



OFFICE OF CAMPUS PLANNING AND DESIGN
STRATEGIC ASSET MANAGEMENT
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Tel: (805) 893-7009

February 25, 2022

Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Re: Notice of Exemption for the University of California, Santa Barbara, Devereux Building 7900
Abatement/Demolition Project

A Notice of Exemption and a Preliminary Environmental Assessment are attached for the University of California, Santa Barbara Devereux Building 7900 Abatement/Demolition Project. If there are any questions or comments please do not hesitate to telephone me at (805) 893-7009 or send e-mail to ChrisNoddings@ucsb.edu.

Sincerely,

Chris Noddings

Chris Noddings
Senior Planner

Attachment/Enclosure: As stated.

cc: Julie Hendricks, Design and Construction Services
Gene Horstin, Design and Construction Services
Shari Hammond, Campus Planning and Design

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 93106-2032

Project Title: Devereux Building 7900 Abatement/Demolition Project

Project Location – Specific: West Campus, West Campus Point Lane, University of California, Santa Barbara

Project Location – City: Santa Barbara **Project Location – County:** Santa Barbara

Project Description: The Santa Barbara Campus is proposing to demolish a dilapidated building on the University’s West Campus. Building 7900, originally constructed in ~1957 as a Boys’ Residence for the Devereaux Ranch School, is located east of the eastern portion of circular Devereaux Way; West Campus Lane and Building 7910 are directly east of Building 7900. Building 7900 is currently unoccupied, “red tagged,” and has not been used for over 10 years. The building is severely dilapidated and requires demolition. It is an approximately 13,700 gross square foot, single-story, wood framed building with stucco on the exterior and a built-up roof with a concrete slab. The concrete slab would remain. See attached photographs.

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

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. 15301, Class 1, Existing Facilities.

Reason why project is exempt:

The project would remove development and not expand an existing use. The project would be exempt from CEQA in accordance with Section 15061(b)(2).

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

Contact Person: Chris Noddings Area Code/Telephone/Extension: (805) 893-7009

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: Chris Noddings Date: 2/24/2022 Title: Senior Planner
Dept Name: Campus Planning and Design

CC: Julie Hendricks, UCSB Design and Construction Services
Gene Horstin, UCSB Design and Construction Services
Shari Hammond, UCSB Office of Campus Planning & Design

**UNIVERSITY OF CALIFORNIA
PRELIMINARY ENVIRONMENTAL ASSESSMENT**

DATE: February XX, 2018

PROJECT NO.: FM#220214B/238-73/911122

CAMPUS: Santa Barbara

PROJECT TITLE: Devereux Building 7900 Abatement/Demolition Project

PROJECT LOCATION: The proposed project is located on the West Campus of UC Santa Barbara on the east side of the North Knoll, approximately 500 feet east of the Weisman Center, and directly west of West Campus Lane and West Campus Point Faculty Housing. The Devereux School is located approximately 450 feet west, in the Weisman Center and the three buildings directly south of the Center, on the west side of the North Knoll's circular drive; the Orfalea Family Children's Center (OFCC) is located approximately 900 feet to the northeast. Attachment 1 provides a Project Location Map as well as a Conceptual Site Plan.

Access to the proposed project site is from Slough Road, off Storke and El Colegio Roads, to a circular drive around the North Knoll consisting of Fallborg Way, Devereux Way, and Sunridge Circle.

PROJECT DESCRIPTION:

Background:

Building 7900 was originally constructed in or around 1957 as a boys' residence for the Devereux Ranch School. The building is severely dilapidated and has remained unoccupied since it was acquired by UCSB more than 10 years ago. It is a single-story wood frame (Type 5 construction) building with stucco on the exterior, a built-up roof, and a concrete slab.

Purpose and Need:

The University has determined that the building is dilapidated and contains asbestos and lead based paint. It is also highly contaminated with mold growth to make the building inaccessible without proper personal protective equipment (PPE). It is a public safety hazard and the building is at the end of its useful life. The University is proposing to demolish the building to remove the public safety hazard and reduce the costs associated with maintaining an unoccupied building.

