

TRANSMITTAL

• **University of California, Santa Cruz** •

Office of Physical Planning and Construction
1156 High Street - Barn G
Santa Cruz, CA 95064

DATE: 10/28/2008

TO: Application Desk

LAFCO - Santa Cruz Local Agency
Formation Commission, Governmental
Center
701 Ocean St
318 # D
Santa Cruz, Ca 95060
831-454-2055
Fax:831-454-2058

FROM: Diane Lallemand

University of California, Santa Cruz,
Physical Planning and Construction
1156 High St, Barn G
Santa Cruz, CA 95064
831-459-3129
Fax:831-423-7436

Subject: Application for Approval

Contents: Per request of Dean Ricker, I am transferring you an application for approval. The check for processing will be delivered Friday, October 31, 2008. Please contact me at the number above if you have any problems or questions.

Attachments: Application, Indemnification and Defense, Will-Serve Letter, and 10 Copies of Maps
Copies to: D. Fitch, PPC (w/o attachment)



DATE EXTRATERRITORIAL APPLICATION
RECEIVED BY LAFCO

Santa Cruz Local Agency Formation Commission
Governmental Center
701 Ocean St. #318 D
Santa Cruz CA 95060
831-454-2055 / 831-454-2058 fax
website: www.santacruzlafco.org
email: info@santacruzlafco.org

Debra Means

RECEIVED

OCT 28 2008

SANTA CRUZ
LAFCO

EXTRATERRITORIAL SERVICE PROPOSAL APPLICATION

A) An application is hereby made for extraterritorial service from:

University of California Santa Cruz

(Agency)

B) Assessor's Parcel Numbers (Attach a list if necessary):

06132140				
06204149				

C) The following items MUST be submitted with this application:

- 1) A will-serve letter from the agency.
- 2) 10 copies of a plat map showing the subject territory AND the proposed service. (If the application is for water service, for example, show the location of the existing water mains, the location of the proposed water connection, and the location of any proposed water main extensions.)
- 3) Environmental Documents:
 - a) If a Categorical Exemption, Negative Declaration or Environmental Impact Report (EIR) has been prepared by another agency for a project associated with this proposal, submit one copy to LAFCO with this proposal.
 - b) If no environmental document has been prepared, complete the Environmental Questionnaire.
- 4) A check for processing fees (Schedule of Fees and Deposits).

JUSTIFICATION

A) In as much detail as possible, please explain why this proposal is necessary at this time. (For example, a proposed development or existing residences might require services not currently provided or available.)

The UC Santa Cruz 2005 Long-Range Development Plan (2005 LRDP) was adopted by The Regents of the University of California in September 2006. The 2005 LRDP is a physical development and land use plan framework to accommodate the academic, research and student/faculty services for a projected campus enrollment of 19,500 full-time students by 2020-2021. Implementation of the 2005 LRDP will ensure the ability of the University of California to comply with the Master Plan for Higher Education.

The 2005 LRDP allows for approximately 3,175,000 gross square feet of additional building space to accommodate new campus enrollment growth. A portion of that additional building space is planned on University property located outside of the City's existing Sphere of Influence in order to minimize viewshed and aesthetic impacts that would otherwise occur if all development necessary to accommodate the projected student population occurred within the City's existing limits.

B) Is this change of organization proposed to carry out a development project? If so, describe the project.

UC Santa Cruz 2005 Long Range Development Plan, (<http://lrdp.ucsc.edu/final-draft-lrdp.shtml>)

C) Indicate below all discretionary approvals or permits from a city, the County, or another agency that will be needed to complete the project. If already approved, please indicate the date of approval.

	Project File No.	Date of Approval	Future Requirements
City or County Plan Amendment			
Prezoning (City)			
Rezoning (City)			
Tentative Subdivision Map			
Minor Land Division			
Other			X*

*The area proposed for inclusion is in the exclusive control of the University of California, and all infrastructure facilities necessary to accommodate the development will be approved, designed and constructed by the University. In addition, permits may be required from various state resource agencies, including CALFire and the Regional Water Quality Control Board.

LAND USE INFORMATION

A) General Plan and Zoning:

- 1) What is the General Plan designation? The area is identified as "Public Facilities" in the County's General Plan.
- 2) What is the current County zoning? The area is identified as "Public Facilities" in the County's zoning regulations.
- 3) Is the territory within the Urban Services Line? YES NO X

B) Current Land Use:

- 1) How is the territory presently used (for example, 3 single-family residences, vacant, or agricultural field crops)? Please be specific about existing structures.

