



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

Submitted on:
(COB Stamp)

Department Name: Planning & Development
Department No.: 053
For Agenda Of: June 3, 2008
Placement: Departmental
Estimate Time: 1 hour
Continued Item: NO
If Yes, date from:
Vote Required: No Vote Required

TO: Board of Supervisors
FROM: Department Director: John Baker, Director of Planning and Development
Contact Info: John McInnes, Long Range Planning Director 805-568-3552
Derek Johnson, Deputy Director, Long Range Planning 805-568-2072

SUBJECT: Review status of the University of California Santa Barbara (UCSB) Long Range Development Plan (LRDP) and Draft Environmental Impact Report (DEIR)

County Counsel Concurrence:

As to form/legality: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors:

1. 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).
2. Provide direction to staff to prepare and submit comments regarding the DEIR by the June 23, 2008 deadline.

Summary:

The purpose of this hearing is to provide an update on the status of the County's efforts to review the proposed University of California, Santa Barbara (UCSB) Long Range Development Plan (LRDP) and Draft Environmental Impact Report (DEIR). This staff report summarizes the County's initial comments on the DEIR and outlines the LRDP's preliminary fiscal impacts on the County.

Background:

UCSB is a world-class university that brings significant benefits to local communities, the region, and to the State of California. In order to support the continued success of UCSB, Santa Barbara County (County) has an obligation to provide public services and infrastructure in a manner that recognizes UCSB's needs, while being responsive to the community's concerns and maintaining the County's

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positive fiscal position to ensure that service levels and resources are adequately maintained for all community residents.

In anticipation of the release of the LRDP and DEIR, the County retained an independent economic consultant, Economic and Planning Systems (EPS), to identify the County's fiscal requirements related to the growth envisioned in UCSB's LRDP. Additionally, the County and EPS reviewed the DEIR and have prepared comments as outlined below with the intent of producing a superior Final LRDP and positioning UCSB to be successful in meeting its academic goals.

1. REVIEW OF THE LRDP DEIR

The County is currently preparing a detailed letter with comments and proposed alternative mitigation measures that will be submitted to UCSB by June 23, 2008 to ensure that all issues and impacts associated with the implementation of the LRDP are appropriately discussed, analyzed, and fully mitigated. Identified areas of importance are summarized below.

Aesthetics

The University proposes significant increases to building heights under the 2008 LRDP. The increases range from 20 feet to 80 feet and will impact views from the Santa Ynez Mountains, Isla Vista, Goleta Beach, the Devereux and Goleta Sloughs, and other points in the Goleta Valley. It is important that impacts to views and aesthetics under such development are adequately discussed, analyzed, and fully mitigated in the EIR.

Air Quality

It is important that the DEIR fully discuss, analyze, or mitigate impacts related to AB 32, greenhouse gases, and climate change. The DEIR provides a small discussion regarding AB 32; however, it does not provide mitigation measures. The County will coordinate with the Santa Barbara County Air Pollution Control District (APCD) to suggest mitigation measures that will assist UCSB mitigate all impacts to air quality and greenhouse gases.

Biology

The DEIR identifies a large number of significant species and habitats existing on UCSB property, along with each species' level of sensitivity. These include the Western Snowy Plover, the Monarch Butterfly, the White-tailed Kite, the Southern Tarplant, Oak Trees, and designated Environmentally Sensitive Habitat Areas (ESHA). The County's comments will be designed to strengthen the analysis in the DEIR regarding the impacts to these and other important species both on and off campus as a result of proposed LRDP development.

Cultural Resources

UCSB historic structures could be demolished through implementation of the LRDP. It is important to ensure that such impacts are adequately studied, discussed, analyzed, and mitigated.

