The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS
October 29, 2003

The Committee on Grounds and Buildings met on the above date at 1000 Broadway, Oakland.

Members present: Regents Johnson, Kozberg, Lozano, Murray, and Seigler; Advisory members Anderson and Pitts

In attendance: Secretary Trivette, General Counsel Holst, Senior Vice President Mullinix, Chancellor Vanderhoef, and Recording Secretary Bryan

The meeting convened at 10:20 a.m. with Committee Vice Chair Lozano presiding.

1. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

Upon motion duly made and seconded, the minutes of the meeting of September 4, 2003 were approved.

2. **CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF 2003 LONG RANGE DEVELOPMENT PLAN, DAVIS CAMPUS**

The President recommended that upon review and consideration of the Environmental Impact Report, The Regents:

A. Certify the Environmental Impact Report for the UC Davis 2003 Long Range Development Plan.

B. Adopt the Mitigation Monitoring Program for the Final EIR.

C. Adopt the Statement of Overriding Considerations included in the Findings.

D. Adopt the Findings pursuant to the California Environmental Quality Act.

E. Adopt the 2003 Long Range Development Plan, Davis 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.]

Status of the 1994 LRDP

It was recalled that the 1994 Long Range Development Plan, as amended, proposed physical development and designated land use categories to support campus growth through 2005-06. The 1994 LRDP projected an on-campus UC Davis student population of 26,000 and a faculty and staff population of 12,630 by that year. In 2001-02, the average on-campus student population was approximately 24,870, and the faculty and staff population was approximately 10,500. Projects that have been approved under the 1994 LRDP but have not yet been occupied will add approximately 1,500 faculty and staff to the campus population, and the 1994 LRDP projected the campus to grow to approximately 6,495,750 assignable square feet of building space in areas designated for academic and administrative high and low density uses through 2005-06. In 2001-02, the campus had 4,475,000 assignable square feet of building space in academic and administrative areas. As of October 2002, the campus has received approval for, but has not yet occupied, an additional approximately 615,000 asf of academic and administrative space.

Summary of the 2003 Long Range Development Plan

The proposed 2003 LRDP is the comprehensive policy and land use plan that will guide development of the Davis campus through 2015-16. Enrollment is planned to increase to 30,000 students on campus by 2015-16. This is the average of the students enrolled during the fall, winter, and spring quarters, referred to as "three-quarter average headcount" enrollment. The overall enrollment target includes 2,000 additional students who will be physically located at other facilities. The projected growth translates into an average annual growth rate of 2.2 percent from 2001-02 through 2015-16.

The 2003 LRDP will accommodate campus population growth of approximately 5,130 new students and 4,000 new faculty and staff over 2001-02 levels. A portion of this growth will occur as a result of projects that are under construction and approved under the 1994 LRDP. One of the main reasons for the increase in staff employment is the significant growth in research contract and grant activities on the campus, which also affects research with partner agencies and companies. Therefore, the plan designates land for a Research Park development.

The 2003 LRDP proposes development of a new on-campus neighborhood to provide housing for approximately 500 faculty and staff. The new development would also include student housing, a Community Education Center including a site for a community college center, and space for other essential services needed to support the neighborhood.

Campuswide Goals and Planning Principles

The 2003 LRDP includes three campuswide planning objectives supported by specific principles:

(1) *Create a physical framework to support the teaching, research, and public service missions of the campus*. The campus offers nearly 100 undergraduate majors and more than 70 graduate programs in three colleges, one division, and five professional schools. Planning principles include flexibility to accommodate academic initiatives; an enduring campus character; a dynamic teaching environment; an accessible research environment; and an interactive and welcoming public service environment.

(2) *Manage campus lands and resources in a spirit of stewardship for the future.* The UC Davis campus is physically the largest campus in the UC system and is responsible for management of a diverse array of resources. Principles related to stewardship of the land include a healthy and interconnected natural and built environment and the conservation of natural resources.

(3) *Provide an environment to enrich campus life and serve the greater community.* The key principals of providing a rich and varied life for students, faculty, and staff include meaningful and diverse connections through the provision of places for gathering and engagement; a safe and welcoming place that promotes an atmosphere of respect, productivity, and personal growth; an environment worthy of affection; and a residential character that provides the opportunity for members of the campus community to live locally and participate fully in all aspects of the life of the campus.

Growth Program

The 2003 LRDP proposes general types of campus development and land uses. The plan provides flexibility for up to 2.5 million square feet of new facilities within the Academic and Administrative land use designation to meet the core mission; new recreation fields and facilities; a Research Park to provide space for a variety of private, public, and nonprofit organizations that have an affiliation with the campus; and the relocations of various support and ancillary facilities and services from the core campus to more appropriate locations.

The largest increases in land use are in Academic and Administrative uses, Faculty and Staff Housing, Physical Education and related uses, and Student Housing. The Growth Plan and the Campuswide Goals and Planning Principles shape land use decisions in the 2003 LRDP within the context of three categories: campus Resources and Objectives, Planning Areas and Objectives, and Land Uses/Systems and Objectives.

Campus Resources and Objectives

UC Davis is well positioned to advance the science and practice of sound resource management and environmental planning in two ways. First, the academic enterprise is constantly advancing knowledge in these areas through teaching, research, and service in natural, physical, biological, agricultural, and environmental sciences. Second, the campus is a major public landholder in the region, with responsibility for a wide range of built and natural environments. Key resource objectives in the plan include clustering new development to preserve agricultural lands; seeking opportunities to express Native American heritage; evaluating historic resources for protection; maintaining a dependable water supply while conserving use; maintaining and creating new habitat reserves; and preserving and enhancing building, circulation, open space, and infrastructure systems while meeting societal objectives of safety and sustainability.

Planning Areas and Objectives

The Davis campus is comprised of four general campus planning areas: Central Campus, South Campus, West Campus, and Russell Ranch.

Central Campus Planning Area: The Central Campus includes campus lands located within the area bounded by the City of Davis to the north and east, Interstate 80 to the south, and State Route 113 to the west. It includes the Academic Core and the Health Sciences District along with auxiliary activities that support core functions. This area is the most intensely developed area of the campus and is characterized by strong relationships among academic disciplines and the broader uses that support them. Key planning objectives for the Central Campus include developing a compact and accessible core with an integrated open space network and close proximity of "edge uses" in support of the academic core activities.

This area includes features of the visual environment that are consistently valued by the campus community, such as large open lawns, tree-lined streets, the Arboretum, the University Farm, Hart Hall and Walker Hall, bicycles as a distinct and valued visual emblem on campus, the Robert and Margrit Mondavi Center for the Performing Arts, and a visible agricultural presence evidenced by greenhouses and active agricultural fields.