The property is primarily undeveloped with the exception of a network of fire break gravel roads, underground water lines, a water system pump station, fire hydrants, and abandoned water tanks. In addition, portions of UC Santa Cruz Colleges 9/10 and Crown-Merrill Apartment complex are located within the proposed extraterritorial service area and are served by the City's Water Department.

C) Proposed Land Use:

- 1) Is the territory to be developed at this time? YES NO X
- 2) Describe the anticipated development (type of buildings, number of units, number of permanent employees who will work in any new commercial or industrial projects).

UCSC's 2005 LRDP designates the following land uses for the proposed extraterritorial service area: Colleges and Student Housing, Employee Housing, Physical Education and Recreation, Protected Landscape, Campus Support, Campus Natural Reserve, Campus Resource Land, and Academic Core. The area is designated on the City's General Plan map as "UCSC Development."

3) Indicate any conditions which would be imposed by the city, County, or special district within the territory (roads, upgrading of facilities, etc.).

4) If no development is planned at this time, would approval of this proposal increase the development potential of the property? YES NO X
If so, please indicate in terms of potential use, number of units, etc.

5) If no development is planned at this time, when is development of the area anticipated?

While the University does not intend to immediately commence construction of specific development for the area, the 2005 LRDP has been approved by The Regents as an appropriate land use plan to accommodate the academic, research and student/faculty services for a projected campus enrollment of 19,500 full-time students by 2020-2021. Implementation of the 2005 LRDP contemplates that incremental development of the area will be needed to support the enrollment growth and will occur throughout the 2005 LRDP planning horizon based on space demand.

PUBLIC SERVICES

A) List the agencies providing existing and proposed services to the territory. If not applicable or no change, please indicate accordingly.

	Existing	Proposed
Sewer Service	Santa Cruz City (limited)	Santa Cruz City
Water Service	Santa Cruz City (limited)	Santa Cruz City
Fire Protection	UC Fire and Cal Fire	UC Fire and Cal Fire

B) Water Supply:

1) If water service is currently provided to the territory, how is it provided (for example, water district, private wells, mutual water company)?

Santa Cruz City Water Department provides water from a City owned water tank

located outside the urban services line to an existing University owned pump station where water is pumped to an emergency water storage tank on University property. Domestic water is served to existing campus development (both within and outside of the existing urban services line – see Land Use Information – (B) Current Uses, above) from this water storage tank for fire and domestic potable demand outside and within the city limits.

University owned sanitary sewer lines extend outside the City's territorial limits to serve a portion of the Colleges 9/10 and Crown-Merrill apartments. These sanitary sewer lines flow to City facilities, which serve the campus, and to the City waste water treatment plant.

2) Is the agency prepared to furnish the necessary service? YES X

NO

If not, please explain.

3) Will the project be connected to an existing water line? YES X

NO

If not, please explain.

Distance to tie- Varies
in: _____

<u>Total anticipated water demand:</u>	
Residential Use:	GPD
Industrial / Commercial Use:	GPD
Agricultural Use:	GPD
Other :Public Facilities	152* MGY

*MGY – million gallons per year. This figure assumes full implementation of new development (approximately 3,175,000 gross square feet) contemplated on the main campus by the 2005 LRDP to accommodate a projected on-campus student population of 19,500 by 2020.

4) Can the agency provide adequate supply for the entire anticipated development?

YES X

NO

- 5) Specify any improvements on and off site which will be required to service the territory. Indicate the method of financing (assessment district, developer fees, etc.).

University owned and constructed utility service lines would be needed to serve development in the area. The City of Santa Cruz has proposed a water supply plan that includes, among other items, a de-salinization plant to meet projected future water demand towards which UCSC will contribute proportionate funding as provided for in Government Code 54999 and pursuant to an August 2008 agreement with the City.

- 6) Is the proposal within an area subject to a connection ban or other limitation on service?

YES

NO X

If so, please explain:

SPECIAL REVENUES

- A) Will the territory be subject to any new or additional taxes, benefit charges, or fees?

YES

NO X*

If so, please explain:

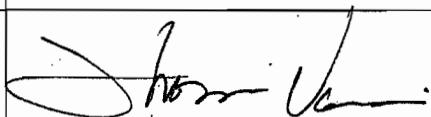
*If for-sale residential development – as opposed to UC owned and operated facilities – is proposed a possessory interest tax may apply.

INDEMNIFICATION

LAFCO requires that applicants indemnify LAFCO from litigation costs as a condition of all approvals. Click the highlighted hyperlink for the INDEMNIFICATION FORM. Contact LAFCO staff if you have any questions.