Setting and Program:

Building 7900 is located on the West Campus. Three mature, ornamental trees are located approximately 20 feet west of the building and will be retained. A small amount of ornamental landscaping (shrubs and grass) occurs around the immediate premises of the building (see the photos of Building 7900 and surroundings provided in Attachment 2). Mature eucalyptus trees line both sides of West Campus Lane to the east of the project site (the nearest tree is approximately 30 feet east of Building 7900) and are separated from the project site by an existing, screened chain link fence. No vegetation would be removed.

The building is approximately 13,700 gross square feet (GSF) and 12 feet high. Asbestos-containing materials and lead-based paint have been identified in the building.

The 2010 LRDP land use designation for the site is Housing. The total proposed project area of disturbance is approximately 15,200 square feet (0.35 acres).

Demolition and Construction:

The proposed demolition of Building 7900 would remove the structure; the existing slab foundation would remain. Construction fencing will be placed around the site during demolition. In accordance with all regulatory requirements, the building will be abated of asbestos before general demolition activities begin. The remaining building structure would be dismantled and any useful materials (e.g. lumber, plumbing, masonry, etc.) would be salvaged for re-use or repurposing on other University projects.

Depending on selection of demolition contractor, all remaining debris may be either recycled/salvaged or placed in a roll-off container and disposed offsite at the Tajiguas Landfill. There will be one roll-off of non-friable, non-hazardous asbestos waste that will go to Tajiguas. Additionally, there will be one roll-off of friable asbestos waste to go to an appropriate hazardous waste landfill. The rest of the waste will be commingled lead and construction debris that, when a composite sample is taken, will be below thresholds and will go out as trash to the Tajiguas Landfill via Marborg Industries waste disposal company. The estimated amount of debris will be approximately 300 cubic yards of material. The disposal will require approximately 10 truck trips (40-yard roll-offs) to an appropriate landfill/recycle or hazardous waste facility.

Once the structure is removed, the existing water and gas lines would be capped underground; this would require digging two holes. The disturbed area would be minimized and would be just big enough to allow access. In no case would the holes exceed 3 feet by 3 feet by 3 feet (27 cubic feet). All such disturbance would occur in previously-disturbed soil. After capping the lines, the holes would be back-filled.

Any disturbed/exposed soil areas adjacent to the slab that would remain would be mulched after completion of the demolition and debris clean-up. The site would be left undeveloped. No new development (including landscaping or paving) is planned for the project site area at this time.

Water Quality Control Measures:

Best management practices would be installed in order to keep demolition debris from migrating off site during a rain event. Any disturbed/exposed soil areas adjacent to the slab that would remain would be mulched upon demolition and would remain pervious. The project site would be watered for dust control as necessary. Since the project is short term (one month), water quality and dust impacts are not anticipated.

Best Management Practices for sediment and erosion control would be implemented in accordance with any approved storm water runoff regulations. Standard BMPs would be implemented such as the use of crushed stone for sediment filtration devices at access ways, gravel bags, straw wattles (or fiber rolls) and sediment fencing. Temporary mulching would be

applied post demolition. Gravel bags and wattles will be left in place post demolition until the site naturalizes and through the rain season.

Schedule: Demolition and disposal of the Building 7900 structure is anticipated to commence in April or May, 2022 and take approximately one month to complete.

CONSISTENCY WITH THE LRDP:

The project site area land use is designated as Housing and it is within a potential development site proposed by the 2010 UCSB Long Range Development Plan (LRDP). The project is consistent with the Environmental Impact Report (EIR) prepared for the 2010 UCSB LRDP (UCSB 2008a). The project will not cause any significant impacts and no mitigation is required. See the LRDP Consistency Table provided in Attachment 4 for a detailed consistency analysis.

LRDP Policy LU-01: Building 7900 is not included in the baseline Academic and Support land use designation gross square feet build-out. Its removal does not affect the available GSF entitlement under the 2010 LRDP.