West Campus Planning Area: The West Campus, bounded by SR 113 to the east, Russell Boulevard to the north, Putah Creek to the south, and extending approximately one-half mile west of County Road 98, is dominated by field research lands beyond the academic core. A new neighborhood will be located west of SR 113 to provide housing for students, faculty, and staff. Planning objectives for the West Campus include integrating agricultural and environmental field research and teaching with other activities of the campus; clustering new development to buffer urban uses from nearby agricultural uses; and developing the affordable mixed-use neighborhood to provide good access to the Central Campus.

South Campus Planning Area: The South Campus, located south of I-80 and north of the South Fork of Putah Creek, is primarily devoted to field teaching, research, and support services. This area includes the planned location of a campus Research Park. Planning objectives include locating the Research Park to take advantage of the I-80/Old Davis Road freeway interchange; integrating agricultural and environmental field research and teaching with other activities of the campus; clustering new development; and locating low-density academic and support services east of Old Davis Road.

Russell Ranch Planning Area: The 1,600-acre Russell Ranch is located approximately one and a half miles west of the West Campus. Purchased in 1990, the Russell Ranch is used for a large-scale agricultural and environmental research study of sustainability and for habitat mitigation. Some portions of the area are leased for agricultural production. The planning objective is for a variety of long-term uses to keep the ranch predominately as open space and agricultural use. These uses include land dedicated to the Putah Creek Riparian Reserve; habitat mitigation and restoration areas; expansion of the Long-Term Research on Agricultural Systems project; long-term climatological and meteorological research; mitigation land identified for long-term preservation in agricultural use; and land for a new Animal Sciences Teaching and Research Dairy and a new Equestrian Center.

Land Use Designation Objectives

The 2003 LRDP identifies land use categories covering a range of built environments and open lands. Land use objectives for these categories address the overall pattern of campus development to support anticipated growth through 2015-16:

- *Academic and Administrative* land use allows for development of 2.5 million assignable square feet of space, with the majority to be provided through infill within the Academic Core and Health Sciences District.
- *Teaching and Research Fields* expand in response to program growth and displacement of current agricultural programs to accommodate growth.
- *Housing* expands to accommodate infill student housing in the core area and faculty, staff, and student housing in the new neighborhood.
- *Physical Education/Intercollegiate Athletics/Recreation* lands expand to address program expansions, displacements due to growth, and new program elements such as the multi-use stadium.
- *Research Park* land use will allow for development of approximately 480,000 gross square feet of building space with capacity for up to 2,400 employees of public and private partners locating on the campus.
- *Support Services*, such as Unitrans Bus system, campus utilities, and facility/safety support services expand in response to increased demand for these services.
- *Transportation and Parking* will require additional parking while emphasizing the need to maintain today's high percentage of bicycle, transit, and carpool use as the campus population increases.

- *Open Space* land uses include the Formal Open Spaces and Teaching and Research open space that will expand to complement the built environment and maintain the character of the campus.

Environmental Impact Report Organization

An Environmental Impact Report was prepared in accordance with the requirements of the California Environmental Quality Act to analyze the environmental effects of the 2003 LRDP, including project-level reviews of the Neighborhood Master Plan (NMP), Research Park Master Plan (RPMP), Multi-Use Stadium Complex, Robert Mondavi Institute (RMI) Project, and Chilled Water Facilities Expansion.

The Draft EIR consists of three Volumes: Volumes I and II contain a program-level analysis of implementation of the 2003 LRDP, and Volume III contains the project-level analyses of implementation of the plans and projects listed above. The EIR identifies the means to eliminate or reduce potential adverse impacts and evaluates a reasonable range of alternatives for the 2003 LRDP and the plans and projects listed above.

Environmental Review Process

On October 21, 2002, the University issued a Notice of Preparation (NOP) accompanied by an Initial Study (IS), which described the 2003 LRDP, NMP, RPMP, Multi-Use Stadium, the proposed Habitat Conservation Plan, and the proposed scope of analysis. The list of projects was refined to reflect the most recent list of projects when the EIR was prepared. The Habitat Conservation Plan was deleted until an adequate level of detail can be developed, and the RMI project was added. The NOP/IS was circulated to responsible agencies, interested groups, and individuals for a 30-day review period. A revised NOP was issued on November 1, 2002, to acknowledge a request from the City of Davis to extend the comment period to November 22, 2002. A Community Information and EIR Scoping Meeting was held at UC Davis to solicit input on the EIR from interested agencies, individuals, and organizations.

The Notice of Completion (NOC), Draft LRDP, Draft NMP, Draft RPMP, and EIR for the 2003 LRDP including the plans and projects listed above were issued on May 5, 2003. At the request of the City of Davis, the initial comment period was for 60 days. In response to community requests related primarily to a possible vehicle connection to Russell Boulevard indicated in the NMP, the public review and comment period was extended an additional 30 days. The Draft EIR was widely circulated. Two public hearings were held on June 2, 2003 to receive verbal comments on the Draft EIR. During the extended comment period, two public meetings were held to discuss the potential connection of the NMP to Russell Boulevard. A third public hearing was held to receive comments on the Draft EIR. A summary of the comments received during the public review period is provided in the Public Comments on the LRDP EIR section below.

Final EIR Organization

The Final EIR, dated October 2003, contains a summary of the refinements of the project description, changes in response to comments, the comment letters received on the Draft EIR, transcripts of the public hearings, and detailed responses to the comments received.

Project Impact Summary

Implementation of the 2003 LRDP, including the plans and projects listed above, has the potential to result in several significant impacts on the environment. A detailed summary of these impacts is included in the Findings and in the Summary Chapter of Volume I of the Draft EIR. Many of these impacts can be reduced to less than significant levels following implementation of proposed mitigation measures; however, significant and unavoidable impacts from the 2003 LRDP including implementation of the plans and projects listed above would remain, even after implementation of feasible mitigation measures and continuation of campus programs and procedures, in some categories.

Alternatives

In addition to the proposed 2003 LRDP project, the LRDP EIR analyzed five alternatives: reduced enrollment growth, higher enrollment growth, central campus infill (higher density), no Neighborhood and/or no Research Park, and no project. The LRDP EIR considered one alternative that was found to be infeasible – an alternative location for the Research Park and Neighborhood Components of the proposed 2003 LRDP.

Public Comments on LRDP EIR

Approximately 150 comment letters or emails were received during the public review period, and 13 individuals provided comments on the Draft EIR at the three public hearings held on campus. Following is a listing of some of the issues and concerns raised most frequently in the comments and testimony received by the campus:

- Opposition to the new neighborhood
  - Opposition to full vehicular road connection between the proposed neighborhood and Russell Boulevard
  - Potential impacts to heritage walnut trees along Russell Boulevard, the former Lincoln Highway, due to construction of the neighborhood
  - Statements for and against annexing the neighborhood to the City of Davis.
  - Conflict of neighborhood residential land use with the Land Grant status of the campus
- Inadequate mitigation for the loss of prime farmland

- Opposition to the campus application to the National Institutes of Health for a National Biocontainment Laboratory (Note: NIH has since declined to fund the campus application)
- Support for a higher density campus infill alternative over the proposed neighborhood plan
- Statements that the impacts to biological resources were underestimated and that the mitigation measures were inadequate and infeasible

Responses to all comments are in the Final EIR.

