



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: 9/7/10
Placement: Departmental
Estimated Time: 90 min.
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Susan Paul, Assistant County Executive Officer, 568-2817
Directors Dianne Black, Director of Development Services, 568-2086
SUBJECT: **2010 UCSB Long-Range Development Plan Mitigation Implementation and Settlement Agreement and Cooperative Service Agreements for Fire, Law Enforcement and Isla Vista**

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

1. Approve and, contingent on the University of California Regents' first signing the four separate agreements between the University of California, Santa Barbara (UCSB) and the County of Santa Barbara addressing the impacts of UCSB growth under the proposed 2010 Long-Range Development Plan (2010 LRDP), authorize the Chair to sign the same agreements. The four agreements, attached hereto as Attachments A-D, are as follows:
 - A. Long Range Development Plan Mitigation Implementation and Settlement Agreement (addressing traffic and housing);
 - B. Cooperative Agreement for Fire Protection, Emergency Response and Paramedic Services;
 - C. Cooperative Agreement for Law Enforcement;
 - D. Cooperative Agreement for Isla Vista Community Improvements.
2. Accept the CEQA Exemption pursuant to Section 15378(a) and 15378 (b) (4) of the Guidelines for Implementation of the California Environmental Quality Act, included as Attachment E, and authorize the filing of a Notice of Exemption.

3. Approve and authorize the Chair to sign the letter in Attachment F to the University of California Regents indicating the County's conditional support of the Long Range Development Plan, subject to execution of the four agreements.

SUMMARY AND DISCUSSION:

Summary of Proposed Long Range Development Plan:

UCSB is a world-class institution of higher education that enriches the community and figures prominently in the lives of County residents. UCSB is updating its Long-Range Development Plan (LRDP) which governs campus growth and development. At the meeting of the UC Regents on September 14 through 16, UCSB intends to present its 2010 LRDP together with the four agreements to the UC Regents for approval and acceptance of the associated environmental impact report (EIR). Following approval by the UC Regents, the 2010 LRDP will also require certification by the California Coastal Commission before it becomes effective.

As summarized in the table below, the proposed 2010 LRDP envisions significant UCSB growth in population over the next 15 years. To accomplish its academic planning goals, UCSB proposes to increase the size, extent, and capacity of campus development and increase campus population and enrollment by in excess of 11,000 people.

LRDP Summary				Population Growth		
Use Type	Existing	Proposed	Total by 2025	Existing	Proposed	Total
Student Enrollment	20,000	+ 5,000	25,000 Students	21,410		
Faculty Population	1,054	+ 336	1,400 Faculty	9,723		
Staff Population	3,631	+ 1,400	5,031 Staff			
Academic Space (sf.)	2.7 Mil.	+ 1.8 Mil.	4.5 Mil. ASF			
Academic Space (sf.)	2.9 Mil	+2.5 Mil.	5.4 Mil GSF			
Student Bed Spaces	6,652	+ 5,443	12,095 Student Bed Spaces		+ 5,443	
Student Family Units	704	+ 239	943 Student Family Units		+641	
Faculty/Staff Units	226	+ 1,874	2,100 Faculty/Staff Units		+5,022	
Recreational	26	+ 5	31 Acres			
Parking Spaces	10,480	+ 3,650	14,230 Spaces			
Total				31,133	+11,106	42,239

Sources: UCSB LRDP DEIR, March 2008 Section 3.0: Project Description and the UC Santa Barbara 2007-08 Campus Profile for the 2007-08 school year; Section 4.11: Public Services. Enrollment headcount, UC Santa Barbara, “2007-08 Campus Profile”, page 1, <http://bap.ucsb.edu/IR/07-08/cp2007.pdf>. UCSB Personnel headcount, UC Santa Barbara, “2007-08 Campus Profile”, page 8,

<http://bap.ucsb.edu/IR/07-08/cp2007.pdf>.

Existing campus housing and new student, faculty and staff housing proposed by the 2010 LRDP are shown in more detail in the tables below and in Attachments G and H.¹

Proposed Additional Campus Housing							
Site	Existing Units/Beds	Units/Beds Removed	New Units/Beds Proposed	Net New Units/Beds	Add'l Single Students Housed	Add'l Student Families Housed	Add'l Faculty/Staff Families Housed
	units	units	units	units			
Facilities Management	0	0	598	598	1238	200	0
West Campus Apartments	250	250	481	231	0	-10	241
Storke Apartments	342	342	731	389	0	-126	515
Santa Ynez Apartments	180	180	580	400	0	175	405
Ocean Road Housing	0	0	543	543	0	0	543
West Campus Mesa	0	0	45	45	0	0	45
Devereux	0	0	125	125	0	0	125
Totals	772	772	3103	2331	1238	239	1874
	beds	beds	beds	beds			
Eastside Residential Hall Additions	1250	518	3072	2554	2554	0	0
San Miguel/San Nicholas Additions	814	4	934	930	930	0	0
Santa Catalina (FT) Addition	1325	0	600	600	600	0	0
San Clemente Addition	973	0	121	121	121	0	0
Totals	4362	552	4727	4205	4205	0	0

