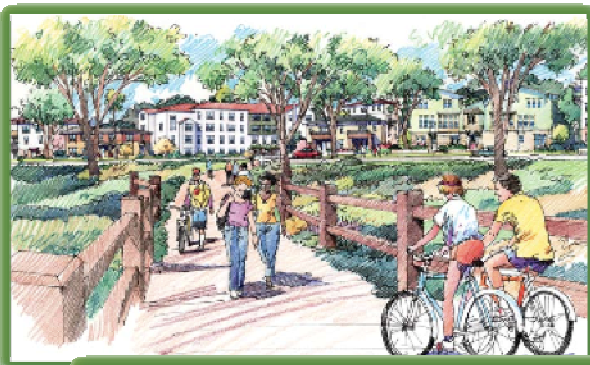


REVIEW STATUS
UNIVERSITY OF CALIFORNIA SANTA BARBARA (UCSB)
LONG RANGE DEVELOPMENT PLAN (LRDP)
DRAFT EIR (DEIR)

COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS
JUNE 3, 2008



OFFICE OF LONG RANGE PLANNING

www.longrange.sbcountyplanning.org

RECOMENDATION

- Receive and accept a status report on the County's review of the University of California, Santa Barbara's (UCSB) Long Range Development Plan (LRDP) Draft Environmental Impact Report (DEIR).
- Provide direction to staff to prepare and submit comments regarding the DEIR by the June 23, 2008 deadline



REVIEW STATUS UCSB LRDP DEIR

- **THE “ACADEMIC PLAN”**
 - Establishes the Campus Growth
 - 1% per year to 2025
 - 25,000 students
- **THE LONG RANGE DEVELOPMENT PLAN (LRDP)**
 - The Campus General Plan
 - Implements the Academic Plan through appropriate land uses and growth related to the population
- **DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)**
 - Required pursuant to CEQA
 - Coastal Commission is the approving body



REVIEW STATUS UCSB LRDP DEIR

- **UNDERSTANDING GOALS**

- **UCSB**

- World-Class University
 - UC Regents determines campus growth
 - Academic Plan guides future growth
 - Long Range Development Plan (LRDP) implements the Academic Plan

- **County of Santa Barbara**

- Provides Public Services & Infrastructure
 - Responsive to Community Concerns
 - Establish positive fiscal position



REVIEW STATUS UCSB LRDP DEIR

LRDP SUMMARY			
Use Type	Existing	Proposed	Total by 2025
Student Enrollment	20,000	+ 5,000	25,000 Students
Faculty Population	1,054	+ 336	1,400 Faculty
Staff Population	3,631	+ 1,400	5,031 Staff
Academic Space	2.7 Mil.	+ 1.8 Mil.	4.5 Mil. ASF
Student Bed Spaces	6,652	+ 5,443	12,095 Student Bed Spaces
Student Families Housing Units	704	+ 239	943 Student Family Units
Faculty/Staff Housing Units	226	+ 1,874	2,100 Faculty/Staff Units
Recreational	26	+ 5	31 Acres
Parking Spaces	10,480	+ 3,650	14,230 Spaces

Source: UCSB LRDP DEIR, March 2008



REVIEW STATUS UCSB LRDP DEIR



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REVIEW STATUS UCSB LRDP DEIR

- **UCSB LRDP & DEIR**
 - Released March 20, 2008
 - 90 Day Comment Period
 - Ends Monday, June 23, 2008
- **INTERDEPARTMENTAL REVIEW COMPLETED**
 - County Executive Office, Fire, Sheriff, Public Works (Traffic, Solid Waste, Water Resources), Planning and Development, Parks, and County Counsel
- **FISCAL IMPACT ANALYSIS COMPLETED**
 - Analysis conducted by Economic Planning Systems



REVIEW STATUS UCSB LRDP DEIR

- **DEIR COMMENT SUMMARY**

- **Aesthetics**

- Height increases up to 80 feet

- **Air Quality**

- Increase in peak hour trips

- **Biology**

- Development adjacent to Environmentally Sensitive Habitat Areas (ESHA)
- Construction impacts and subsequent uses will need to be mitigated