Mitigation Monitoring and Reporting Program

The UC Davis campus will be responsible for implementing all mitigation measures within the jurisdiction of The Regents to implement, and continuing campus programs and procedures identified in the EIR that serve to reduce environmental impacts. To assure that all measures, programs, and procedures are implemented in accordance with CEQA, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is included in the Final EIR (Volume II). The MMRP provides a reporting mechanism for the mitigation measures and programs and procedures that are made conditions of approval to reduce or avoid significant effects on the environment.

Relationship to Other Plans and Projects

The 2003 LRDP provides broad parameters for organizing the growth and development of UC Davis. It is not an implementation plan or a commitment to specific development projects, construction schedule, or funding priorities. Each subsequent proposal for new development must be analyzed for consistency with the 2003 LRDP land use patterns and must be individually approved after appropriate review by The Regents, the President, or the Chancellor, as delegated by The Regents. The Neighborhood Master Plan and Research Park Master Plan are currently ready to be approved under the proposed 2003 LRDP and related EIR. The environmental evaluation for these projects was included in the LRDP EIR.

Findings

The Findings discuss the project's environmental impacts, mitigation measures, mitigation monitoring program, and alternatives. The Findings also set forth overriding considerations for approval of the project in view of its unavoidable significant impacts.

The discussion of this item and the action taken appear with item 4.

[For comments, refer to the October 29 Report of Communications to the Committee.]

3. **ADOPTION OF FINDINGS AND APPROVAL OF NEIGHBORHOOD MASTER PLAN, DAVIS CAMPUS**

The President recommended that upon review and consideration of the environmental consequences of the Neighborhood Master Plan at UC Davis as indicated in the UC Davis 2003 Long Range Development Plan Environmental Impact Report, The Regents:

A. Adopt the Findings, Statement of Overriding Consideration, and Mitigation Monitoring Plan pursuant to the California Environmental Quality Act.

B. Approve the UC Davis Neighborhood Master Plan as a subsequent approval to the 2003 Long Range Development Plan.

[The Findings, Statement of Overriding Consideration, Mitigation Monitoring Plan, UC Davis Neighborhood Master Plan, and 2003 Long Range Development Plan were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

It was recalled that the campus' Long Range Development Plan update is to respond to the need to accommodate substantial growth projected for the campus in the coming decade. Early in the update process, the campus identified the need for adequate and affordable housing for the projected growth of faculty, staff, and students. Limited capacity for new residential development in the City of Davis General Plan, rapidly escalating local real estate prices, and a desire by the campus to provide local housing options to promote a heightened sense of campus community were factors that led the campus to include a residential development in the LRDP. The Neighborhood Master Plan (NMP) is the campus' proposal to address this need.

Summary of the Neighborhood Master Plan (NMP)

The UC Davis NMP is a detailed site plan and set of design guidelines intended to create a new student, faculty, and staff residential neighborhood at UC Davis. This planned neighborhood, which would encompass an area of approximately 225 acres on the west campus, would provide student, faculty, and staff housing, recreation fields, parks and open spaces, a mixed-use residential and commercial center, a Community Education Center (CEC), and an elementary school. It would provide approximately 3,000 student beds and approximately 500 faculty and staff housing units, accommodating a residential population of approximately 4,350. The Neighborhood would be constructed in phases, as warranted by demand, funding, and other constraints and opportunities.

The Need for a Residential Neighborhood

Historically, the City of Davis General Plan has paralleled the campus LRDP in providing new housing opportunities during periods of campus growth. Current

campus policy calls for placing about 25 percent of students in campus housing, which is comprised of freshman dormitories, student apartments, and family housing apartments. Virtually all of the remaining students and many faculty and staff have found housing either in the City of Davis or surrounding communities. A survey in 2000 found that approximately 90 percent of Davis-based students, 70 percent of faculty, and 40 percent of staff live within the immediate Davis community, including those on campus. The City of Davis General Plan residential capacity, however, is very limited through 2015.

The University proposes to develop a predominantly residential neighborhood within the overall framework of the LRDP to provide opportunities for new students, faculty, and staff to live in the immediate community. Moreover, through use of long-term groundleases and resale controls on for-sale housing, long-term affordability of housing stock is more achievable than if this demand were met through typical private development.

Characteristics of the Plan

Important characteristics and opportunities that make the NMP unique include linking home to school and work; affordability; proximity to campus and the community; focus on alternative transportation; and education partnerships; and environmental design.

NMP Planning Principles and Objectives

Development of the NMP was guided by the following overarching principles and objectives: compact and clustered development pattern; transit connections and transit-oriented development; integrated and connected open space network within the neighborhood and with the larger community and campus; bicycle and pedestrian access and circulation within the neighborhood and with the larger community and campus; mix of uses and amenities to foster a vibrant, convenient, and well-served neighborhood; and environmentally sustainable systems and technologies.

NMP Program Elements

The neighborhood will be developed between 2004 and 2016 in response to the University's growth needs and local market conditions. At full build out, the neighborhood will encompass approximately 225 acres. It will include a range of land uses, from housing and classroom facilities to recreation fields and small-scale convenience shopping. Specifically, the neighborhood will accommodate the following program:

- Diversity of Housing Types. The neighborhood accommodates a range of housing options, including faculty and staff detached homes, townhouses, faculty and staff apartments, mixed-use apartments, student apartments, and cottage units.

- Mixed-Use Center. The neighborhood's Mixed-Use Center contains street-front, neighborhood-serving commercial as well as other community-oriented office, service, and civic uses. It also includes apartments above the ground-floor for students, faculty, and staff.

- Central and Integrated Transit Green. The linear Transit Green combines a transit line with recreational facilities and informal open space areas to create a central public gathering area for neighborhood residents.

- Community Education Center. The Community Education Center (CEC) contains land and facilities for the Los Rios Community College District, the recently constructed Heidrick Western Center for Agricultural Equipment, and other campus-affiliated educational programs. The CEC may also provide satellite facilities for the Davis Senior High School.

- Village Square. The Village Square serves as the primary public open space and activity hub for the neighborhood. In addition to being the physical culmination of a green entryway into the neighborhood from Hutchison Drive, the Village Square provides gathering spaces for residents and visitors alike.

- Recreation Fields and Facilities. Recreation Fields provide expanded athletic opportunities for campus affiliates and local community members. Situated adjacent to the Community Education Center and near the Mixed-Use Center, the Recreation Fields are also part of the green entryway into the neighborhood. These facilities are managed for primary use by the campus and additional use by the greater community.

- Elementary School/Neighborhood Park. A partnership with the Davis Unified School District, the neighborhood accommodates an elementary school site to meet the needs of neighborhood children. As a joint use facility between the neighborhood and elementary school, the neighborhood park provides formal and informal park space in the community.

