campus adjacent to the Ellwood Marine Terminal that are not part of the North Campus Open Space Restoration Project (Attachment A – Restoration Plan). Oak seedlings would be planted, maintained, and monitored for 5 years. The non-native trees would be replaced 1:1 and would be replanted back on the project site. A minimum of eight trees will be planted on the project site as part of the project site landscaping. These trees will more than likely by Coast live oak. (Stratton 2019).

A raptor habitat survey was conducted during the 2019 raptor breeding season and the trees on the project site were determined not to be suitable raptor habitat (Dudek 2019).

Minature lupine (*Lupinus bicolor*) currently occurs in an 8,200 sf area in a scattered distribution in a field area west of the tennis courts (Attachment A). The miniature lupine has no formal protected status but is considered locally sensitive by the campus. The eastern portion (5,800 sf) will be partially and permanently impacted by the construction of the relocated tennis court. Approximately 1,600 sf of the impact area is dominated by an oak which excludes lupine growth, resulting in a net impact of approximately 4,200 square feet of lupine habitat with scattered appearance of miniature lupine that will be permanently impacted. These impacts will

be mitigated through a focused enhancement of the remaining 2,800 sf of habitat and restoration of 10,000 square feet of sandy, somewhat bare soils at East Bluff adjacent to an existing small and scattered population of miniature lupine adjacent to Henley Gate (Stratton 2019).

The actual lupine impact area is about 50 percent native and 50 percent non-native vegetation. The onsite enhancement area is primarily Bermuda grass.

Schedule: Project construction is scheduled to begin approximately January, 2020 and finish in approximately 11 months by the end of November 2020.

Background and Project Objectives: The project is consistent with the Environmental Impact Report (EIR) prepared for the 2010 UCSB Long Range Development Plan (LRDP) (UCSB 2008). The LRDP EIR concluded that there would be a less than significant impact with mitigation from construction impacts caused by LRDP buildout. All applicable construction related Mitigation Measures in the LRDP EIR would be adhered to. There would be no population increase resulting in the need for new infrastructure such as parking or utilities.

The project objective is to provide six NCAA competition courts for UC Santa Barbara's Women's and Men's Tennis programs, provide team building with a meeting room, locker rooms, and shower facilities, and provide spectator seating for approximately 300 people.

Consistency with the LRDP: The tennis courts are within the Main Campus Core Recreation Area within a 45-foot height limit. The project is consistent with LRDP Policy LU-13. The project will serve organized sports programs on campus. The lupine restoration area identified in LU-13b. is located to the north of the Recreation Center along Mesa Road and not at the tennis courts. See LRDP Figure F.3, Site 49. The lupine restoration area north of the Rec Cen will continue to be protected. Similarly, the individual oak trees to be protected and preserved are identified north and west of the Rec Cen. These oak trees were identified for protection when the Recreation Center was expanded (Multipurpose Activity Center) in 2002 (NOID 2-02, LRDP 2-02) and are specific to that project area. This is further clarified in LRDP Policy ESH-39 where it explicitly states that the 6 oak trees north and south of the MAC will be protected in perpetuity.

The proposed building is less than 25 feet high including the height of the scoreboard – the building is 12 feet high with the parapet and the scoreboard would be 22 feet high. This is well within the designated height limit of 45 feet in the project area.

ENVIRONMENTAL ISSUES:

This project is considered Categorically Exempt under CEQA Section 15303, New Construction, and Section 15304, Minor Alteration to Land as supported by the discussion below. There are no unusual circumstances which would create an exception to the Exemption.

Aesthetics: The proposed bleachers and building associated with the project would change the aesthetic character of the project site. The bleachers would be ten feet high with a three foot aluminum guard rail. These features are compatible with the adjacent Rob Field bleachers and sports amenities and would not result in an impact.

The one story building would be 12 feet high with a 3-foot parapet. A scoreboard would be built into the west wall of the building – facing the tennis courts – and will be 22 feet high, about seven feet higher than the parapet.

The height limit for the area is 45 feet. The building and the bleachers are well within this height limit.