PROPONENT INFORMATION

LAFCO will consider the person signing this application as the proponent of the proposed action(s). Notices and other communications regarding this application will be directed to the proponent at:

Name:	Thomas Vani		
Address:	1156 High St., UC Santa Cruz, Chancellor's Office		
City:	Santa Cruz	Zip:	95064
Phones:	Work:831.459.3778	Fax:	
	Cell:	Home:	
email:			
Signature:			

List any other person or agent who should be contacted concerning questions on this proposal:

Name:	Carole Rossi		
Address:	1156 High St., UC Santa Cruz, Chancellor's Office		
City:	Santa Cruz	Zip:	95064
Phones:	Work:831.459.2158	Fax:	
	Cell:	Home:	
email:	campuscounsel@ucsc.edu		
Signature:			

Applications must be accompanied by a processing deposit (Schedule of Fees and Deposits) and an Environmental Questionnaire unless an acceptable environmental review document has already been prepared for the project.

Santa Cruz Local Agency Formation Commission
Governmental Center
701 Ocean St. #318 D
Santa Cruz CA 95060



APPLICATION NO.

TITLE: **University of California Santa Cruz**

INDEMNIFICATION AND DEFENSE

As a condition of this approval, the holder of the approval ("Approval Holder") is required to defend, indemnify, and hold harmless the LOCAL AGENCY FORMATION COMMISSION, its officers, employees, and agents, from and against any claim (including attorneys' fees) against the LOCAL AGENCY FORMATION COMMISSION or any subsequent amendment of this approval which is requested by the Approval Holder.

A) Notification and Cooperation

- 1) The LOCAL AGENCY FORMATION COMMISSION shall promptly notify the Approval Holder of any claim, action, or proceeding against which the LOCAL AGENCY FORMATION COMMISSION seeks to be defended, indemnified, or held harmless.
- 2) The LOCAL AGENCY FORMATION COMMISSION shall cooperate fully in such defense.
- 3) If the LOCAL AGENCY FORMATION COMMISSION fails to notify the Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the LOCAL AGENCY FORMATION COMMISSION if such failure to notify or cooperate was significantly prejudicial to the Approval Holder.

B) Fees and Costs:

Nothing contained herein shall prohibit the LOCAL AGENCY FORMATION COMMISSION from participating in the defense of any claim, action, or proceeding if either of the following occur:

- 1) The LOCAL AGENCY FORMATION COMMISSION bears its own attorneys' fees and costs;
- OR
- 2) The LOCAL AGENCY FORMATION COMMISSION and the Approval Holder agree in writing to the Approval Holder paying part or all of the Commission's attorneys' fees and costs.

C) Settlement:

The Approval Holder shall not be required to pay or perform any settlement unless such Approval Holder has approved the settlement.

- 1) When representing the LOCAL AGENCY FORMATION COMMISSION, the Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the approval without the prior written consent of the LOCAL AGENCY FORMATION COMMISSION.

D) Successors Bound:

The Approval Holder shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

E) Recordation:

Prior to the issuance of a Certificate of Completion, the Approval Holder shall record in the office of the Santa Cruz County Recorder and agreement which incorporates the provisions of this condition, or this approval shall become null and void.



WATER DEPARTMENT
212 Locust Street, Santa Cruz, CA 95060 • (831) 420-5200 • Fax (831) 420-5201

October 22, 2008

Pat McCormick, Executive Director
Santa Cruz Local Agency Formation Commission
710 Ocean Street, Room 318-D
Santa Cruz, CA 95060

Dear Mr. McCormick:

Re: LAFCO Resolution No. 2008-1; APN 06132140 & 06204149

This letter states the City's willingness to serve sewer and water services on an extra-territorial basis to the above-referenced property proposed for the sphere of influence amendment owned by the University of California as part of the UCSC campus.

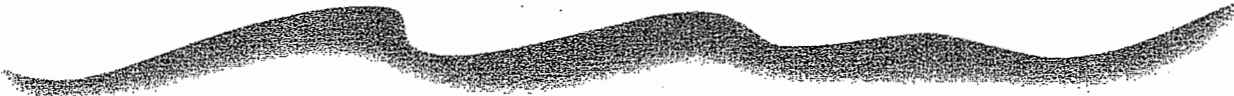
The City owns water distribution facilities that are capable of serving water to this portion of the UCSC property, though the property is not currently included within the City service area limits.

According to the terms of an August 15, 2008 Comprehensive Settlement Agreement between the University, the City of Santa Cruz, the County of Santa Cruz, and citizen groups resolving legal differences over the University's Long Range Development Plan, the City agrees to provide water and sewer service to the above referenced area.