- Open Space/Drainage Network. Community Open Space includes all of the naturalized habitat areas, view corridors, and green buffers within the neighborhood. Ponds on the northern edge of the site serve drainage functions and provide habitat for plants and animals. Vegetated swales, incorporated into neighborhood greenways and bicycle/pedestrian corridors, also provide habitat and drainage for the area. Corridors along Russell Boulevard west of Arlington Drive maintain views toward the Vaca Mountains. In addition, green buffers along the edges of the neighborhood provide a low-intensity transition between the neighborhood and its surrounding land uses.

- Bicycle and Pedestrian Network. Neighborhood bicycle and pedestrian green ways provide connections between all major elements of the open space and drainage network, as well as access to the Central Campus and surrounding community.

- Integrated Circulation Network. The neighborhood circulation concept accommodates and integrates a range of transportation systems, including automobile, transit, bicycle, and pedestrian networks.

- Public Safety Station. A site for a future police and/or fire station is identified in the southwest portion of the neighborhood. As part of the overall UC Davis public safety network, the location provides access to the West Campus, including the University Airport, Primate Center, and agricultural teaching and research facilities.

NMP Design Guidelines

The NMP presents three levels of design guidelines to articulate the campus' vision of the neighborhood.

- System-Level Guidelines. The plan provides overarching guidelines related to four systems that apply to the entire NMP:

  * An open space system framework identifies the various types of open space within the NMP and the intended function of each. Open spaces include parks and recreation fields for active use, the village square, transit green, and greenbelts for more passive use and/or to facilitate circulation, and habitat and buffer areas. The plan also describes the intended character and use of open space at the individual building level.

  * The transportation and circulation system is identified through a hierarchy of facilities including automobile-oriented streets, transit lines, bicycle, and pedestrian facilities. Street design standards are intended to provide efficient movement of people while maintaining a pedestrian-oriented environment.

  - The design of the NMP is linked to several environmental systems including street grid layout and lot design intended to take advantage of solar access and cooling delta breezes, using existing site topography for drainage systems to minimize site grading and incorporating convenient access to alternative transportation.

  - The general layout of primary infrastructure systems is identified, including water, sewer, and drainage utilities.

- Neighborhood District Guidelines. The NMP identifies key development districts and corridors and presents more detailed descriptions of each, including the desired character and feel, relationship of various land uses, and opportunities for creating distinct identities within the overall framework of the NMP.

- Typical Design Characteristics. The NMP also presents more detailed guidelines intended to direct the development of specific building types. The guidelines include typical density standards, building orientation and placement, parking standards, and open space orientation.

NMP Implementation Strategy

There are three important aspects to implementation of the NMP: infrastructure planning and financing, municipal services, and construction. The campus has begun analyzing preliminary options for addressing implementation issues and, upon adoption of the NMP by The Regents, will proceed with the next level of detailed work and analysis.

Following is a brief description of the status of each aspect of implementation and an overview of the approach the campus is pursuing in each area:

- Infrastructure. The campus has prepared preliminary engineering studies to identify options for extending necessary infrastructure such as water, sewer, and storm drainage facilities to the NMP site. With approval of the NMP, the campus will proceed with more detailed engineering design and project financing strategies. The basic principle guiding the financing of NMP infrastructure is that the neighborhood itself will bear the entire cost.

- Municipal Services. Conversations with the City of Davis early in the planning process revealed interest by the City in annexing the neighborhood and providing municipal services such as public safety and street maintenance to its residents. Three exceptions were water, sewer, and storm drainage. Conveyance capacity constraints in these three City systems led to a decision that these utilities would be provided by the campus. To assess the City's ability to extend remaining public services without diminishing service levels

elsewhere in the community, the campus prepared a fiscal impact analysis of the neighborhood.

The proposed NMP identifies a significant open space amenity and bicycle and pedestrian connections between the new neighborhood and existing neighborhoods in the City of Davis north of Russell Boulevard. The shared edge with the City does not include a direct roadway connection from Russell Boulevard, so all vehicle access to the neighborhood will be from State Highway 113 and campus streets. This plan feature is in response to community opposition to connection to Russell Boulevard due to traffic concerns and potential impacts to the historic walnut trees that line Russell Boulevard. The absence of a direct automobile connection to City streets limits the practicality of the City providing public safety and other services. The fiscal impact analysis evaluated both an annexation and non-annexation scenario, and the campus has identified options to ensure adequate public services under either option. Over the coming months, campus staff will evaluate how best to provide services to the neighborhood. The guiding principle of service provision is that the neighborhood will be treated like any other auxiliary use in that it will bear the full cost of campus services received.

- Construction. The campus anticipates using predominantly private developers through competitive RFP processes to construct many of the elements of the NMP; however, the campus student housing office is currently evaluating whether it will construct one or more student housing projects. The Los Rios Community College District will be the lead agency on development of the community education center. The Davis Joint Unified School District will plan and program the elementary school; the actual construction delivery mechanism remains to be determined.

Environmental Impact Summary

An Environmental Impact Report was prepared in accordance with the requirements of the California Environmental Quality Act to analyze the environmental effects of the 2003 LRDP including the Neighborhood Master Plan (NMP). For details about the process and public comments, see item 2. above.

Project Impacts Summary

Implementation of the NMP has the potential to result in several significant impacts on the environment. A detailed summary of these impacts is included in the Findings and in the Draft EIR in the table entitled "Neighborhood Master Plan, Summary of Impacts and Mitigation Measures." Cumulative Impacts are included in the Findings and in the Draft EIR in the table entitled "Summary of Impacts and Mitigation Measures." As described in item 2. above, many of these impacts can be reduced to less than significant levels following implementation of proposed mitigation measures; however, some significant and unavoidable impacts from the NMP and 2003 LRDP would remain even after implementation of feasible mitigation measures and continuation of campus programs and procedures.

Alternatives

In addition to the proposed NMP, the LRDP EIR analyzed five alternatives to the proposed NMP: no neighborhood; Olive Tree Drive alternative; North/South orientation; central campus infill NMP; higher density; and no project. In addition, the LRDP EIR considered three alternatives that were found to be infeasible: alternative location on Hamel Property; alternative location on Nishi Property; and full neighborhood.

Public Comment Summary

Approximately 150 comment letters or emails were received during the public review period, and 13 individuals provided comments on the Draft EIR at the three public hearings held on campus. Besides the concerns listed under the previous item were these:

- Support for a north-south orientation alternative for the proposed neighborhood.
- Concern that because the proposed site for the neighborhood was acquired by eminent domain (in the 1950s), the land cannot be used for residences.
- Loss of views across campus teaching and research fields towards the foothills.
- Concern regarding impacts from growth induced by locating the neighborhood west of State Route 113.
- Mitigation ratio should be higher or some of the loss avoided by not building the proposed neighborhood or Research Park.
- Mitigation for loss of prime farmland should be at a different location (e.g., on the central campus or adjacent to the proposed neighborhood).
- Support for the campus infill alternative over the proposed action.
- Concern regarding land use conflicts between the University Airport and the proposed neighborhood, especially if the neighborhood grows beyond the 2015-16 planning horizon.