REVIEW STATUS UCSB LRDP DEIR

- **DEIR COMMENT SUMMARY CONT'D**

- **Cultural Resources**

- Demolition of existing structures of potential historic merit

- **Geology**

- Fault lines cross the campus, which may change LRDP campus design
- Seawall may be needed on east facing bluffs



REVIEW STATUS UCSB LRDP DEIR

• DEIR COMMENT SUMMARY CONT'D

– Hydrology & Water Quality

- Increase in run-off from developed areas into existing impaired waterways

– Hazards

- Increase in the need and handling of hazardous materials
- Greater need for coordination with County to ensure the safety of students, faculty, staff and County residents.

– Noise

- Noise levels may potentially increase due to LRDP growth
- Noise resulting from construction and use should be consistent with the Biology section



REVIEW STATUS UCSB LRDP DEIR

• DEIR COMMENT SUMMARY CONT'D

– Population & Housing

- The proposed growth and redevelopment could impact strained housing stock if not constructed in proper phases
- The secondary growth and continuing students may also impact housing stock



REVIEW STATUS UCSB LRDP DEIR

- **DEIR COMMENT SUMMARY CONT'D**
 - **Public Services**
 - County Fire service will be impacted
 - County Law Enforcement will be further impacted



REVIEW STATUS UCSB LRDP DEIR

• DEIR COMMENT SUMMARY CONT'D

– Recreation

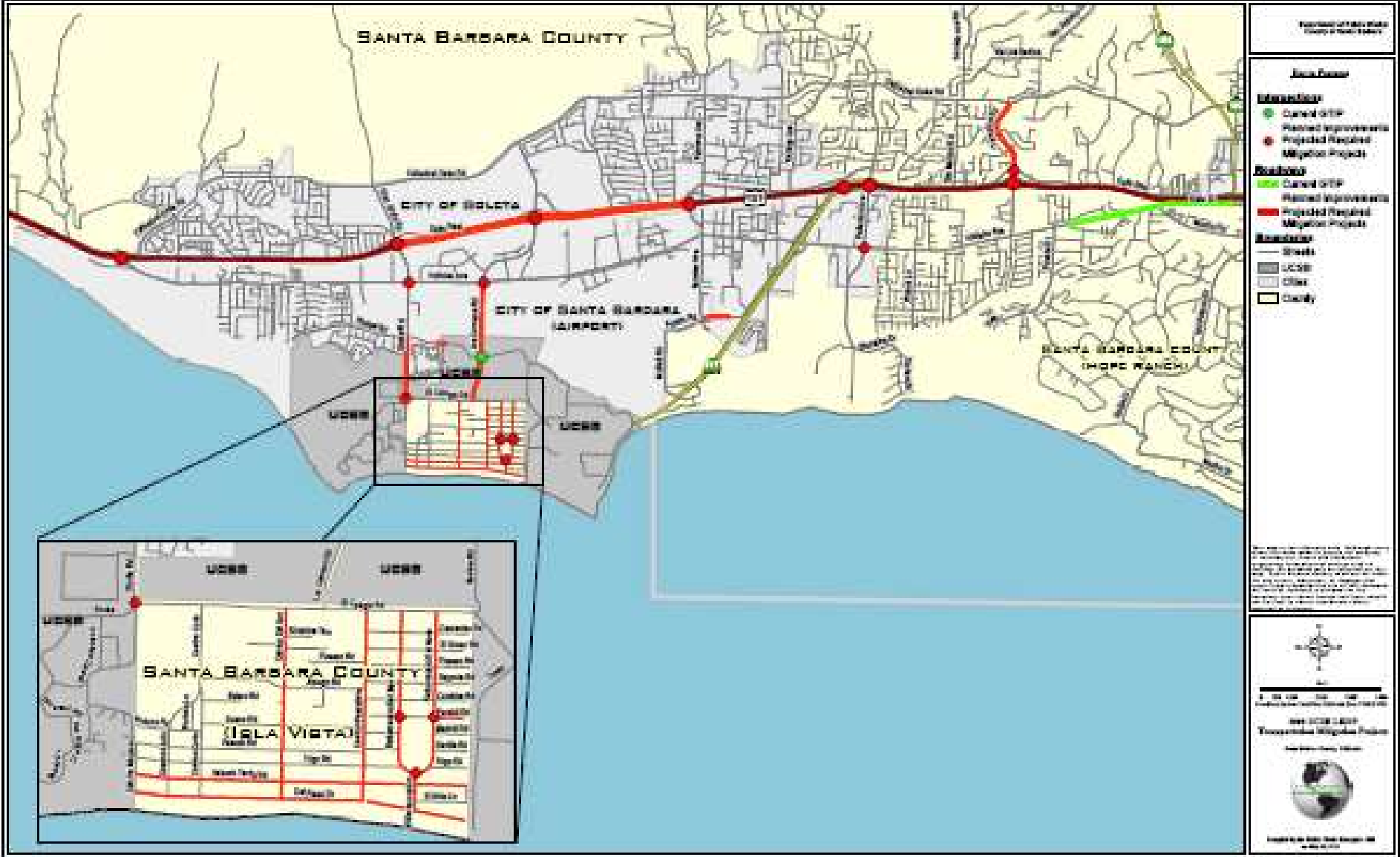
- Increased growth will result in increased use of Goleta Beach and surrounding trails and bike paths

