



Physical and Environmental Planning – What We Do and How We Can Help You

UCOP’s Physical and Environmental Planning Office (PEP) oversees UC’s land use planning and administers environmental compliance with CEQA. The University of California has land use jurisdiction for land we use in furtherance of our academic mission, granted in the California Constitution (Article IX, Section 9). With this authority, UC approves its own projects, but the authority comes with the responsibility to plan our land use wisely and to comply with the California Environmental Quality Act (CEQA). Campuses use Long Range Development Plans (LRDPs) to guide campus land use and development.

PEP works with campus planning offices on the preparation and approval of LRDPs, that are approved by the Regents. LRDPs also may be amended from time to time, a formal action that is taken either by the Regents for major changes, or by the President for minor ones. PEP reviews and advises on land use policy interpretations and CEQA decisions, taking into consideration systemwide implications—for example, avoiding setting undesirable precedents or creating risks that could not only affect the originating campus, but others as well. PEP advises campuses on their CEQA approach to capital projects and reviews environmental documents that inform the decision maker of potential project impacts.



Brad Werdick and Charlotte Strem

Associate Director Charlotte Strem and Senior Planner Brad Werdick form the PEP unit, and plan to fill a recent vacancy later this year. PEP can answer your questions on LRDPs, land use policy interpretation, CEQA, and permitting, and will work with you on your project’s design approval. The Office of General Counsel (Kelly Drumm, Elisabeth Gunther, and Barton Lounsbury) can answer legal questions relating to CEQA.

Charlotte Strem

Coming Soon to a Theater Near You: UC’s Drought Response

Local movie theaters in Santa Barbara are showing a film trailer about UCSB’s water reduction efforts. This is just one of more than 150 measures campuses and medical centers are taking in response to the historic drought California is experiencing.

Since March 2012, UC’s drought response efforts have continued to gain momentum. In April, UCOP submitted a UC Drought Response Report to the Governor’s Office listing measures UC campuses and medical centers are taking in response to the emergency, including irrigation reductions and efficiency projects, water efficiency projects and measures, and education and outreach. As one of many examples, UC Davis Medical Center reduced landscape irrigation from an annual average of 2.3 cycles per week to one cycle per week, saving approximately 34 million gallons of water per year, a nearly 15 percent reduction in total water consumption.

UC’s drought response builds on a record of efficient water management. In the last 10-15 years, UC has reduced water consumption by more than 500 million gallons annually, enough to supply an entire average UC campus. UC locations have greatly varying water supply and water cost conditions, a fact reflected in the broad spectrum of short-term and long-term strategies they are employing. If you would like to know more, contact Rashmi Sahai in the UCOP Sustainability Office.

Rashmi Sahai

P3 Lender Issues

Public Private Partnerships (P3 or privatized development) are an option for meeting campus capital needs. Whether financed with conventional taxable debt and equity or tax exempt bonds, the “lender” will have requirements not found in UC projects. This starts with the source(s) of loan repayment and any ground lease term that could interfere with timely loan repayment in full. Lease duration must extend at least 10 years beyond the amortization term (fixed for conventional financing or an outside limit for tax exempt bonds as the ground lease terminates upon bond repayment). If the developer is in default, lenders want rights to cure, including taking over the developer’s position. If UC is guaranteeing project performance or leasing back the project, the interest rate will, in part, be a function of that guarantee. “Guarantees” range from an occupancy guarantee for a couple of years on student rental housing to a “hell or high water” lease commitment matching the amortization period on a programmatic project (where even failure to complete the building does not delay the start of UC’s rent payment). While lenders accept UC unsubordinated ground leases, they often object to standing behind ground rent escalations based on reappraisal or project performance. Contact the Real Estate Services Group with questions on P3 projects; for insights on the effect of P3 financing on campus debt capacity, contact Capital Markets Finance.

Gordon Schanck

CPI : Successful Capital Program Development

We are pleased to announce the debut of a new CPI class, "Successful Capital Program Development." This new course replaces 'Boot Camp' and provides an overview of Why and How we collaborate for successful project approvals. Class participants will learn the framework for planning and development of a UC capital project, and with the aid of case studies, will become familiar with similarities and differences in standard and delegated approval processes. CMF will present a segment on Funding and Financing UC projects. There are 2 sessions - June 11 in Oakland and June 12 at UCLA.

Colleen Connor

CPI : Webinar Series on UC Contract Documents

Capital Programs Institute is adding several short webinars this calendar year (1-2 hours each). These webinars focus on the basics and better of understanding of our contract documents. Presenters include a combination of OGC, OP and campus experts. We are also taking this opportunity to look at our templates and exhibits, and to solicit improvement ideas. The series kicked off on May 5th with "Changes to the Contract". Discussions revolved around Change Orders, Field Orders, Cost Proposals and related provisions within the General Conditions for changes. More than 100 participants joined the session, watching the presentation and offering questions; it was a huge success! Part #2 of the Web Series is scheduled for June 30th. More information will be available on the [CPI page](#) and via email from Construction Services in the coming week.

Vini Bhargava

Private Activity Reporting

In coordination with Capital Markets Finance, the OP Capital Planning unit will be working with the campuses over the next few months to update the Private Use information for General Obligation and Lease Revenue Bond (LRB) Funded projects. The online Private Activity Questionnaire - utilized by the campuses in 2012 - will be re-opened to allow the campuses to update existing projects or add new projects since the 2012 survey. Detailed instructions will follow, including many system improvements. The campuses will have July and August to make any changes. Please contact Michael Linder with any questions.

Michael Linder



JUNE KEY DATES

11
OAKLAND  Successful Capital Program Development

12
UCLA  Successful Capital Program Development

30  Understanding Our Contract Documents Web Series #2: Paying the Contractor

30 **Reminder:** Fiscal Year End - Major Cap Data Entry Begins in the TM1 Capital Project Database

JULY

16-17 **REGENTS MEETING**
SAN FRANCISCO
MISSION BAY

California Building Code (CBC) Intervening Cycle

Most parts of the 2013 CBC took effect on January 1, 2014 (the unusual exception is the California Energy Code (CEC)—Title 24 Part 6—see Dialogue, January 2014). However, in December 2013, even before the effective date of the new code, state agencies submitted initial proposals for mid-term code changes to the California Building Standards Commission (CBSC), a normal part of the three-year code cycle. The sequence of actions for revisions to the 2013 code that will take effect on July 1, 2015 are noted below:

Latter half of 2013	Workshops and focus groups on proposed changes
December 2013	State agencies (DSA, OSHPD, HCD, DWR, and CDPH propose code changes
February 2014	Advisory committees meet; state agencies re-submit revised proposed changes
April/May 2014	Public review and comment period
July 2014	CBSC meets, adopts, and approves changes
July/August 2014	Filing with Secretary of State and CBSC codification
Fall 2014	Publication period; CBSC and agencies proof for accuracy
January 1, 2015	Publication date
Jan-Jun 2015	Statutory 180-day period until effective date; CBC conducts training, and local jurisdictions adopt revisions
July 1, 2015	Effective date of revised code



CODE CORNER

The following website has more detail and a link to a graphic of the timeline:
<http://www.bsc.ca.gov/codes/adoptcycle/2013CodeCycle.aspx>

Catherine Kniazewycz