Responses to all comments are in the Final LRDP EIR.

Mitigation Monitoring and Reporting Program

See item 2. above.

Findings

The Findings discuss the project's environmental impacts, mitigation measures, mitigation monitoring program, and alternatives. The Findings also set forth overriding considerations for approval of the project in view of its unavoidable significant impacts.

The discussion of this item and the action taken appear with item 4.

[For speakers' comments, refer to the minutes of the October 29 meeting of the Committee of the Whole.]

4. **ADOPTION OF FINDINGS AND APPROVAL OF MASTER PLAN, RESEARCH PARK, DAVIS CAMPUS**

The President recommended that upon review and consideration of the environmental consequences of the Research Park at UC Davis as indicated in the campus 2003 Long Range Development Plan Environmental Impact Report, The Regents:

A. Adopt the Findings, Statement of Overriding Considerations, and Mitigation Monitoring Plan, pursuant to the California Environmental Quality Act.

B. Approve the Master Plan for the Research Park at UC Davis as a subsequent approval to the 2003 Long Range Development Plan, Davis campus.

[The Findings, Statement of Overriding Considerations, Mitigation Monitoring Plan, and Long Range Development Plan were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

It was recalled that planning for a Research Park at UC Davis began in 1994 in response to interest expressed by faculty and a number of public and private entities engaged in collaborative research with campus faculty. In 2000-01, a campus task force headed by the Vice Chancellor for Research set goals and objectives for the Research Park program. In 2001-02, the campus recruited a third-party developer team from a pool of 10 proposers and the following year prepared the Research Park Master Plan, which proposed that 38 acres of campus land be devoted to the project to accommodate 480,000 gross square feet of office and laboratory space. The proposed development was incorporated in the environmental review of the 2003 Long Range Development Plan.

Goals and Objectives of the Research Park at UC Davis

The Research Park is intended to encourage appropriate research partnerships between UC Davis and private, public, or nonprofit organizations. This will expand the range of educational, internship, employment and career opportunities available to the campus community. The campus expects that development of the Research Park will increase the number, breadth, and diversity of professional researchers within the academic community as well as aid in the recruitment of new faculty. Finally, the project will promote regional economic development that has a distinct relationship with UC Davis, bringing new jobs and businesses to the region.

Project Description

The proposed Research Park Master Plan (RPMP) addresses the development of Research Park buildings and associated infrastructure, parking, and landscaping on two parcels with a total area of about 38 acres on old Davis Road north and south of Interstate 80. The RPMP includes a site development plan as well as planning concepts and design guidelines for future building designs and development on the site. The proposed development would include one- or two-story buildings on the southern parcel, with a total of approximately 480,000 gross square feet of built space. The Regents would retain ownership of the land but would lease this land to a third-party developer. Land leased to the third-party developer would not be subordinated to any improvements or other interests. The buildings developed on the site would be leased to private, public, and nonprofit organizations with research affiliations with the UC Davis campus.

Planning Concepts

The key planning and organizational concepts for the Research Park are:

- Compact and clustered development pattern.
- Local and regional transit connections and transit-oriented development.
- Integrated and connected open space network both within the Research Park and with the larger campus community.
- Bicycle and pedestrian access and circulation both within the Research Park and the campus community.
- Mix of uses and amenities to foster a vibrant, convenient, and well-served Research Park.
- Ecologically effective systems and technologies as feasible.
- Architecture that makes a positive contribution to both the built environment of the campus and the entire Davis community.

Building and Park Character

The design of the Research Park will be guided by the University's vision to create a pleasing development and the need for the park to be marketable to prospective tenants.

In keeping with the character of the campus, the Park will have clear site lines between the surrounding properties and transportation corridors; edges and connections between the park and its surroundings designed to integrate the park into its larger setting; visibility from afar; buildings to be similar in appearance; parking located toward the perimeter of the site; vehicular and pedestrian zones clearly differentiated from one another with appropriately scaled streets, parking lots, and pathways with lighting; outdoor rooms and enclosures created through placement of the buildings; ecologically effective designs to mitigate heat gain, yet maximize solar access; and energy efficient systems to take advantage of naturally-occurring ventilation.

Design Framework

The buildings, structures, and landscaping in the Research Park will work together to create a unified design experience. Each new building will work with its neighboring buildings, landscaping, and adjacent open space to create an integrated whole. All development in the Research Park will be accomplished within a set of design guidelines developed by the campus which employ the following four factors:

- Massing of Buildings. The architectural solutions for each building should be visually attractive and appropriate for its intended use. Most of the buildings in the Research Park will be two stories in height. The developer will consider creative techniques that will break down the massing and scale. Appropriate orientations and responses to climatic and environmental factors shall be implemented as feasible.

- Exterior Materials. The design for individual buildings will propose a palette of durable materials to be used on all Research Park buildings.

- Architectural Character. The architectural solution for each building will be visually attractive and appropriate for its intended use.

- Open Space and Circulation. The buildings, structures, and landscaping in the Research Park will work together to create a unifying design experience. The design will include an open space framework to accommodate off-street pedestrian and bicycle linkages within the Research Park.

Design of Individual Buildings

Based on the design framework, the third-party developer will prepare plans and drawings for individual projects to be included in the Research Park. Subsequent approvals for specific building projects will be brought before The Regents.

Environmental Impact Summary

An Environmental Impact Report was prepared in accordance with the requirements of the California Environmental Quality Act to analyze the environmental effects of the 2003 LRDP including project-level reviews of the Research Park Master Plan (RPMP). Details of the review process may be found under item 2. above.

Project Impacts Summary

Implementation of the RPMP has the potential to result in several significant impacts on the environment. A detailed summary of these impacts is included in the Findings and in the Draft EIR in the table entitled "Research Park Master Plan, Summary of Impacts and Mitigation Measures." Cumulative Impacts are included in the Findings and in the Draft EIR in the table entitled "Summary of Impacts and Mitigation Measures." General details about the project impacts and public comments on the LRDP may be found in item 2. above. In addition, the following issues were raised:

- The appropriateness of the University's sponsoring or participating in private development on the campus.
- Higher density would be environmentally preferable.
- Competition with other private development in the area; suggested restrictions on commercial and retail activities.
- Contribution of the RPMP to cumulative development impacts.
- Proximity of the site to the Laboratory for Energy Related Health Research groundwater contamination and potential other contamination.
- Traffic impacts.

Alternatives

In addition to the proposed RPMP, the LRDP EIR analyzed six alternatives to the proposed RPMP: North I-80 site only; South I-80 site only; south entry site; smaller research park; higher density; and no project. In addition, the LRDP EIR considered one alternative that was found to be infeasible - City of Davis Business Park Site.