– Transportation

- Increases in peak hour trips would necessitate roadway improvements in the area
- This would resulting from cumulative growth and project specific growth



REVIEW STATUS UCSB LRDP DEIR



REVIEW STATUS UCSB LRDP DEIR

• DEIR COMMENT SUMMARY CONT'D

– Water Supply & Waste Water

- Increased growth will exceed UCSB water allotment
- UCSB will need to secure additional water
- Current waste water capacity can accommodate the proposed growth

– Other Facilities

- Demolition, construction and build-out related solid waste will result in an significant amount of waste.
- Diversion rates consistent with the County should be implemented



REVIEW STATUS UCSB LRDP DEIR

- **DEIR COMMENT SUMMARY CONT'D**

- **Alternatives**

- Alternatives that address regional issues, such as housing, public services and traffic should be addressed.

- **Other CEQA Considerations**

- Additional jobs, indirect LRDP growth will impact existing jobs housing balance
- Assembly Bill 32, Greenhouse Gas Bill



REVIEW STATUS UCSB LRDP DEIR

- **FISCAL CONSIDERATIONS**

- Analysis of UCSB fiscal impacts

- Economic Planning Systems (EPS) study evaluated the following:
 - Services Provided
 - Funding Sources
 - Capital Improvements
 - UCSB “Tax Exempt” status

- **EPS STUDY**

- Public Services operating at a **deficit**

- Currently \$5.0 Million annually
- LRDP Build out of \$9.3 Million annually

- Required Infrastructure Needs

- Will exceed **\$132 Million**



REVIEW STATUS UCSB LRDP DEIR

ONE TIME COSTS FOR CAPITAL IMPROVEMENT (MITIGATION FEES)