Geology, Soils, and Geotechnical

The DEIR acknowledges the probability of constructing a seawall along the east-facing bluffs of Main Campus. The EIR will need to address how and where seawalls will be located and mitigated to the extent feasible. The County's comments will provide solutions to help avoid the development of

seawalls. Furthermore, the EIR needs to address significant identified issues related to the potential siting of buildings near or adjacent to fault lines.

Hazards and Hazardous Materials

It is important to ensure that the ongoing management of hazardous materials on campus is not compromised through the implementation of the LRDP, since proposed increases in the use, storage, and transport of hazardous materials could compromise the existing ability to manage hazardous waste. It is critical that potential impacts to resident safety and health be appropriately mitigated.

Hydrology and Water Quality

Existing and future impermeable surfaces that accompany the implementation of the LRDP will contribute to storm water runoff in designated impaired waterways adjacent to the UCSB campus, including the Goleta and Devereux Sloughs, the Pacific Ocean, and the Storke Wetlands. Analysis of these impacts could include information regarding the types and amounts of water contamination expected under the 2008 LRDP, including heavy metal, bacteria, and siltation. The County's comments will address these concerns and provide mitigation alternatives.

Land Use and Planning

It is important that the DEIR disclose the types and locations of existing land uses in adequate detail. Although Figure 4.8-3 of the DEIR graphically identifies land uses, the listing of allowable uses needs more detail. The information that is currently provided indicates that proposed UCSB-related and indirect growth cannot be accommodated by the County financially or physically without mitigation.

Noise

The DEIR identifies a list of noise-sensitive uses on and adjacent to the campus. An analysis of these uses should disclose noise levels and growth-related noise impacts. Construction-related noise, such as pile driving next to Environmentally Sensitive Habitat (ESH) and adjacent communities could result in impacts that must be thoroughly analyzed and mitigated.

Population & Housing

The LRDP and DEIR state that UCSB will house all of its proposed growth through the development of new housing and the redevelopment of existing housing, both on and off campus. The LRDP and DEIR provide for a four-year lag between population growth and new housing development. However, if new housing development does not coincide with proposed UCSB-related population growth, increased pressure will be placed surrounding communities to provide for those who are unable to find university-sponsored housing during the lag period. Furthermore, the LRDP and DEIR will need to define the indirect growth and analyze the impacts on surrounding communities.

Public Services – Law Enforcement and Fire Protection

It is important for the DEIR to accurately acknowledge, and mitigate potential impacts to public services resulting from the growth proposed in the LRDP. Of special concern are public safety services, such as law enforcement and fire protection. The growth of student, faculty, and staff populations envisioned in the LRDP will require additional law enforcement and fire personnel, equipment, and facilities. The County's comments will propose mitigation measures to ensure that public safety service levels in the County are not compromised and that impacts are mitigated to the extent feasible.

Recreation

The UCSB LRDP proposes significant increases to student, faculty and staff populations; however, the existing mitigations in the DEIR do not appear to fully address the recreation demands associated with this growth at the surrounding beaches, parks, and facilities, such as Goleta Beach, Goleta trails, and Goleta bike paths. The potential resulting imbalance could further impact the County's recreational facilities.

Transportation

The growth envisioned in the LRDP appears to contribute to existing parking and traffic problems. The County's comments will propose solutions to help avoid impacts, as well as capital projects to be funded by UCSB that will be required to accommodate projected LRDP traffic and parking demands.

Water Supply

Since the DEIR acknowledges that cumulative growth will result in demand exceeding the University's potable water availability, the DEIR should provide specific detail regarding the anticipated water sources identified to meet future water needs. It is important to ensure that the provision of new water to accommodate UCSB's growth does not impede the redevelopment of Isla Vista.

Waste Water

The existing treatment plant has the design capacity to accommodate the proposed cumulative growth including the LRDP. However, it appears that UCSB will need to negotiate additional capacity rights with the Goleta Sanitary District (GSD) and the cumulative wastewater flows for the (GSD) will exceed the remaining NPDES permit capacity.

