

The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS

July 16, 1998

The Committee on Grounds and Buildings met on the above date at UCSF - Laurel Heights, San Francisco.

Members present: Regents Atkinson, Davies, Espinoza, Johnson, Khachigian, Lee, Montoya, Nakashima, Ochoa, and Willmon

In attendance: Regents Bagley, Chandler, Connerly, Gould, Hotchkis, Kozberg, Leach, Miura, Parsky, Preuss, and Sayles, Regents-designate Taylor and Vining, Faculty Representatives Dorr and Weiss, Secretary Trivette, General Counsel Holst, Assistant Treasurer Young representing Treasurer Small, Provost King, Senior Vice President Kennedy, Vice Presidents Broome, Darling, Gomes, and Hershman, Chancellors Carnesale, Cicerone, Dynes, Greenwood, Orbach, and Vanderhoef, and Recording Secretary Bryan

The meeting convened at 10:35 a.m. with Committee Chair Lee presiding.

CONSENT AGENDA

A. *Amendment of the Budget for Capital Improvements and the Capital Improvement Program*

The President recommended, subject to the concurrence of the Committee on Finance, that the 1998-99 Budget for Capital Improvements and the 1998-2001 Capital Improvement Program be amended to include the following project:

From: Los Angeles: I. Northwest Housing and Parking, Phase II -- preliminary plans, working drawings, construction, and equipment -- \$71,630,000 total project cost to be funded from external financing (\$61,930,000) and University of California Housing System (UCHS) reserves (\$8,000,000), and parking reserves (\$1,700,000).

To: Los Angeles: A. Northwest Housing and Parking, Phase II -- preliminary plans, working drawings, construction, and equipment -- \$81,129,000 total project cost to be funded from external financing (\$72,029,000) and University of California Housing System (UCHS) reserves (\$9,000,000), and parking reserves (\$100,000).

B. *Certification of Final Supplemental Environmental Impact Report and Approval of Land Use Amendment to Long Range Development Plan, Davis Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed action as indicated in the Final Supplemental Environmental Impact Report, The Regents:

- (1) Certify the Final Supplemental Environmental Impact Report.
- (2) Adopt the Mitigation Monitoring Program and Findings including Statement of Overriding Considerations.
- (3) Amend the 1994 UC Davis Long Range Development Plan to change the land use designations as follows:
 - a. At the proposed site for the Core Greenhouse Facility/Bowley Plant Science Teaching Center, from *Teaching/Research Fields* to *Low Density Academic and Administrative*;
 - b. At the proposed site for the I-80 Enterprise Reserve Addition, from *Teaching/Research Fields* and *Academic and Administrative Low Density* to *Academic and Administrative High Density with Enterprise Opportunity*;
 - c. At the proposed site for the La Rue Student Housing Project, from *Open Space Reserve*, *Undeveloped Open Space*, and *PE/ICA/Recreational* to *Housing and Parking*; and
 - d. On 20 acres at the Russell Ranch, from *Academic and Administrative Low Density* to *Teaching/Research Fields*.
- (4) Subject to approval of the acquisition of 150 acres contiguous with the southeastern boundary of the South Campus as part of the proposed private development partnership for the La Rue Student Housing project, amend the 1994 LRDP to designate the land use of this 150-acre parcel as *Teaching/Research Fields* and *Open Space Teaching/Research*.

[The Final Supplemental Environmental Impact Report, Mitigation Monitoring Program, and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

C. *Certification of Final Supplemental Environmental Impact Report and Approval of Design, Plant and Environmental Sciences Replacement Facility, Davis Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in the Supplemental Environmental Impact Report, the Committee:

- (1) Certify the Final Supplemental Environmental Impact Report.
- (2) Adopt the Mitigation Monitoring Program and Findings including Statement of Overriding Consideration.
- (3) Approve the design of the Plant and Environmental Sciences Replacement Facility, Davis campus.

[The Final Supplemental Environmental Impact Report, Mitigation Monitoring Program, and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

D. *Certification of Final Supplemental Environmental Impact Report and Approval of Design, La Rue Student Housing, Davis Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in the Final Supplemental Environmental Impact Report, the Committee:

- (1) Certify the Final Supplemental Environmental Impact Report.
- (2) Adopt the Mitigation Monitoring Program and Findings including Statement of Overriding Considerations.
- (3) Approve the design of La Rue Student Housing, Davis campus.