Item	Student Units	Faculty Units	Institutional	Total	% of Total
<u>Net New Development Summary¹</u>					
Single Student Units, at 2 beds per unit	2,722	--	--		
Family Units	239	1,874	--		
Academic Square Footage	--	--	1,800,000		
Totals by Type	2,961	1,874	1,800,000		
<u>Development Impact Fees</u>					
	<u>Fee per Unit²</u>	<u>Fee per Unit²</u>	<u>Fee per 1,000 SqFt.³</u>		
Parks	\$2,657	\$2,657	\$2,149		
Fire - Goleta	\$529	\$529	\$703		
Fire - Countywide ⁴	\$52	\$110	\$100		
Library	\$286	\$286	\$190		
Public Administration	\$1,221	\$1,221	\$813		
Sheriff	\$326	\$326	\$435		
Total Fees					
Parks	\$7,868,000	\$4,979,600	\$3,868,200	\$16,715,800	51%
Fire - Goleta	\$1,566,400	\$991,300	\$1,265,400	\$3,823,100	12%
Fire - Countywide ⁴	\$154,000	\$206,100	\$180,000	\$540,100	2%
Library	\$846,800	\$536,000	\$342,000	\$1,724,800	5%
Public Administration	\$3,615,400	\$2,288,200	\$1,463,400	\$7,367,000	23%
Sheriff	\$965,300	\$610,900	\$783,000	\$2,359,200	7%
Total - Existing Fees	\$15,015,900	\$9,612,100	\$7,902,000	\$32,530,000	100%
<u>Additional Departmental Capital Impacts</u>					
Transportation ⁵	\$22,470,700	\$11,927,800	\$55,962,000	\$90,360,500	
Fire Stations Development ⁶	--	--	--	\$8,231,800	
Total Additional	--	--	--	\$98,592,300	
<u>Goleta Beach - Stabilization Project⁷</u>					
Total Project Costs	\$10,102,000	--	--	--	
(Less) Secured Funding	(\$1,600,000)	--	--	--	
Net Costs	\$8,502,000	--	--	--	
%/ Costs Allocated to UCSB	17%	--	--	\$1,477,600	
Total Capital Costs Allocated to UCSB				\$132,599,900	