LRDP Policy ESH-28: Given the presence of mature eucalyptus trees along both sides of West Campus Lane to the east of the project site (the nearest tree is approximately 30 feet east of Building 7900), this policy will be followed. In addition, the following protocol will be implemented:

For any construction between February 15th and September 1st, the University shall retain the services of a qualified biologist or environmental resource 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 resource 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 resource specialist with experience in conducting bird surveys shall conduct bird surveys 30 calendar days prior to the construction and/or tree removal activities 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 any species of raptor is found within 300 ft. of the project (500 ft. for raptors), the University shall retain the services of a qualified biologist with experience conducting bird and noise surveys, to monitor bird behavior and construction noise levels. The biological monitor 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 biological monitor 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 within 300 ft. (500 ft. for raptors) of the nesting trees shall cease and shall not recommence until either new sound mitigation can be employed or nesting is complete.

- 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, UCSB will notify the appropriate State and Federal Agencies within 24 hours, and appropriate action specific to each incident will be developed. UCSB will notify the California Coastal Commission by e-mail within 24 hours and consult with the Commission regarding determinations of State and Federal agencies.

ENVIRONMENTAL ISSUES:

The project is Categorically Exempt under CEQA in accordance with Section 15301, Class 1, Existing Facilities, subdivision (I): demolition and removal of a small structure. None of the exceptions in Section 15300.2 apply. A Notice of Exemption was prepared for the proposed project (see NOE in Attachment 5). The list of interested parties in Attachment 3 was also notified of the project proposal.

All actions will be consistent with applicable federal, state, and local environmental permitting requirements.

Aesthetics: The proposed project would remove existing development within the surrounding scenic area of the Devereux North Knoll, eucalyptus trees, and the Devereux Slough's northern and southern fingers. Removal of the Building 7900 structure would remove a dilapidated building from the area and enhance the natural setting around the West Campus.

Agricultural and Forestry Resources: There are no agricultural or forestry resources at the University.

Air Quality: The proposed project would be short-term and small-scale. No thresholds of significance have been established for short-term/small-scale projects in the Santa Barbara Air Pollution Control District. The proposed demolition and site work area is relatively small and will require approximately 10 truck trips to remove debris which would not result in a significant impact on air quality. The project would require minimal mulching of any ground disturbance following demolition activities. Therefore, no significant impacts would be created from the generation of fugitive dust particles.

Asbestos has been identified in the building. The asbestos will be removed in accordance with applicable laws and regulations before demolition. The asbestos will be properly disposed in a

facility approved to accept such material. An Asbestos Demolition and Renovation Compliance Checklist and associated notification will be obtained from the SBCAPCD. The project would be subject to inspection by the SBCAPCD. Compliance with these regulatory requirements ensures there would be no impact.

Biological Resources: The proposed project is not located in ESHA or ESHA buffer and would not impact any biological resources. Three mature ornamental trees are located within 20 feet of the building foundation. All trees would be protected in place. No trees or sensitive habitat would be removed. Bird and Raptor nesting surveys would be conducted in the mature eucalyptus trees to the east of the project site prior to demolition to ensure there would be no impact from noise on sensitive species.

Cultural Resources: Two previously documented cultural resource boundaries (CA-SBA-2452 and CA-SBA-51) are located in the vicinity of the project. CA-SBA-2452 is adjacent to the project’s western and northern boundary, and CA-SBA-51 is located approximately 140 feet northeast of the proposed project (UCSB 2008a). The only ground disturbance associated with the proposed project is excavating two holes within previously-disturbed soil to cap the existing water and gas line. The holes would be the minimum necessary to allow the work to be completed and, in any case, would be no larger than 3 feet by 3 feet by 3 feet. The existing concrete slab would remain in place. Therefore, the project would not disturb any previously undisturbed ground.

In the event archaeological resources were to be encountered during ground disturbance, all 2010 LRDP policies and mitigations¹ would be followed. The following relevant 2010 LRDP EIR mitigation measures would be incorporated into the design for the project:

LRDP EIR Issue	Ref.No.	LRDP EIR Mitigation Measure Incorporated into the project design
Cultural Resources	CULT-1L	Present short training session for construction crews in the identification of archaeological remains and awareness of Native American concerns.
	CULT-1M	If archaeological materials are discovered during project construction, work should halt immediately within 100 feet of the find, and a qualified archaeologist should be contacted to verify the nature of the find.
	CULT-1E	Avoidance is not possible – a qualified archaeologist will conduct minimal, initial test excavations to determine presence/absence of intact deposit within the impact area, following guidelines in Treatment Plan. A Native American monitor must be present.
	CULT-1F	Impact area has no significant resources present – remaining site areas shall be fenced for protection, with no additional management.