[The Final Supplemental Environmental Impact Report, Mitigation Monitoring Program, and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

E. *Approval of Tiered Initial Study and Approval of Design, UCDMC Hotel, Medical Center, Davis Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as evaluated in the Tiered Initial Study, the Committee:

- (1) Approve the Tiered Initial Study.
- (2) Adopt the Findings.

- (3) Approve the design of the UCDCM Hotel, University of California, Davis, Medical Center, Sacramento.

[The Tiered Initial Study and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

F. ***Certification of Environmental Impact Report and Approval of Design, Interdisciplinary Sciences Building, Santa Cruz Campus***

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in the Environmental Impact Report, the Committee:

- (1) Certify the Environmental Impact Report.
- (2) Adopt the Mitigation Monitoring Program and Findings including Statement of Overriding Considerations.
- (3) Approve the design of the Interdisciplinary Sciences Building, Santa Cruz campus.

[The Environmental Impact Report, Mitigation Monitoring Program, and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

Regent Montoya asked about the current status of the project described in item A., ***Amendment of the Budget for Capital Improvements and the Capital Improvement Program*** (Northwest Housing and parking, Phase II). Chancellor Carnesale responded that the terrain has been cleared and construction is ready to begin. Regent Montoya commended the administration for accommodating requests from neighbors for certain adjustments to the scope of the project. In response to a question from Regent Johnson, Chancellor Carnesale noted that parking is being added, in accordance with the Master Plan, to replace the parking spaces lost because of this project.

Chancellor Vanderhoef commented on item B., ***Certification of Final Supplemental Environmental Impact Report and Approval of Land Use Amendment to Long Range Development Plan, Davis Campus***, about which public speakers had commented. He believed that the pros outweighed the cons for developing the chosen site, despite its importance as a habitat for wildlife. He reported that there is a great need for student housing. The campus has made a commitment to the City of Davis that at least 25 percent of UCD's students will be housed on campus. Alternative sites were investigated, the potential impacts to biological resources were considered, and opportunities for mitigation were analyzed. With regard to alternate sites for the project, he noted that earlier the site of the current dairy facility was considered as a site for student housing but was abandoned for financial reasons. The cost of moving the dairy facility would have added about \$240 per apartment for the rents, which was

considered not feasible. The site that was chosen finally is a fill site and not primary agricultural land. The chosen location is ideal from a student resident's point of view. It was identified in 1989 as open space because of the presence of burrowing owls on the site. It is a small, isolated plot of about 11 acres, which in the 1950s was ploughed land. New facilities surrounding the plot have already changed the nature of the area, and there are now no burrowing owls nesting on the site. The campus proposes to mitigate the loss of the owls' former habitat by setting aside 140 acres of the nearby 1,500-acre Russell Ranch, which the campus purchased in the early 1990s, for development as a teaching and research site. He noted that the Department of Fish and Game has determined that this mitigation is appropriate.

Regent Johnson noted that the campus also expected to acquire approximately 150 acres of agricultural land east of the campus as open space for teaching and research. Chancellor Vanderhoef explained that, as part of the development partnership, the University will receive this beneficial parcel, which is immediately adjacent to a Superfund site where the Department of Energy and UC conducted radiation experiments for years. Contaminated groundwater exists on the site. If the contaminated water plume expands, it is likely to flow to the 150-acre site. The University would then be in a position to monitor and contain the contamination.

Regent Chandler asked how rental fees are structured. Mr. Vanderhoef responded that the campus is using a private contractor to build the student housing. By agreement, the campus will set strict limits on rent increases, with the effect that student rents will increase at a slower rate than do rents in the community at large.

[For speakers' comments, refer to the minutes of the July 16, 1998 morning session of the Committee of the Whole.]

Upon motion duly made and seconded, the Committee approved the President's recommendations and voted to present them to the Board.

The meeting adjourned at 10:55 a.m.

Attest:

Secretary