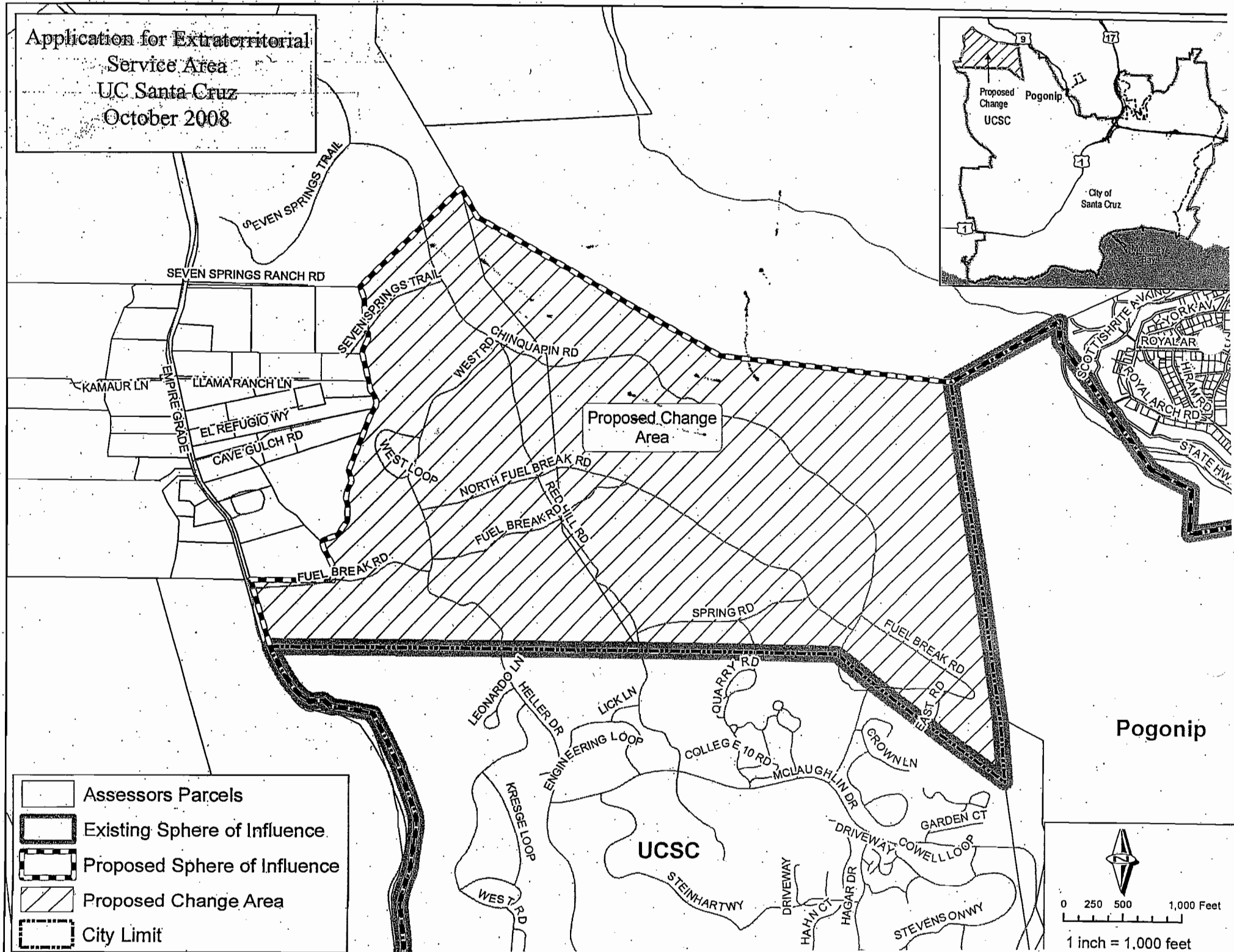
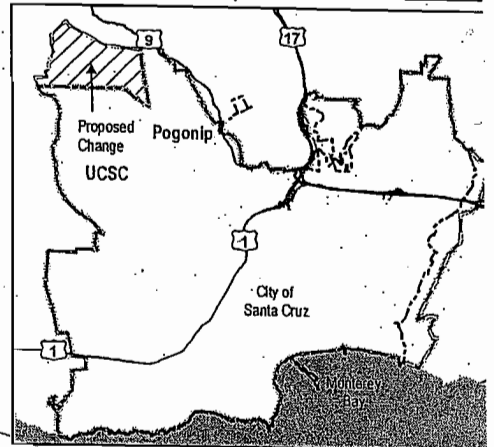
This letter is intended to serve as notice of the City's willingness to serve sewer and water service to the "north campus area" herein referenced with the conditions of service as defined by the August 15, 2008 Comprehensive Settlement Agreement.