¹ UCSB Office of Campus Planning & Design, 2010. Mitigation Monitoring Program for the University of California Santa Barbara Long Range Development Plan. University of California Santa Barbara.

LRDP EIR Issue	Ref.No.	LRDP EIR Mitigation Measure Incorporated into the project design
	CULT-1G	Potentially eligible resources are identified within the impact area – expand test excavations to determine California Register eligibility and CEQA significance, following guidelines in Treatment Plan. A Native American monitor must be present.
	CULT-1H	Document findings in a test excavation report, detailing site integrity and evaluation criteria.
	CULT-1I	Resource is ineligible - no further management is required.
	CULT-1J	Resource is eligible and cannot be completely avoided by project redesign - implement data recovery measures, following the Treatment Plan. A Native American monitor must be present.
	CULT-1K	Project can proceed unless data recovery efforts do not capture “unique” characteristics of the resource – implement project redesign, placement of fill, project relocation or abandonment.

Any temporary, surface impacts would not extend beyond the previously disturbed ground surface that includes the structure’s slab foundation, a concrete slab behind (east of) the structure, and landscaped yards.

Building 7900 is approximately 65 years old and is not a historic resource because no evidence of famous architects, visitors, owners, or events has been linked to the structure.

Given the above, the proposed project would not impact any cultural or archaeological resources.

Geology/Soils: The proposed project would not involve grading and includes only minor excavation. Best Management Practices such as silt fences and erosion control methods will be in place to avoid sediment/fugitive dust transport off the project site. The removal of existing structure/foundation/driveway and landscaped yard would not impact geological resources.

Greenhouse Gas Emissions: The project proposes approximately 10 truck trips to an appropriate landfill/recycling center and hazardous disposal site, and intermittent operation of demolition equipment for approximately 2-3 weeks. Therefore, the project would not create a significant impact on greenhouse gas emissions or conflict with an applicable reduction plan.

Hazards & Hazardous Materials: The Asbestos and Pb (Lead) Coordinator at UCSB Design and Construction Services (Horstin 2022) would select the appropriate control strategy for disposal of materials². There would be no significant impacts.

Hydrology/Water Quality: There would be no site grading or major ground disturbance. The slab would remain and impervious area on the site would not change. Any temporarily-disturbed

² Horstin, G., personal communication, January 2022.

ground area would be covered with mulch upon project completion. There would be no significant impacts on hydrology or water quality.

Land Use/Planning: The proposed project is a building demolition and does not impact the land use designation. There would be no impact to land use planning on the site.

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

Noise: Noise generated from demolition would be temporary and would not cause a significant impact. The project manager will inform the Devereux School and residents at the West Campus Point Faculty Housing of the proposed project.

Population and Housing: The project does not propose any new development which would increase or displace population and housing. One unoccupied building would be demolished. There would be no impact to population or housing.

Public Services: The project would not impact public services.

Recreation: The project would not impact recreational facilities in the area.

Transportation/Traffic: Demolition-related traffic would be temporary. The project would not impact circulation.

Tribal Cultural Resources

For the reasons discussed in the Cultural Resources section above, the project would have no impact on Tribal Cultural Resources.

Utilities/Service Systems: All existing utilities that serve the building would be removed and the existing water and gas lines would be capped in place as described above. Power to Building 7910, which currently connects through Building 7900, would be re-routed. No ground-disturbing activities would be required to re-route the power, and no new utilities or service systems are required. There would be no impact.

DETERMINATION: The proposed project consists of demolishing an approximately 13,700 GSF, one story building. Based on the above project assessment, the proposed project is classified as exempt from the provisions of CEQA under:

Section 15301 Class 1, Existing Facilities, subdivision (I).

The proposed Devereux Building 7900 Abatement/Demolition Project is exempt. Pursuant to Section 15300.2, none of the exceptions cited therein apply to this project.