UCSB currently has some 2.7 million assignable square feet of academic and support space in eight categories, plus an additional 169,000 gross square feet of building space on the Devereux property acquired in 2007. As shown in the table below, UCSB is proposing almost 1.8 million square feet of additional academic and support space as part of the 2010 LRDP.²

Additional Proposed Academic and Support Space		
Functional Area	Total Assignable SF	Percent of Total
Instruction and Research	930,000	52%
Academic Support	110,000	6%
Organized Research Units and Activities	305,000	17%
Library	120,700	8%
Student Services	110,000	6%
Institutional Services	85,000	5%
Public Services	115,000	6%
TOTAL	1,775,000	100%

¹ LRDP FEIR Table 3.0-9.

² LRDP FEIR Table 3.0-8.

Analysis of Long Range Development Plan:

The additional growth proposed under the 2010 LRDP would place additional demands on public services and infrastructure, especially fire protection, law enforcement and transportation infrastructure. Normally, the County of Santa Barbara would be in a position to mitigate the impacts resulting from a development project within its jurisdiction through its lead agency status under CEQA and in the context of a required planning permit. In the case of development on a University campus, local jurisdictions, including the County, are not lead or responsible agencies under CEQA and do not have any permit authority over campus development. The County may comment on and ultimately challenge the CEQA review for a University project.

In addition to the lack of permit authority, the County of Santa Barbara does not collect property taxes associated with University development. While UCSB is exempt from payment of property taxes, the County has historically provided services to UCSB without direct monetary compensation. The gap between costs and revenues for services necessary to support the University has grown wider over time, and according to a study developed for the County by consultant EPS, this gap will grow to an estimated \$8.3 million per year in 2025.

In 2008, the County provided extensive comments on UCSB's draft environmental impact report (DEIR) for the 2010 LRDP. In response to comments received on the document, UCSB re-circulated the DEIR in early 2009. The County sent UCSB extensive comments on the re-circulated DEIR (RDEIR) in March 2009.

The County initiated joint negotiations with UCSB in the fall of 2009, following comments on UCSB's re-circulated DEIR. Over the past year, the County has engaged UCSB in negotiations to address the impacts of UCSB growth under the 2010 LRDP on County infrastructure and services. The City of Goleta, which would also be directly affected by UCSB growth, has also participated in these negotiations. The agreements presented for the Board's consideration today are the result of these negotiation efforts.

Staff is recommending that the Board approve and, contingent on the University of California Regents' first signing the four agreements, authorize the Chair to sign the same agreements. Should the University and Regents approve some, but not all of the agreements, staff will return to the Board for further direction.

CEQA Exemption

Pursuant to the State CEQA Guidelines Section 15378(a) and 15378(b)(4), the four agreements with the University of California that are the subject of this Board letter address government funding mechanisms for the provision of public services required to serve UCSB and growth proposed under UCSB's 2010 LRDP, including transportation and housing, fire protection and emergency services, law enforcement, and services and infrastructure improvements to serve the Isla Vista community. Many such services currently exist. County's included promise not to bring suit to challenge the validity of the 2010 LRDP and 2010 LRDP EIR also is not a project subject to the requirements of CEQA. Where the agreements refer to any specific project (such as particular road improvement or infrastructure projects), any

necessary project-specific environmental review required by CEQA will have been completed prior to commencement of the project.

Form and Terms of the Agreements:

Negotiations with UCSB have resulted in four separate agreements which comprehensively address the potential impacts of 2010 LRDP growth on County infrastructure and Services. County staff from all affected County Departments, including County Executive Office, Planning & Development, Public Works, Fire and Sheriff, were involved in the negotiations and are satisfied that the proposed terms would substantially offset the impacts of 2010 LRDP growth. The salient terms of these agreements are summarized below:

1. Mitigation Implementation Agreement addressing enrollment commitments, housing and traffic (tri-party agreement between City of Goleta, County of Santa Barbara and UCSB).

- UCSB student enrollment capped at 25,000 students.
- UCSB will provide housing for all new students (5,000 new beds) phased in step with enrollment growth.
- Over the course of the 2010 LRDP, UCSB will construct 1,874 new faculty/staff units phased to meet the demand caused by the LRDP growth.
- Any student housing provided off campus is in addition to UCSB's 5,000 new bed commitment; UCSB must negotiate in good faith to provide mitigation of service and infrastructure impacts of such additional housing.
- County will not oppose housing projects consistent with analysis in the 2010 LRDP.
- UCSB will mitigate its projected 2,170 p.m. peak hour trip (PHT) increase from 2010 LRDP growth by paying the County a total of \$3,119,318 for area traffic improvements (Los Carneros/Mesa Road intersection improvements, Los Carneros widening, Storke Road widening). Substantial additional funds are also provided to City of Goleta for area traffic improvements within the City of Goleta.
- UCSB will monitor actual traffic generation through a prescribed monitoring program.
- If UCSB-generated traffic exceeds the projected additional 2,170 PHT and UCSB is unsuccessful in reducing trips through other means, then for each trip in excess of the projected 2,170 PHT, UCSB will pay the average of the City and County's GTIP fee for each trip in excess of the projected additional 2,170 PHT. Based on the current GTIP fees, the Supplemental Trip Fee in excess of 2,170 PHT would be \$14,215 per trip.

