

The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS

January 17, 2002

The Committee on Grounds and Buildings met on the above date at Covell Commons, Los Angeles campus.

Members present: Regents Atkinson, Connerly, T. Davis, Hopkinson, O. Johnson, S. Johnson, Kozberg, Morrison, Pattiz, and Seymour; Advisory member Sainick

In attendance: Regents Bagley, Davies, Eastin, Lansing, Lee, Lozano, Marcus, Montoya, Preuss, and Sayles, Regents-designate Ligot-Gordon and Terrazas, Faculty Representatives Binion and Viswanathan, Secretary Trivette, General Counsel Holst, Provost King, Senior Vice Presidents Darling and Mullinix, Vice Presidents Broome, Drake, Gomes, and Hershman, Chancellors Bedahl, Bishop, Carnesale, Cicerone, Dynes, Vanderhoef, and Yang, and Recording Secretary Bryan

The meeting convened at 12:50 p.m. with Committee Chair Kozberg presiding.

1. **APPROVAL OF MINUTES**

Upon motion duly made and seconded, the minutes of the meeting of November 15, 2001 were approved.

2. **CONSENT AGENDA**

A. ***Adoption of Negative Declaration and Approval of Design, Hargrove Music Library Expansion Building, Berkeley Campus***

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in the Initial Study/Negative Declaration, the Committee:

- (1) Adopt the Initial Study/Negative Declaration and Findings.
- (2) Approve the design of the Hargrove Music Library Expansion Building, Berkeley campus.

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

B. *Certification of Environmental Impact Report and Amendment of Long Range Development Plan for Northeast Quadrant Science and Safety Projects, Berkeley Campus*

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

- (1) Certification of the Final Environmental Impact Report (EIR).
- (2) Adoption of the Findings and Statement of Overriding Considerations.
- (3) Adoption of the Mitigation Monitoring Program.
- (4) Amendment of the 1990 Berkeley campus Long Range Development Plan (LRDP) to extend the LRDP envelope for net new space for the Central Campus Park from the LRDP EIR total of 333,300 gross square feet to a total 658,300 gross square feet and to reflect changes indicated in the Attachment for the Northeast Quadrant Science and Safety projects.

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

C. *Adoption of Findings and Approval of Design, Broad Art Center Seismic Reconstruction and Expansion, Los Angeles Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed project as indicated in the Southwest Campus Staging Building, Dickson Art Center and Dance Building Seismic Renovation Tiered Initial Study/Mitigated Negative Declaration adopted by The Regents in January 2000, the Committee:

- (1) Adopt the Findings.
- (2) Approve design of Broad Art Center Seismic Reconstruction and Expansion, Los Angeles campus.

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

D. *Adoption of Mitigated Negative Declaration and Approval of Design, Engineering Building, Riverside Campus*

The President recommended that, upon review and consideration of the environmental consequences of the proposed project, the Committee:

- (1) Adopt the Initial Study/Mitigated Negative Declaration.
- (2) Adopt the Findings and Mitigation Monitoring Program.
- (3) Approve the design of the Engineering Building Unit 2, Riverside campus.

[The Initial Study/Mitigated Negative Declaration, Findings, and Mitigation Monitoring Program were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

E. ***Adopt of Mitigated Negative Declaration, Amendment of Long Range Development Plan, and Approval of Sites for Thermal Energy Storage Tanks/Chilled Water Piping Expansion and Satellite Plant, Riverside Campus***

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

- (1) Adoption of the Initial Study/Mitigated Negative Declaration.
- (2) Adoption of the Mitigation Monitoring Report and Findings.
- (3) Amendment of the Long Range Development Plan to change the land use designation for the Satellite Chiller Plant site from *College of Natural and Agricultural Sciences* to *Maintenance and Physical Plant* and for the Thermal Energy Storage Tanks site from *Agricultural, Teaching, and Research Fields* to *Maintenance and Physical Plant*.
- (4) Approval of the sites for the Satellite Plant and Thermal Energy Storage Tanks.

[The Initial Study/Mitigated Negative Declaration, Mitigation Monitoring Report, and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

F. ***Adoption of Mitigated Negative Declaration and Approval of Design, Cal-IT², San Diego Campus***

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

- (1) Adopt the Mitigated Negative Declaration.
- (2) Adopt the Mitigation Monitoring and Reporting Program and Findings.
- (3) Approve the design of the California Institute for Telecommunications and Information Technology (Cal-(IT)²) Facility, San Diego campus.

[The Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Findings were mailed to all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

Upon motion duly made and seconded, the Committee approved the President's recommendations, with the exception of Item B., which was considered separately, and voted to present them to the Board.

Regent S. Johnson drew attention to the fact that Chancellor Berdahl had indicated that the proposal would displace a group of tennis courts in the northeast quadrant of the campus in order to accommodate more parking in the area and that this had generated some local controversy. Chancellor Berdahl believed that the campus would be successful in balancing conflicting interests between the need for additional parking on the north side of the campus and the maintenance of amenities such as the tennis courts. He indicated that a new location for the tennis courts eventually would be found.