REVIEW STATUS UCSB LRDP DEIR

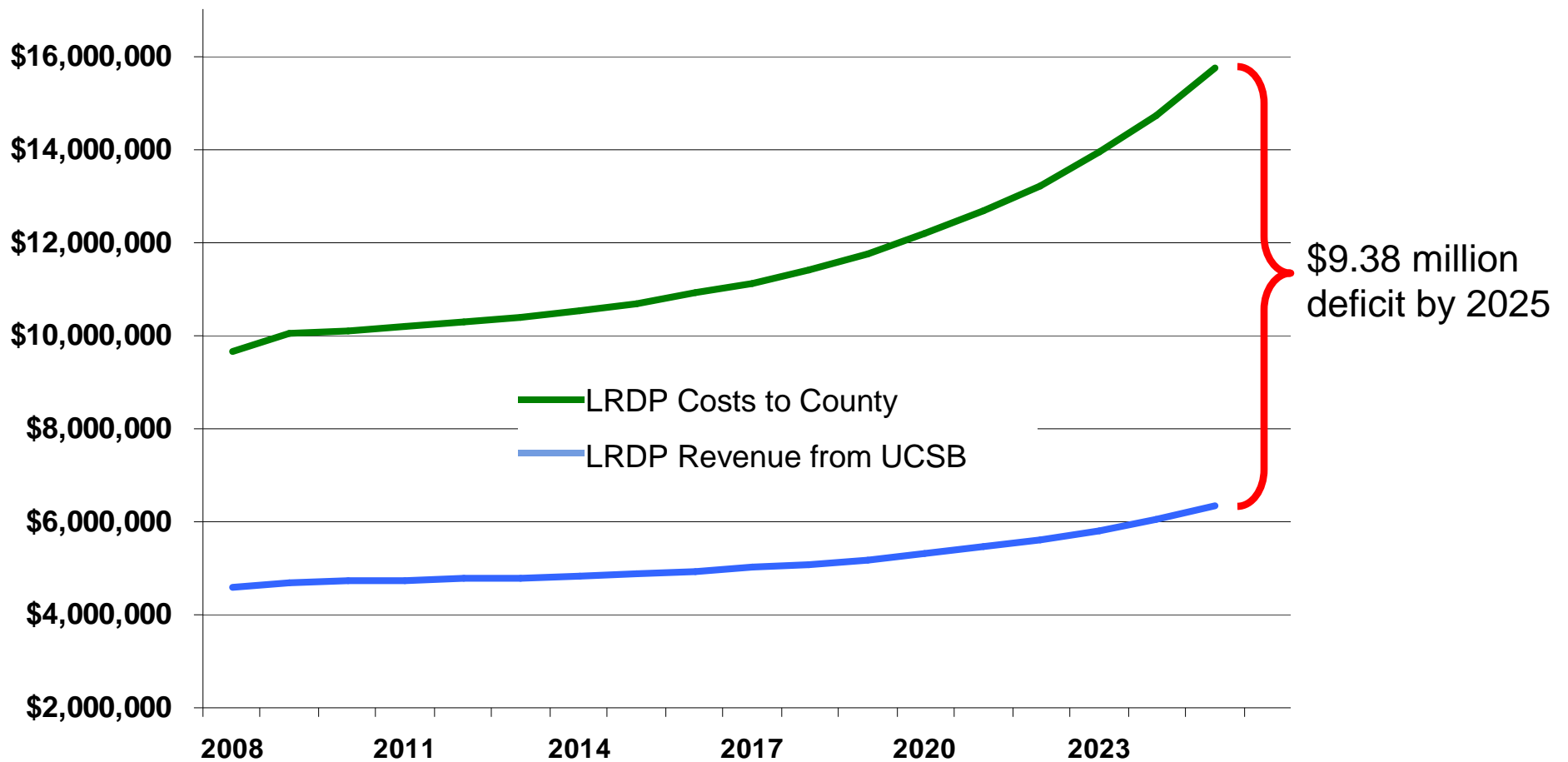
ONGOING COUNTY GENERAL FUND COSTS

Item	Existing ¹		LRDP ¹		Total ¹		
	UCSB	Isla Vista	UCSB	Isla Vista	UCSB	Isla Vista	Total
Costs²							
Fire ³	\$1,558,200	\$1,985,400	\$1,222,100	\$198,600	\$2,780,300	\$2,184,000	\$4,964,300
Sheriff, Custody, and Court ³	\$2,541,700	\$1,394,800	\$2,703,400	\$152,900	\$5,245,100	\$1,547,700	\$6,792,800
Public Works ³	\$0	\$76,700	\$0	\$0	\$0	\$76,700	\$76,700
Parks ³	\$0	\$38,000	\$0	\$22,400	\$0	\$60,400	\$60,400
Other County Depts ⁴	<u>\$1,155,500</u>	<u>\$911,100</u>	<u>\$1,722,000</u>	<u>\$34,000</u>	<u>\$2,877,600</u>	<u>\$945,200</u>	<u>\$3,822,700</u>
Total Annual Cost Estimate	\$5,255,400	\$4,406,000	\$5,647,500	\$407,900	\$10,903,000	\$4,814,000	\$15,716,900
Revenues⁵							
Property Tax ⁶	\$28,500	\$394,500	\$74,600	\$29,700	\$103,100	\$424,200	\$527,300
Other, Property-related ⁷	\$1,067,500	\$1,218,400	\$819,000	\$162,000	\$1,886,500	\$1,380,400	\$3,266,900
Fire District Tax	\$17,000	\$240,900	\$44,600	\$18,100	\$61,600	\$259,000	\$320,600
Retail and Prop 172 Sales Tax	\$327,300	\$409,000	\$193,700	\$42,000	\$521,000	\$451,000	\$972,000
Transient Occupancy Tax	\$136,800	\$151,300	\$104,900	\$15,400	\$241,700	\$166,700	\$408,400
Franchises, Fines/Penalties	<u>\$281,400</u>	<u>\$311,300</u>	<u>\$215,900</u>	<u>\$31,600</u>	<u>\$497,300</u>	<u>\$342,900</u>	<u>\$840,200</u>
Total Annual Revenue Estimate	\$1,858,500	\$2,725,400	\$1,452,700	\$298,800	\$3,311,200	\$3,024,200	\$6,335,400
Net Annual Fiscal Impact	(\$3,396,900)	(\$1,680,600)	(\$4,194,800)	(\$109,100)	(\$7,591,800)	(\$1,789,800)	(\$9,381,500)

REVIEW STATUS UCSB LRDP DEIR

- FISCAL CONSIDERATIONS

- LRDP Impacts to County General Fund



REVIEW STATUS UCSB LRDP DEIR

- **RECOMMENDED ACTION**

- The Board of Supervisors direct staff to prepare and submit comments regarding the UCSB LRDP & DEIR

- **NEXT STEPS**

- Submit DEIR comments by June 23, 2008 deadline
- CEO Office to meet with UCSB to discuss comments and mitigation measures proposed by the County