Sincerely,

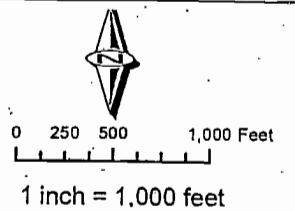
Bill Kocher, Director
City of Santa Cruz Water Department

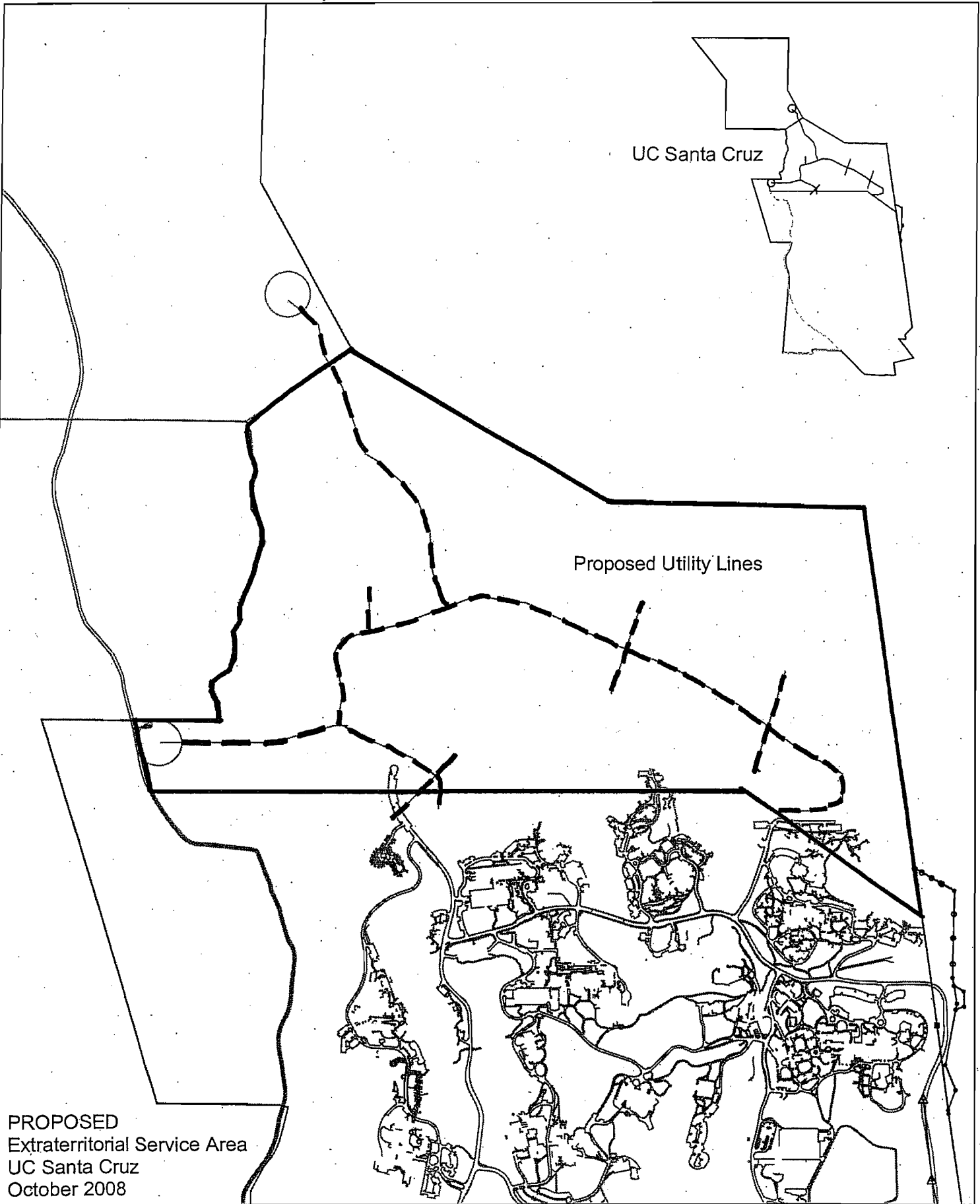


Application for Extraterritorial
 Service Area
 UC Santa Cruz
 October 2008



-  Assessors Parcels
-  Existing Sphere of Influence
-  Proposed Sphere of Influence
-  Proposed Change Area
-  City Limit





PROPOSED
Extraterritorial Service Area
UC Santa Cruz
October 2008

Proposed Utility Lines

UC Santa Cruz