Chris Noddings

2/24/2022

Chris Noddings
Senior Planner

Date

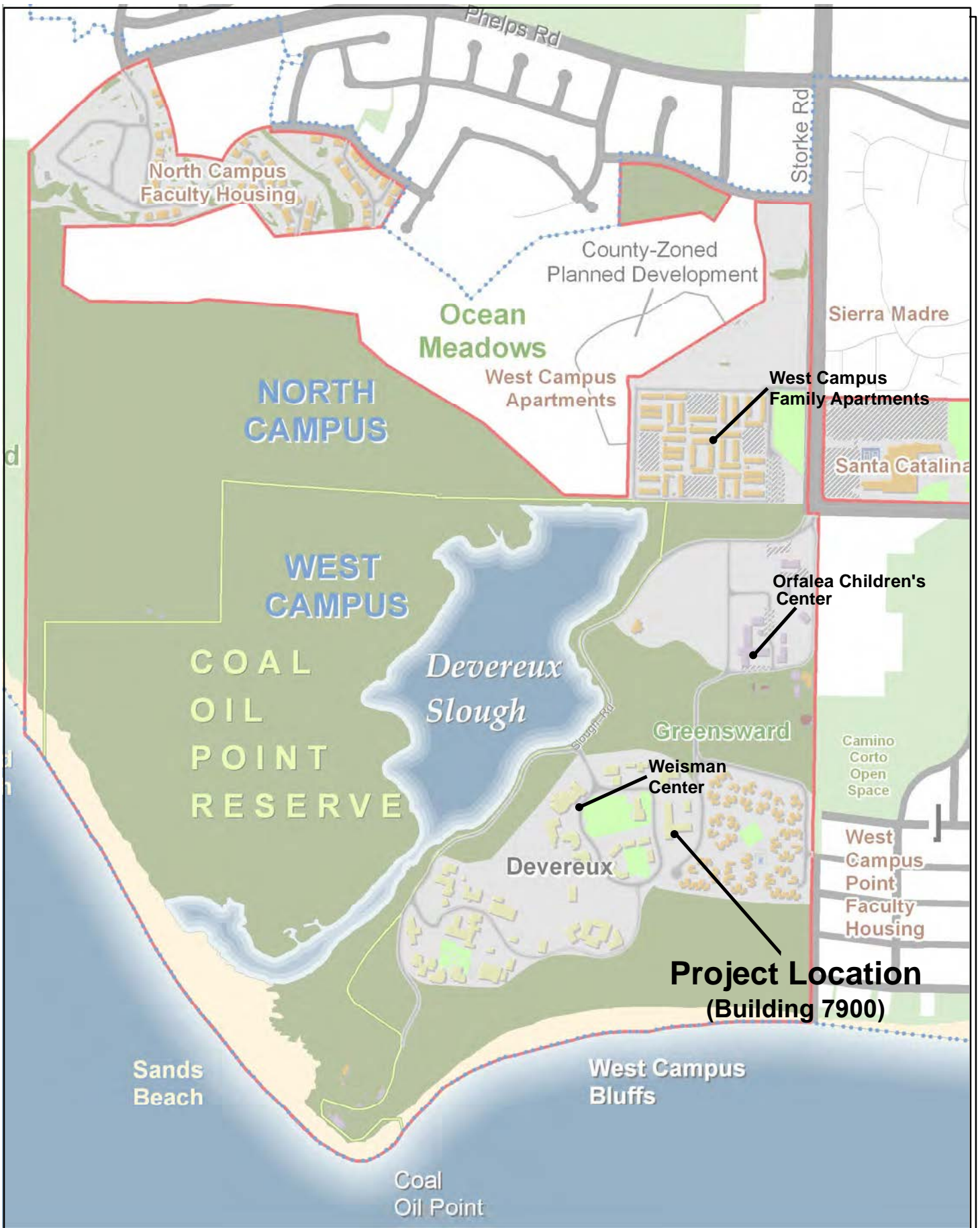
ATTACHMENTS

Project Location Map and Conceptual Site Plan
Photographs

REFERENCES

University of California, Santa Barbara (UCSB)
2008(a) *Final Environmental Impact Report for the University of California, Santa Barbara Long Range Development Plan.*

University of California, Santa Barbara (UCSB)
2008(b) *Long Range Development Plan, University of California, Santa Barbara.*



Conceptual Site Plan







WARNING

CAUTION
KEEP OUT



CAUTION
KEE







Google Maps Street View
March 2019