2. Isla Vista Foot Patrol Cooperative Services Agreement addressing County and UCSB law enforcement (two-party agreement between County of Santa Barbara and UCSB).

- Ongoing commitment by UCSB to maintain the current UCSB staffing of seven UC Police officers to the Isla Vista Foot Patrol (IVFP) office, with enforceable and enhanced staffing requirements (UC Police officers must be available for regular duty, UCSB to fund overtime to County for any unmet staffing commitment).
- UCSB commitment of an additional 2.25 officers to be temporarily assigned to the IVFP during nights and weekends, in step with enrollment growth.

- A separate, operational MOU has been developed and will be maintained to address specific staffing and scheduling issues at the IVFP.

3. Fire Cooperative Services Agreement addressing provision of Fire Department services to UCSB (two-party agreement between County of Santa Barbara and UCSB).

- UCSB to provide ongoing funding for 70 % of the firefighter posts at Station 17 necessary to serve the existing population on campus at a ratio of one firefighter post for every 4,000 students (2.04 additional firefighter posts) to achieve full 2-in/2-out capability to protect existing UCSB development at current student levels, at a current cost of \$979,112 annually. This funding will be comprised of estimated revenue from emergency medical response services at UCSB (\$600,000) and payment of \$379,112 annually (adjusted based upon 55% of the actual cost of a post).
- UCSB to fund 100% of the cost of additional firefighter posts needed to serve new UCSB student enrollment growth at a ratio of one firefighter post for every 4,000 students, which equates to 1.25% of a post at full enrollment of 25,000. At the current cost of a post, this commitment represents \$858,750 annually.
- County to assume emergency medical response services at UCSB (currently provided by UC Police). Additionally, the County will maintain and UCSB will fund their current student emergency medical technician (EMT) intern program (\$83,500 annually).
- UCSB agrees to fund the cost of a replacement ambulance.
- UCSB to construct a replacement to Fire Station 17 in the event UCSB demolishes the station.
- UCSB agrees to lease to the County a one-acre parcel on West Campus for development of a future fire station.
- UCSB to make payments to the County in lieu of property tax for any faculty or staff units which are leased or rented instead of sold.

4. Isla Vista Cooperative Relations Agreement addressing IV Programs, such as a parking program and sidewalk and intersection safety improvements (two-party agreement between County of Santa Barbara and UCSB).

- UCSB will give the County a total of \$3,600,000 for improvements in Isla Vista that facilitate circulation between Isla Vista and the UCSB campuses (\$1.6 million of these funds have been allocated from El Colegio by separate agreement and the remaining \$2 million will be provided based upon student growth at a rate of \$400/student over the current 20,000 enrollment cap).
- UCSB agrees to participate in the development and implementation of a parking program for Isla Vista.
- University agrees to support programs in Isla Vista, such as alcohol and drug awareness, Greek life extracurricular opportunities and community service, and Isla Vista Master Planning efforts of the County.

Fiscal and Facilities Impacts:

Budgeted: Yes

Negotiation with UCSB of the settlement and cooperative agreements was funded by the CEO's and the Planning and Development Department's budgets for Fiscal Year 2009-2010 and 2010-2011. In the current budget, see Long Range Planning, Community Plans, at page D-328.

Fiscal Analysis:

The agreements would provide capital to Public Works for transportation improvements in the Goleta and Isla Vista areas, capital and operational funds to the Fire Department, and operational assistance and funding for any unmet operational commitments of UCSB to the Sheriff's department for the Isla Vista Foot Patrol.

Staffing Impacts:

None

Special Instructions:

Chair to sign the letter to the UC Regents in Attachment F and provide to Dianne Black for transmittal to the UC Regents. Following UC Regents' signature of the agreements, Chair to sign and return the executed agreements in Attachments A-D to the Clerk of Board.

The Clerk of the Board shall forward a copy of the Minute Order and the executed agreements to Planning & Development, Attention: Dianne Black, Director of Development Services.

CEO and Planning & Development will provide copies of the executed agreements to the University of California and City of Goleta and notify all interested parties of the Board of Supervisors action.

Attachments:

- Attachment A: Long Range Development Plan Mitigation Implementation and Settlement Agreement
- Attachment B: Cooperative Agreement for Fire Protection, Emergency Response and Paramedic Services
- Attachment C: Cooperative Agreement for Law Enforcement (IV Foot Patrol MOU Attached)
- Attachment D: Cooperative Agreement for Isla Vista Community Improvements
- Attachment E: CEQA Exemption
- Attachment F: Letter to the University of California Regents
- Attachment G: Existing UCSB Housing
- Attachment H: Proposed 2010 LRDP Housing

Authored by:

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Office of Long Range Planning, Planning and Development Department