Mitigation Monitoring and Reporting Program

For details, see item 2. above.

Findings

The Findings discuss the project's environmental impacts, mitigation measures, mitigation monitoring program, and alternatives. The Findings also set forth overriding considerations for approval of the project in view of its unavoidable significant impacts.

Chancellor Vanderhoef, Vice Chancellor Meyer, Assistant Vice Chancellor Segar, and Environmental Planner England showed slides of the Davis campus to illustrate the vision for planning the future of the campus.

With respect to the Neighborhood Master Plan, Regent Kozberg was concerned that replacement of the agricultural research land that would be lost to construction projects would be inadequate. Chancellor Vanderhoef explained that much of the campus agricultural acreage has been compromised over time by surrounding development. In response, the campus purchased the 1,600-acre Russell Ranch to be used primarily as open space and for agriculture. He noted that campus departments are working together to find ways of using the available land more efficiently. In response to other concerns she expressed, Regent Kozberg was assured that the traffic and transportation plan for the Neighborhood Master Plan had been based on a comprehensive evaluation and could be viewed as a model for access both for cars, cyclists, and pedestrians. She was informed that a child care center will be provided, although no specific site has been chosen.

In response to a question about enrollment, Chancellor Vanderhoef informed Regent Johnson that the campus expects to reach a maximum number of students, about 30,000, by 2016. He emphasized that under the Master Plan, the campus was obligated to plan for this level of growth. He informed Regent Johnson that, at the University's request, the Neighborhood development will include an elementary school, operated by the school district or as a charter, to accommodate the expected increase in school-age children.

Regent Murray was impressed by the Neighborhood Plan, but he was concerned about the loss of open space. He suggested moving student and faculty housing to the campus core in order to make it denser. Chancellor Vanderhoef noted that 2.5 million square feet of academic space is planned for the central core, in addition to housing for 2,000 students. Assistant Vice Chancellor Segar added that open areas within the campus core also need to be preserved. He noted that during the planning phase the Neighborhood project had been adjusted to make it more compact and that it represented the high end of the City of Davis community standard for density. An effort was made to blend in its amenities so as to lessen their impact.

Regent Murray asked whether solar energy would be used in the Neighborhood plan. Mr. Segar responded that solar energy has not been made a requirement, although it will be listed among the desirable criteria when a developer is sought.

Regent Murray suggested that the Research Park could also be made more dense. Mr. Segar explained that the project will be done in conjunction with a private partner, who would need to build to fit the market.

Regent Seigler was impressed that, despite its scale, the Neighborhood project appeared to be well integrated with the surrounding community. He was assured that the walnut trees on Russell Boulevard would not be affected, as the development zone is to the south of their location. He was informed that the Neighborhood Plan has a 200-foot tree protection buffer zone. In response to his question about sales tax and other benefits that may accrue to the City because of the project, Vice Chancellor Meyer explained that the campus, the City, and the County had selected a consultant to analyze how the tax revenues should flow and that, following review of the analysis, a plan will be negotiated among them.

In response to a question by Regent Johnson, Chancellor Vanderhoef indicated that the tax revenue flow had been analyzed to make sure that the services and revenues generated by sales tax would be balanced.

Faculty Representative Pitts inquired about the plans concerning the community college system. Vice Chancellor Meyer responded that the Los Rios Community College District had indicated its intention to establish in the Neighborhood a Community Education Center in partnership with the University and the Davis Joint Unified School District that will provide facilities and resources for community college and University affiliates, as well as potential satellite facilities for Davis High School. The Center will offer courses not generally available on the Davis campus.

Regent Lozano commented that the City of Davis is on record as believing that the mitigation measures for the projects are not specific enough. Assistant Vice Chancellor Segar noted that the campus responded to each of the 140 comments made by the City during the environmental review, but he noted that work to improve the planned mitigation measures will continue during the project.

Regent Murray maintained that the Neighborhood Plan was too big and that alternatives should have been found. He was directed to the appropriate sections of the EIR that provide analyses of impacts and discuss five alternatives. Chancellor Vanderhoef noted that if the plan were made more dense, it would be necessary to eliminate the amenities that make the project so attractive. He emphasized that it is the most dense of any development in Davis. Regent Kozberg believed that the project as planned would have few impacts on the environment and would retain the kind of charm that will keep faculty in the area.

Upon motion duly made and seconded, the Committee approved the President's recommendations with respect to items 2, 3, and 4: *Certification of the Environmental Impact Report and Approval of 2003 Long Range Development Plan*; *Adoption of Findings and Approval of Neighborhood Master Plan; and Adoption of Findings and*

Approval of Master Plan, Research Park, respectively, all for the Davis campus, and voted to present them to the Board.

5. **ADOPTION OF MITIGATED NEGATIVE DECLARATION, AMENDMENT OF LONG RANGE DEVELOPMENT PLAN , AND APPROVAL OF DESIGN, CAMPUS PARKING STRUCTURE 3, SANTA BARBARA CAMPUS**

The President recommended that upon review and consideration of the environmental consequences of the proposed action as evaluated in the Mitigated Negative Declaration Report, the Committee:

A. Adopt the Mitigated Negative Declaration.

B. Adopt the Findings and Mitigation Monitoring Program.

C. Amend the Long Range Development Plan to increase allowable height at the project site to the 65-foot height category.

D. Approve the design of the Campus Parking Structure 3, Santa Barbara campus.

[The Mitigated Negative Declaration, Findings, Mitigation Monitoring Program, and Long Range Development Plan were mailed to the Committee in advance of the meeting, and copies are on file in the Office of the Secretary.]

It was recalled that in July 2003, The Regents approved the inclusion of Campus Parking Structure 3, Santa Barbara campus, in the 2003-04 Budget for Capital Improvements and the 2003-08 Capital Improvement Program at a total project cost of $20,250,000. The project is funded by external financing ($16,750,000) and parking reserves ($3,500,000). Subsequently, International Parking Design Inc., of Sherman Oaks, California was appointed as Executive Architect, in association with architect Johnson Fain Partners of Los Angeles.

Project Site

The site for the building, Lot 22, is on the southwestern edge of campus, east of Ocean Road. It is bounded on the north by Parking Lot 27 and Ocean Road, and on the east by a bicycle path and the Events Center. The Pardall bike corridor forms the southern boundary. The location is close to Snidecor Hall, the Humanities and Social Sciences Building, and the proposed Education and Social Sciences Building and is adjacent to Isla Vista on the west. While the proposed project site is consistent with the LRDP, an amendment of the LRDP is required to change the allowable height from 45 to 65 feet to accommodate a maximum 58-foot-high structure.

