

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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**DATE:** May 31, 2007

**TO:** Commissioners and Interested Persons

**FROM:** Peter Douglas, Executive Director  
John Ainsworth, Deputy Director, South Central Coast District

**SUBJECT:** **University of California, Santa Barbara Long Range Development Plan Amendment 1-06 (North and West Campuses)** Executive Director's determination that the University's acknowledgement of receipt, acceptance, and agreement with the Commission's certification with suggested modifications is legally adequate. This determination will be reported to the Commission at the June 14th meeting in Santa Rosa.

On November 17, 2006, the Commission approved Long Range Development Plan Amendment (LRDPA) 1-06 (North and West Campuses) submitted by the University of California, Santa Barbara with suggested modifications. This amendment modifies the Long Range Development Plan to:

*Incorporate the 174-acre "North Campus" into the LRDP, including new land use designations, policies, and two housing developments. The amendment also modifies land use designations and policies relating to public access, open space, residential and facility development, trails, and habitat enhancement on the West Campus.*

On January 16, 2007 the University of California Regents voted to acknowledge receipt of the Commission's certification of LRDP Amendment 1-06 and accept and agree to all modifications suggested by the Commission.

Pursuant to Sections 13551 and 13544 of the California Code of Regulations, Title 14, Division 5.5, the Executive Director must determine that the action taken by the University of California acknowledging receipt and acceptance of, and agreement with the Commission's certification of the above referenced LRDP Amendment with suggested modifications is legally adequate and report that determination to the Commission. The certification shall become effective unless a majority of the Commissioners present object to the Executive Director's determination.

I have reviewed the University's acknowledgement and acceptance of, and agreement with the terms and suggested modifications of LRDP Amendment 1-06, as certified by the January 16, 2007, and find that the University's action is legally adequate to satisfy the terms and requirements of the Commission's certification. I therefore recommend that the Commission concur in this determination.

Approved

COMMITTEE ON GROUNDS AND BUILDINGS  
January 18, 2007

TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA

The Committee presents the following from its meeting of December 5, 2006:

A. **CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT FOR THE  
SOUTHEAST CAMPUS INTEGRATED PROJECTS AND APPROVAL OF  
DESIGN, STUDENT ATHLETE HIGH PERFORMANCE CENTER,  
BERKELEY CAMPUS**

Upon review and consideration of the environmental consequences of the proposed project as evaluated in the Southeast Campus Integrated Projects Environmental Impact Report, the Committee reports its:

- (1) Certification of the Final Environmental Impact Report, as modified by The Regents Item Supplement.
- (2) Adoption of the Findings and Statement of Overriding Considerations.
- (3) Adoption of the Mitigation Monitoring Program
- (4) Approval of the design of the Student Athlete High Performance Center, Berkeley campus.

[The Final Environmental Impact Report, Item Supplement, Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program were mailed to Regents in advance of the meeting.]

The Committee presents the following from its meeting of January 16, 2007:

**B. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND AMENDMENT OF EXTERNAL FINANCING FOR STANLEY QUANTITATIVE BIOSCIENCES AND BIOENGINEERING FACILITY, BERKELEY CAMPUS**

The Committee recommends that:

- (1) The 2006-07 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Berkeley: Stanley Quantitative Biosciences and Bioengineering Facility: – preliminary plans, working drawings, construction, and equipment – \$143,296,000 total project cost, to be funded from gifts (\$93,421,000), the State through the California Institutes for Science and Innovation (\$34,875,000), and external financing using the “Garamendi” funding mechanism (\$15,000,000).

To: Berkeley: Stanley Quantitative Biosciences and Bioengineering Facility: – preliminary plans, working drawings, construction, and equipment – \$143,296,000 total project cost, to be funded from gifts (\$43,421,000), the State through the California Institutes for Science and Innovation (\$34,875,000), and external financing (\$65,000,000).

**Deletions by ~~strikeout~~; additions by underscore**

- (2) The President be authorized to obtain external financing not to exceed ~~\$15,000,000~~ \$65,000,000 to finance the Stanley Quantitative Biosciences and Bioengineering Facility project, subject to the following conditions:
- a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
  - b. The Berkeley campus’ share of the University Opportunity Fund shall be pledged for payment.
  - c. The general credit of The Regents shall not be pledged.
- (3) ~~The President be authorized to obtain standby financing not to exceed \$22,675,000 and interim financing not to exceed \$70,746,000, for a total of \$93,421,000, prior to awarding a construction contract for any gift funds not received at that time and subject to the following conditions:~~

- a: ~~Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.~~
  - b: ~~The Berkeley campus' share of the University Opportunity Fund shall be pledged for payment.~~
  - c: ~~The general credit of The Regents shall not be pledged.~~
- (3) The Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.
  - (4) The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

**C. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR BERKELEY ART MUSEUM AND PACIFIC FILM ARCHIVE, BERKELEY CAMPUS**

The Committee recommends that:

- (1) The 2006-07 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:
  - Berkeley: Berkeley Art Museum and Pacific Film Archive – partial preliminary plans – \$3.5 million, to be funded from gifts.
- (2) The Berkeley campus will return to the Committee on Grounds and Buildings to present the results of its planning efforts, including program and schematic design options, the status of the gift campaign, and a viable financial plan for the BAM/PFA project.

**D. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM FOR INSTITUTE FOR REGENERATION MEDICINE BUILDING, SAN FRANCISCO CAMPUS**

The Committee recommends that the 2006-07 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: San Francisco: Institute for Regeneration Medicine Building – preliminary plans – \$1.5 million, to be funded from gifts.