Other Facilities

The DEIR fully discloses the potential impacts resulting from the proposed new construction and redevelopment, as well as the additional amounts and types of waste potentially generated from the increased population. The County is responsible for maintaining a diversion rate above 50% or pay fines of \$10,000 a day if the diversion rate falls below this threshold. The County's comments will provide suggestions to minimize impacts to the existing Tajiguas landfill that may affect current diversion rates, since UCSB's growth could reduce the overall countywide diversion rate average without proper mitigation.

Alternatives

The DEIR analyzes three alternatives to the 2008 LRDP project:

- **Reduced Enrollment:** Instead of 5,000 additional students by 2025, the University would enroll 3,000 students.
- **Virtual University:** Online courses and resources would reduce needs for physical facilities.
- **No On-campus housing:** All new and continuing students would be required to find housing in the surrounding communities.

The Reduced Enrollment Alternative is identified as the Environmentally Superior Alternative, but it is dismissed as being a feasible alternative because it fails to accomplish the LRDP's first project objective: maturation of the academic programs. Consistent with CEQA, it is important that the DEIR analyze a range of feasible alternatives, and County comments will focus on strengthening this analysis.

Other CEQA Considerations

The DEIR identifies that, as a secondary or indirect impact to implementing the LRDP, UCSB will induce the growth of over 2,000 new jobs by 2025. These jobs are likely to be in the retail, services, and tourism industries, and will be created to serve the increased UCSB student, faculty, and staff populations. Such job growth will exacerbate the area's jobs/housing balance, impact traffic and parking conditions, and therefore, requires proper mitigation.

2. FISCAL CONSIDERATIONS

To analyze the fiscal requirements associated with providing the level of public services, infrastructure, and mitigations needed to ensure that UCSB and the adjacent unincorporated area remain vibrant communities, the County retained an independent economic consultant, Economic and Planning Systems (EPS). EPS's preliminary analysis indicates that the County will experience significant fiscal impacts. Onetime capital and infrastructure needs, which relate primarily to improvements to the County's transportation and park systems, are likely to exceed \$132 million (in 2008 dollars) and will be adjusted for inflation as needed (see Table 1 below). The net ongoing impact to the County's General Fund, driven largely by demand for public safety services, will grow from the current deficit of \$5 million annually to \$9.38 million annually (in 2008 dollars) upon the full implementation of the LRDP by 2025 (see Table 2 below). The EPS report is based on the County's actual current service levels and development impact fees, and the final report will include substantial details regarding methodologies and assumptions.

As a tax-exempt institution, UCSB is under no obligation to pay property taxes to the County or any other local jurisdictions. However, many universities throughout the state provide voluntary in-lieu payments to compensate host local governments for ongoing costs associated with university activities. Currently, UCSB does not provide such payments. Recent court rulings have found that universities *are* responsible for mitigating both on and offsite significant environmental impacts, where feasible, and that the voluntary payment of fees constitutes a feasible form of mitigation.

Table 1 – Onetime LRDP Mitigation Fees

Item	Student Units	Faculty Units	Institutional	Total	% of Total
Net New Development Summary¹					
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		
Development Impact Fees					
	<i>Fee per Unit²</i>	<i>Fee per Unit²</i>	<i>Fee per 1,000 SqFt.³</i>		
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%
Additional Departmental Capital Impacts					
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	
Goleta Beach - Stabilization Project⁷					
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	

[1] All net new development shown sourced from Table 3.0-6 and Tables 3.0-9, LRDP DEIR.

[2] Amount per unit based on "Dwelling Other Than Single Family Fee", FY2007/08 fee schedule. Fee for Parks is reduced by 60% per unit, assuming all units to be built by UCSB would qualify for a Beneficial Project Credit.

[3] Amount per 1,000 square feet based on "Non-Retail Commercial Fee" except for Transportation. Transportation fee assumed to be equal to fees calculated for "Office-Research and Development" uses, which is the lowest of all uses in the office category.