Project Design

Campus Parking Structure 3 provides 1,086 parking spaces (a net gain of 882 spaces after the loss of Lot 22) within 355,000 gross square feet on six full levels, with a partial floor at the seventh level. The first level is below grade but is excavated on two sides, enabling all levels to be naturally ventilated. The plan is configured to provide three parking bays and two-way circulation. Vehicular access is from Ocean Road to level three of the structure. The remainder of Parking Lot 22 north of the structure will be reconfigured to provide 70 at-grade parking spaces, for a total of 1,156 parking spaces.

A reinforced concrete frame will be used for the structure. Concrete slabs, columns, and up-turned perimeter beams are exposed and painted. Elevator and stair towers are enclosed and clad in painted plaster with punched window openings. The building elevations are partially screened with a trellis system of recycled composite wood and accentuated by cut-out arches and rectangular openings. Pedestrian entries are marked by arched entries. The structure is fully landscaped.

The design of Campus Parking Structure 3 has been reviewed in accordance with University policy by the campus Design Review Committee and cost consultant Tishman Construction. Independent structural review will be conducted at each stage of project development by Degenkolb Engineers of San Francisco. The Campus Office of Design & Construction Services will manage the construction of the project, with assistance from the Executive Architect's project team. Outside consultants and testing agencies will be used as necessary. The Director of Design & Construction Services will perform project oversight.

Construction will begin in June 2004, with completion anticipated in November 2005.

Environmental Impact Summary

An Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project concluded that environmental impacts would be less than significant after incorporation of proposed mitigation measures. The campus evaluated the three comment letters received during the review period and prepared written responses, which are included in the Final IS/MND. A project-specific Mitigation Monitoring Program is included as an appendix to the Final MND. Monitoring of the implementation of all mitigation measures will be performed in connection with the annual report for the LRDP MMP and will be conducted during various phases of project development as appropriate.

Findings

The Findings discuss the project's impacts, mitigation measures, and evidence that the proposed project will not have a significant effect on the environment.

Vice Chancellor Pernsteiner, Associate Vice Chancellor Fisher, and Director Wolever presented slides of the project.

In response to a question by Regent Murray, Mr. Fisher reported that the building is designed to accept solar panels but that a vendor must be found that can provide them within the limited budget.

Faculty Representative Pitts took issue with the stark appearance of the building's roof line. Mr. Fisher believed that the roof contour could be softened by modifying its shape and by extending the decorative trellis.

Regent Lozano noted the relatively high cost of the structure but was informed that the cost per space was relatively low when compared to similar UC parking structures and to industry standards.

Upon motion duly made and seconded, the Committee approved the President's recommendation.

6. **SAN CLEMENTE HOUSING, SANTA BARBARA CAMPUS**

Vice Chancellor Pernsteiner recalled that the San Clemente Housing project has 976 beds intended primarily to serve single graduate students. Unfavorable comments were made about the design when it was first presented to the Committee. It was viewed as too industrial looking, not durable enough, expensive, and out of character with Santa Barbara. The Committee members believed that the Santa Barbara campus should reflect its roots and its relation to the design features of the city, with an emphasis on its natural setting. With these observations in mind, the San Clemente Housing project has been redesigned, retaining the original number of beds and the original budget. Parking has been increased to a ratio of one-to-one with the number of beds. Mountain vistas have been exposed for the Isla Vista neighbors of the development.

Associate Vice Chancellor Fisher reviewed the design with the aid of slides. He reported that parking will be accommodated by building a structure on the east side of the site augmented with three surface lots. The Architect, Harry Wolfe, is no longer on the project. Fields and Devereau is acting as both the Executive and Design Architect. The original project included three-and-one-half blocks of housing with parking underneath and a row of townhouse-like buildings along El Colegio, with a large open space in the middle. The new plan uses less land. The plan adds a marker element – a tower that echoes an historic tower on the campus. Walled courtyard spaces have been added and are interconnected. The units are primarily four-bedroom in naturally-vented buildings arranged around green spaces. They sport terraces, trellises, terra cotta roofs, and plaster walls. The overall impression is much softer than the original design. The campus will bring the final design to the Committee at its meeting in April 2004.

Regent Kozberg suggested finding some kind of icon or motif that could be carried through to create continuity among campus buildings.

Faculty Representative Pitts admired the unimpeded views that had been created. He suggested rounding the tower elements to make them softer and varying the roof line of the east elevation. Mr. Fisher noted that the architecture is more varied than can be seen in the slides.

Regent-designate Anderson noted that the nearby Santa Inez housing division was submerged in order to makes the most of the mountain views. She believed that the four-bedroom configuration of the San Clemente housing seemed too dense. Mr. Pernsteiner recalled that the original design had been higher off the street than the new design, which has also been set back further from the street. He reported that the four-bedroom model was endorsed by graduate student focus groups.

7. **CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND APPROVAL OF DESIGN, HUMANITIES AND SOCIAL SCIENCES FACILITY, SANTA CRUZ CAMPUS**

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

A. Certify the Focused Tiered Environmental Impact Report.

B. Adopt the Findings and Mitigation Monitoring Program.

C. Approve the design of the Humanities and Social Sciences Facility, Santa Cruz campus.

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

It was recalled that In November 2001, The Regents approved the inclusion of the Humanities and Social Sciences Facility in the 2002-03 Capital Improvement budget at a cost of $29,305,000. Although this budget was amended in August 2002 to revise the project scope, the cost did not change. Subsequently, Thomas Hacker Architects, Inc. of Portland, Oregon was approved as Executive Architect.

Project Site

The Humanities and Social Sciences Facility will be set among second growth redwood trees in the central campus, northwest of Cowell College academic buildings and residence halls, at the corner of McLaughlin Drive and Hagar Drive. Stevenson College is to the east, and Merrill College is north of the site, across McLaughlin Drive and up a steep hill. The new Bookstore and Graduate Student Center is to the west, across Hagar Drive. The site is currently used as a parking lot. Its proposed use is in accordance with the 1988 UCSC Long Range Development Plan.

Project Design

The Humanities and Social Sciences Facility is a complex of three buildings: a one-story, 300-seat lecture hall; a six-story building housing mostly faculty offices (Humanities 1); and a four-story building for classrooms, computer labs, and colloquia rooms (Humanities 2). The complex will contain 51,140 square feet within a total area of 85,000 gross square feet. The buildings are set into the existing grades to maximize pedestrian access between them as well as access through the site from the Central Campus to Cowell and Stevenson Colleges. Building colors and materials have been selected to complement the adjacent buildings of Cowell College as well as to establish an independent and lively gathering place at a campus crossroads.

Sustainability and energy efficiency are inherent in the facility design. Passive cooling, solar heat gain controls, natural ventilation, and efficient lighting are some of the features incorporated to achieve long-term energy efficiencies. The UCSC Design Advisory Board has reviewed the design and independent structural review has been conducted at each stage of the project development. Outside consultants and testing agencies will be used as necessary. The Office of Physical Planning & Construction and the Campus Architect will perform project management and oversight.