To: San Francisco: Institute for Regeneration Medicine Building – preliminary plans – \$6.3 million, to be funded from gifts.

**E. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, APPROVAL OF EXTERNAL FINANCING, ADOPTION OF NEGATIVE DECLARATION, AMENDMENT TO THE 2003 LONG RANGE DEVELOPMENT PLAN, AND APPROVAL OF DESIGN, HEALTH AND WELLNESS CENTER, DAVIS CAMPUS**

The Committee recommends that:

- (1) The 2006-07 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Davis: Health and Wellness Center – preliminary plans – \$2.1 million to be funded from campus reserves.

To: Davis: Health and Wellness Center – preliminary plans, working drawings, construction, and equipment – \$50.3 million to be funded from Campus Expansion Initiative Reserves (\$5 million), Registration Fee Capital Reserves (\$1.3 million), and external financing (\$44 million).

**Additions shown by underscore**

- (2) The President be authorized to obtain external financing not to exceed \$44 million to finance the Health and Wellness Center project, subject to the following conditions:

a. Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.

b. Repayment of the external financing shall be from the Student Health Center portion of the Campus Expansion Initiative referendum

approved by student vote in fall 2002 and approved by the President on March 11, 2003, which shall generate net revenues sufficient to pay debt service and to meet all related financing requirements of the proposed funding.

- c. The general credit of The Regents shall not be pledged.
- (3) The Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.
- (4) The Officers of The Regents be authorized to execute all documents necessary in connection with the above.
- (5) Upon review and consideration of the environmental consequences of the proposed project as indicated in the Tiered Initial Study and Negative Declaration, The Regents:
  - a. Adopt the Tiered Initial Study and Negative Declaration.
  - b. Adopt the Findings.
  - c. Amend the 2003 Long Range Development Plan (LRDP) land use designations on the project site from Housing and Physical Education/Intercollegiate Athletics/Recreation to Academic and Administrative.
  - d. Approve the design of the Health and Wellness Center, Davis campus.

[The Tiered Initial Study, Negative Declaration, Findings, and 2003 LRDP were mailed to Regents in advance of the meeting.]

F. **ADOPTION OF INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN, ADVANCED LIGHT SOURCE USER SUPPORT BUILDING, LAWRENCE BERKELEY NATIONAL LABORATORY**

Upon review and consideration of the environmental consequences of the proposed project in the Initial Study/Mitigated Negative Declaration, the Committee reports its:

- (1) Adoption of the Initial Study/Mitigated Negative Declaration.
- (2) Adoption of the Findings and Mitigation Monitoring Program.

- (3) Approval of the design of the Advanced Light Source User Support Building, Lawrence Berkeley National Laboratory.

[The Initial Study/Mitigated Negative Declaration, Findings, and Mitigation Monitoring Program were mailed to Regents in advance of the meeting.]

G. **ADOPTION OF INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN, BIOMEDICAL SCIENCES FACILITY, SANTA CRUZ CAMPUS**

Upon review and consideration of the environmental consequences of the proposed project, the Committee reports its:

- (1) Adoption of the Initial Study and Negative Declaration.
- (2) Adoption of the Findings and Mitigation Monitoring Program.
- (3) Approval of the design of the Biomedical Sciences Facility, Santa Cruz campus.

The Committee acknowledges the concerns of the City of Santa Cruz and anticipates that negotiations will continue between the City and the campus in an effort to resolve the issues.

[The Initial Study, Negative Declaration, Findings, and Mitigation Monitoring Program were mailed to Regents in advance of the meeting.]

H. **ACCEPTANCE OF MODIFICATIONS AND CONDITIONS OF APPROVAL BY THE CALIFORNIA COASTAL COMMISSION, NORTH AND WEST CAMPUS LONG RANGE DEVELOPMENT PLAN AMENDMENT, AND MODIFICATION TO FACULTY AND SIERRA MADRE FAMILY STUDENT HOUSING PROJECTS, SANTA BARBARA CAMPUS**

Upon review and consideration of the Coastal Commission Staff Report, the Committee reports its:

- (1) Acceptance of the California Coastal Commission's modifications to the North and West Campus Long Range Development Plan Amendment (LRDP Amendment) and Conditions of Approval to the North Parcel Faculty Housing and Sierra Madre Family Housing projects, including:
  - a. Reducing the total number of housing units to be developed in the North Parcel Faculty Housing and Sierra Madre Family Housing projects from 366 to 323 units.

- b. Authorizing the President to approve, execute, and record an irrevocable dedication of, or an offer to dedicate, a Conservation Easement to a public agency or private association on the approximately 70-acre South Parcel of the North Campus prior to development of the North Parcel Faculty Housing for habitat conservation and public access consistent with the terms of the LRDP Amendment and Notice of Impending Development as approved by the Coastal Commission.
- (2) Authorization of the President, after consultation with the General Counsel, to approve and execute:
    - a. The above referenced document.
    - b. All amendments to the above referenced document as may be necessary or appropriate for satisfying the requirements of the Coastal Commission development and management of the Projects.
    - c. Such additional documents as may be required by changing circumstances or unforeseen conditions as long as such amendments or additional documents do not substantially alter the foregoing transaction terms approved by The Regents.
- (3) Authorization of the Secretary to execute all documents approved by The Regents or the President necessary for the completion of these transactions.