In addition, the site would include an entryway, sidewalks, and some landscaping to improve the aesthetic quality of the project site. There is no outdoor lighting associated with the project.

Agricultural Resources: There are no agricultural resources at the University.

Air Quality: Construction of the building and relocation of the tennis courts would be approximately 11 months. In accordance with LRDP EIR MM AIR-3-prior to the commencement of construction activities on each project component, UC Santa Barbara will require the construction contractor to develop a construction mitigation plan including all Santa Barbara County Air Pollution Control District construction emission reduction measures for fugitive dust and equipment.

The project does not result in new traffic to the site on a daily basis. Existing staff, faculty, and students would use the building and the courts – they are to serve the existing student body. New traffic would be generated from the tennis competitions. There would be approximately 15 competitive tennis matches per season and approximately 300 visitors would attend competitive tennis matches. Visiting teams and spectators would come to campus and park in Parking Lot 30 or 22- both which are underutilized parking areas. This would be a short term and temporary impact.

Biological Resources: The proposed project would remove four mature oak trees. Two of these oak trees were planted on either side of the existing bleachers when the project was constructed in the late 1950s. The others may be volunteers. These trees would be removed and some, approximately 8 trees, would be planted back on the site in the project landscaping. LRDP Appendix 2, Tree Trimming and Removal Program requires the oak trees to be replaced 10:1. Forty trees would be planted on the North Campus just north of the Ellwood Marine Terminal

A species of Miniature Lupine grows within the undeveloped field area west of the project site. This field area is isolated between the tennis courts, Pauley Track, and a sidewalk and bicycle path. The site is currently maintained and mowed once a year after the lupine have gone to seed. Miniature Lupine has no formal protected status and is considered locally sensitive by the campus.

The project would impact approximately 4,200 square feet of Lupine to relocate the tennis courts and build a retention basin for storm water runoff. In order to mitigate the loss of the lupine a restoration site has been identified out along the East Bluffs, near the East Gate, where a lupine population currently exists. The lupine population in this area would be enhanced and expanded and lupine at the tennis court site would be mitigated at a 3:1 ratio creating a 10,000 square foot new lupine area at the East Bluff.

Existing and remaining onsite lupine not impacted by the project would be enhanced creating a 2,800 square foot enhanced area at the project site.

Cultural Resources: The project site is highly disturbed from the initial construction of the tennis courts in the late 1950s, basketball courts, sidewalk, and bicycle path. Nonetheless the project site has never been surveyed for the presence of cultural resources. Cultural resources were discovered at the Rec Cen Field expansion site approximately 300 feet north of the tennis court site (CA-SBA-4035). In accordance with cultural resource mitigation measures in the LRDP EIR a Phase 1 cultural resources survey is required to be conducted at the project site since there have been no previous surveys. A Phase 1 survey is currently underway and although the survey results are not available at this writing, it is anticipated an archeological monitor will be required at the project site during all ground disturbing activities.

Geology: A geotechnical study was conducted at the project site. The site topography is generally level. Ground water was encountered at approximately 7 feet and the soil profile consist of an approximately 14- to 40-foot thick layer of the Terrace Deposit underlain by the Sisquoc Formation. The Terrace Deposit is permeable and allows the infiltration of irrigation water and rain water which percolates to the Sisquoc and perches. The surface soils were found to have a very low potential for expansion. There is a potential for liquefaction.

The top layer of soil will be removed and stored to dry. These soils will be put back on the project site and compacted to the geotechnical engineer's specification. There would be no impact to geological resources.

Hazards and Hazardous Materials. No hazardous materials would be used. There would be no impact from hazards or hazardous materials.

Hydrology/Water Quality: The project will replace more than 22,500 square feet of impervious area. To meet the requirement to retain and infiltrate when possible the 95th percentile 24-hour rainfall event two onsite storm drain systems and detention basins used for retention, infiltration and detention will be built. The detention provided by the two basins will reduce peak runoff from the site to pre-construction conditions for the 2- through 10-year storm events. There would be no impact from stormwater runoff or water quality.