Environmental Impact Summary

A Final Focused Tiered Environmental Impact Report that was prepared for Regental consideration includes a copy of the few comments received on the Draft EIR, responses to the comments, and a mitigation monitoring program. The project EIR is tiered to the LRDP EIR; impact topics that were adequately addressed in that report are not analyzed again in this EIR. The Final Focused Tiered EIR does not identify any significant unavoidable project-level impacts associated with the development of the Humanities and Social Sciences facility. The EIR does identify that the project would incrementally contribute to, but would not exceed, cumulative impacts on water supply and traffic previously identified in the LRDP EIR and subsequent EIRs.

Three alternates to the project were analyzed in this EIR: no project, a reduced project, and a site alternative project. The Final EIR is accompanied by the Mitigation Monitoring Program to ensure that all mitigation measures are implemented in accordance with CEQA.

Findings

The Findings discuss the project's impacts, mitigation measures, and conclusions regarding certification of the EIR for this project in conformance with CEQA.

Vice Chancellor Pernsteiner and Associate Vice Chancellors Fisher and Zwart presented slides of the project.

In response to their questions, Mr. Zwart informed Regent Seigler that the siding used on the building will be cedar and Regent Johnson that the building's natural materials and dark metal trim will help it to recede so that the emphasis is on the clearing in front of it.

Mr. Zwart informed Faculty Representative Pitts that two lower capacity parking lots in the vicinity will accommodate spaces lost to construction.

Mr. Zwart explained, in response to a question by Regent Murray, that to make way for campus construction, the campus may relocate trees, use them for streambed restoration, or make them into furniture.

Upon motion duly made and seconded, the Committee approved the President's recommendation.

8. **CAMPUS VISION PRESENTATION, SANTA CRUZ CAMPUS**

Vice Chancellor Vani recalled that the Cowell Ranch site for the Santa Cruz campus was chosen 40 years ago this month. Although beautiful, it has presented some difficulties, but it has also provided the opportunity to structure a unique academic plan – a large school with a small school feel.

Associate Vice Chancellor Zwart showed slides of photographs that Ansel Adams took of the campus during the 1960s, noting that from the start, every effort was made to keep the site as unspoiled as possible. The campus, which is just outside the City of Santa Cruz and is surrounded by landscape in various kinds of preservation, including State and city parks and the Monterey Bay National Marine Sanctuary, is seen by many as a continuation of this greenbelt. The geological formations of marine terraces increase in elevation as they move away from the ocean, resulting in almost 900 feet of vertical elevation change on the campus. The land is classified into four zones. The meadow is open and provides views to the ocean; the redwoods and meadow meet at the forest edge zone; and the forest itself is the landscape most commonly associated with the Santa Cruz campus. The ravines that run north and south through the campus are important to the ecological functioning of the campus in that they provide corridors for wildlife and are part of the storm water drainage system. The campus sits on karst – an irregular limestone that is prone to water erosion that produces sinkholes and caverns. These underground irregularities form part of the campus' storm water drainage system and dictate that storm water must be carefully managed. This geological characteristic resulted in the development of a quarrying enterprise, which itself resulted in the site's being clear cut around 1900. As a consequence, the environment of what was to become the campus was highly disturbed. The old economy of the campus site was based on the exploitation of

resources rather than the enhancement and preservation which are now the focus of the campus management.

Mr. Zwart noted that some of the decisions set forth in the 1963 Long Range Development Plan have shaped the existence of the campus and will influence its future. The first is that the main campus would be at the center of the site rather than adjacent to the City of Santa Cruz. A corollary was that the meadows to the south would be preserved as a campus amenity. The general pattern of development was a campus core that would be surrounded by residential colleges. Buildings have been sited individually and conform to the local landscape. The 1963 LRDP called for an enrollment of 27,500 by 1990. Fall enrollment for 2004 has been announced at just under 15,000, so the campus is not as dense as originally proposed. The colleges, each designed by a different architect, are academic communities with distinct identities. UC Santa Cruz has placed a premium on varied and imaginative architecture.

Mr. Zwart turned his attention to the campus core, where the buildings are larger and more formally arranged. Architectural diversity is key there also. The core extends to the edge of the tree line, where the buildings, while still large, tend to be lower against the forest backdrop. A recent study assessed how much of the core is available for further building.

Mr. Zwart noted that the campus has placed importance on making the buildings the correct size for their sites. Building in the forest must be done particularly carefully in order to preserve the environment. The materials and colors match the rugged character of the site. Stone is used for site walls and to line detention basins for storm water. Concrete is also an appropriate building material, for which masonry is a cost-effective replacement in certain areas. Plaster is used mainly in the residential colleges, with wood introduced as an accent element where possible. He noted, however, that the material that glorifies the Santa Cruz campus is glass.

Mr. Zwart discussed the challenges of the site, which requires complex circulation systems because of its terrain. Transportation modes are undergoing integration in an effort to move people around the campus more efficiently without damaging their experience. The pedestrian network relies on bridges and provides attractive walks through woods and glades. The planning framework puts cars at the campus perimeter, leaving the inside clear for transit and pedestrians.

Mr. Zwart made special mention of the Cowell Ranch buildings, which are the first thing visitors see as they approach the campus. Whenever possible, the old buildings have been converted to make them usable. For instance, the cookhouse is occupied by the admissions office, the horse barn is now a student theater, and the carriage house is the Office of University Relations. The architect of the new nearby emergency response center, a campus police and emergency dispatch center, took care to make the building fit into these surroundings. Mr. Zwart noted that its open lands are the campus' other unique aspect. Over 800 acres have been set aside for

environmental reserve that provides an actively managed research and resource for the campus. The entire campus landscape must be managed actively. For instance, as old coastal oaks are dying out, the grounds crew is collecting acorns to develop a replacement stock in order to preserve the familiar character of the area. Cows grazing on campus help control fire and prevent non-native grasses from taking hold.

Mr. Zwart described the next planning steps, which will target 2005 to 2020. On the list of goals to be determined is the appropriate enrollment level for the Santa Cruz campus. The dates of the planning effort coordinate with the City of Santa Cruz's General Plan and provide opportunity for collaboration. Various expansion and density strategies will be examined, with a view toward developing sensitive growth.

Regents Johnson and Murray and Faculty Representative Pitts praised the campus administration for its attention to the environment and its effort to create attractive spaces on campus.

In response to a question by Regent Lozano, Mr. Zwart reported that the campus has its own fire department, backed by mutual agreements with UC Davis and the City of Santa Cruz. All buildings have sprinklers, and the campus has an emergency evacuation plan.

Regent Kozberg asked whether the campus had difficulty keeping construction costs down. Mr. Zwart reported that the downturn in the economy of Silicon Valley had helped the campus' construction program in that it had made available high-quality contractors. He noted, however, that supply may be outstripped by demand following the recent fires in southern California.

The meeting adjourned at 1:40 p.m.

Attest:

Secretary