[4] Countywide fire fee is \$0.10 per square foot for sprinklered structures and \$0.20 per square foot for non-sprinklered structures. Student dorm units are assumed to be 500 square feet per unit, student family units are assumed to be 750 square feet per unit, and faculty/ staff units are assumed to be 1,100 square feet per unit.

[5] Reflects UCSB's share, based on trips generated, of transportation projects related to the LRDP growth. Per unit fees are estimated as follows: apartments: \$7,588 per unit; townhomes: \$6,356 per unit; and institutional: \$31,090 per 1,000 square feet.

[6] Cost estimates reflect the rebuilding of Fire Station 17, which does not meet "Essential Facility Act" standards. Its costs are allocated on a calls-for-service basis to UCSB. In addition, the substantial development envisioned under the LRDP at West Campus would require a new fire station to ensure sufficient response times to new development.

[7] Beach stabilization project costs calculated on a per acre basis for County and University land which will benefit from the project.

Source: County of Santa Barbara; Vision 2025 LRDP DEIR; Economic & Planning Systems

Table 2 – Ongoing County General Fund Fiscal Impact

Item	Existing ¹		LRDP ¹		Total ¹		
	UCSB	Isla Vista	UCSB	Isla Vista	UCSB	Isla Vista	Total
Costs²							
Fire ²	\$1,558,200	\$1,985,400	\$1,222,100	\$198,800	\$2,780,300	\$2,184,000	\$4,964,300
Sheriff, Custody, and Court ²	\$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	\$1,155,500	\$911,100	\$1,722,000	\$34,000	\$2,877,600	\$945,200	\$3,822,700
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	\$138,800	\$151,300	\$104,900	\$15,400	\$241,700	\$196,700	\$408,400
Franchises, Fines/Penalties	\$281,400	\$311,300	\$215,900	\$31,800	\$497,300	\$342,900	\$840,200
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)

[1] All amounts rounded to nearest hundred and in constant, 2008 dollars.

[2] Detailed cost estimate provided in Table 4.

[3] Estimated on a case study basis, see applicable tables devoted to these topics.

[4] Category of costs includes Probation, District Attorney, Public Defender, Courts and other departments funded by the County General Fund.

[5] Detailed cost estimate provided in Table 5.

[6] Taxes based on structures on University-owned land and leased to homeowners are accounted for under UCSB, Property Tax, General Fund.

[7] Includes property tax in lieu of vehicle license fee; CSA 32 tax; property transfer tax; and property tax penalties. Property tax in lieu of vehicle license fees are allocated on a per capita basis to the University's service population.

Source: County of Santa Barbara; Weaver Research and Consulting; Economic & Planning Systems

3. FUTURE ACTIONS

The County looks forward to a collegial relationship with UCSB in discussing the DEIR and finding a solution that supports the needs of UCSB, while recognizing the concerns of the County's constituents and the LRDP's impacts on the County's fiscal position. Upon receiving direction from the Board of Supervisors, the County will prepare and submit final comments to UCSB by the June 23, 2008 deadline. The County Executive Office will then request a series of meetings with UCSB to discuss the comments and related necessary mitigations.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Analysis:

During FY 07-08, 0.28 FTE and an independent economic consultant have been budgeted in the Office of Long Range Planning for review of the LRDP, at a total cost of \$96,788.41. 0.23 FTE has been budgeted in the Office of Long Range Planning for review of the DEIR and discussions with UCSB during FY 08-09, at a total cost of \$31,754.

Funding Sources	Current FY Cost:	Annualized On-going Cost:	Total One-Time Project Cost
General Fund	\$ 96,788.41		
State			
Federal			
Fees			
Other:			
Total	\$ 96,788.41	\$ -	\$ -

Staffing Impact(s):

Legal Positions:

FTEs:

N/A

N/A

Special Instructions:

NA

Attachments:

NA

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