Land Use: The proposed project is located in the *Main Campus Core Recreation Area* and is consistent with the allowed land uses within this designation. The building and stadium bleachers are well within the 45-height limit set for this area and lupine and oak tree policies within LU-13 are not applicable to the tennis court project site. The project purpose is to provide state of the art NCAA competition tennis courts to bolster the University's tennis program. The project is consistent with the *Recreation* land use designation.

Mineral Resources: There would be no impact to mineral resources as a result of the proposed project.

Noise: There would be noise generated from demolition and reconstruction of the tennis courts and from the construction of the building. The project duration is approximately 11 months and

there are few sensitive receptors in the surrounding area. Rob Field and other playing fields are to the north, Pauley Track is to the southeast, Rob Gym is to the east and the ICA building is to the south. All applicable Noise mitigation measures in the LRDP EIR will be adhered to. Operation of the tennis courts would not result in a significant noise impact. There would be no long term noise impact from the project.

Population and Housing: There would be no impact to population and housing from the proposed project.

Public Services: The proposed project would not increase the need for public services at the University. All utility connections are available in proximity at the project site. There would be no impact to public services as a result of the proposed project.

Recreation: The project would benefit recreational resources. There would be a beneficial impact to recreational resources as a result of the proposed project.

Traffic: There would be temporary construction vehicle traffic, especially heavy during export of demolished tennis court concrete, and less during project construction. Construction equipment and vehicles would access the site from a service road on the south—from Ocean Road. This would cause a temporary construction traffic impact and a construction traffic plan, including a staging area plan would be in place to eliminate potential impacts.

Operational traffic impacts would be minimal and would be most significant during the 15 competitive matches each year during tennis season. Teams and spectators would park in Parking Lot 30 to the west. Parking survey data shows that parking Lot 30 is typically only 60 percent occupied at all times. There would be no long term impact from traffic or parking.

Utilities: All necessary utilities are available within vicinity of the project site. The new building includes two restrooms with showers for use by the tennis team. The tennis team is currently using restrooms and showers in Rob Gym – located a short distance to the east of the tennis courts – and there would be no increase in water use from the new building. Tennis season is from January through May. The building may be used by summer camps or by a few people over summer however would not be used much outside of tennis season.

DETERMINATION: Based on the above project assessment, the proposed project is classified as exempt from the provisions of CEQA under Section 15303, New Construction (Class 3) and Section 15304, Minor Alterations to Land (Class 4). None of the exceptions cited in Section 15300.2 apply to this project.

Shari Hammond

Shari Hammond
Principal Planner

9.20.2019

Date

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REFERENCES

Byrom-Davey, Inc.

2019 Personal Communication with Eric Jennings Sr. Byrom-Davey Team Lead June, July 2019

Dudek

2019-Coastal Breeding Season Raptor Surveys and Raptor Habitat Assessment for University of California, Santa Barbara, Tennis Court Relocation Project. July 11, 2019. 11843

HMC Architects

2019 Project Plans for the University of Santa Barbara, California Arnhold Tennis Center project. Prepared by HMC Architects for UCSB Design and Construction Services. 100% Schematic Design Submittal. July 8, 2019

Jensen Design & Survey Inc.

2019 Preliminary Hydrology Letter: UCSB Tennis Courts Post-Construction Stormwater Design. Prepared for Ed Schmittgen, UCSB Design and Construction Services. June 17, 2019

Schmittgen, Ed

2019 Personal Communication with Ed Schmittgen, Associate Director, Design and Construction Services, University of California Santa Barbara. June, July 2019.

Stratton, Lisa

2019 Arnhold Tennis Center Project Restoration Plan. Prepared by Lisa Stratton, Director, Ecosystem Management, Cheadle Center for Biodiversity and Ecological Restoration. July 2019.

University of California, Santa Barbara (UCSB)

2008 Final Environmental Impact Report for the University of California, Santa Barbara Long Range Development Plan. Vision 2025, March 2008. State Clearinghouse Number 2007051128.

University of California, Santa Barbara (UCSB)

2010 Long Range Development Plan, University of California, Santa Barbara

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