[For speakers' comments, refer to the minutes of the January 17 morning session of the Committee of the Whole.]

Upon motion duly made and seconded, the Committee approved the President's recommendation of Item B. and voted to present it to the Board.

3. **CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT AND AMENDMENT OF LONG RANGE DEVELOPMENT PLAN, SAN FRANCISCO CAMPUS**

Upon review and consideration of the environmental consequences as evaluated in the Supplemental Environmental Impact Report, the Committee recommended:

- A. Certification of the Mission Bay Housing Program Supplemental Environmental Impact Report.
- B. Adoption of the California Environmental Quality Act Findings.

- C. Adoption of the LRDP Mitigation Monitoring Program as amended.
- D. Amendment of the LRDP for the San Francisco campus to incorporate housing as an on-site use in the revised space program, and adoption of the revised functional zones for UCSF Mission Bay as indicated in the LRDP Amendment 1.

It was recalled that in January 1997, The Regents approved the 1996 Long Range Development Plan for the San Francisco campus, which identified three possible locations for a major new campus site. The 1996 LRDP considered a generic development program at the three alternative locations, including the Mission Bay alternative site. To preserve acquisition flexibility, the LRDP did not select a location for the major new site for the campus. In May 1997, The Regents approved Mission Bay as the location for the new campus and directed UCSF to amend the 1996 LRDP to reflect that selection.

UCSF Mission Bay Campus Site Location

UCSF Mission Bay is surrounded by the 303-acre planned Mission Bay North and Mission Bay South Redevelopment Areas owned primarily by the Catellus Development Corporation. The redevelopment areas are bounded on the west by Interstate 280, on the north by the South of Market area, on the east by San Francisco Bay, and on the south by the Lower Potrero Hill neighborhood. In the center of the Mission Bay South Redevelopment Area is the 43-acre UCSF Mission Bay campus site, donated to UCSF by Catellus and the City and County of San Francisco. The site is bordered by Owens Street on the west, South Common Street on the north, Third Street on the east, and Sixteenth Street on the south.

Mission Bay Space Program

The Cross-Campus Element on Housing in the 1996 LRDP discussed opportunities for increasing housing supply and improving housing stock, particularly new UCSF housing located at or near the major new site to be selected. However, because the three alternative locations had varying abilities to accommodate housing, the 2.65 million gross square foot space program did not include housing.

This LRDP Amendment proposes to add housing to the space program for the Mission Bay site. It is envisioned that the new housing will be apartment-style rental units primarily for students and postdoctoral scholars. New residential use of approximately 400,000 gsf would be incorporated within the adopted 2.65 million gsf program, with a corresponding change in future development of other uses.

UCSF Mission Bay Functional Zoning

The 1996 LRDP identified preliminary functional zones for Mission Bay. Subsequent to the selection of Mission Bay as the major new site, the campus prepared the 1999

UCSF Mission Bay Campus Master Plan & Design Guidelines to describe the phased development of the space on the 43-acre campus site. As part of this LRDP Amendment, UCSF is proposing to revise the LRDP's Functional Zone Map for the Mission Bay site accurately to reflect the location and organization of the UCSF Mission Bay planned uses and to reflect the physical planning principles of the *Campus Master Plan & Design Guidelines*. The proposed functional zoning changes also accommodate the planned Block 20 housing project.

Block 20 Mixed Use Housing Project

The 1996 LRDP recognized the need for affordable housing. However, it did not identify housing as a use for the new campus site. When Mission Bay was selected for the new site, it was anticipated that Catellus would construct approximately 6,000 residential units in the Mission Bay Redevelopment Areas. UCSF believed it could negotiate below-market rental rates for some portion of this housing to accommodate its students. The housing market has continued to change: UCSF Mission Bay has been built faster than the private market housing, rental vacancies have continued to decrease, and rental rates have dramatically escalated throughout the city. Thus, the need to provide students and postdoctoral scholars affordable campus housing became more acute. At the encouragement of UCSF's Community Advisory Group, the campus administration decided to move forward in developing housing at Mission Bay.

The budget for the Block 20 Mixed-Use Housing Project, including parking and retail space, is being submitted to today's joint meeting of the Committee on Grounds and Buildings and the Committee on Finance. The overall project will construct approximately 538,000 gsf and provide space for up to 766 beds as well as 351 parking spaces. Design approval for the housing project is anticipated in March 2002.

The Cross-Campus Element on Housing in the LRDP called for the development of 220 to 339 student spaces, in addition to existing UCSF housing, at site(s) to be identified to meet the student housing goal of 25 percent. Since then, UCSF has proposed an increase in the student goal to 40 percent, which would require 615 additional student spaces, and 350 spaces to meet the goal of housing 25 percent of the postdoctoral scholars. The campus has determined that some portion of the housing to be built at Mission Bay should be offered to postdoctoral scholars. The housing project at the new campus site would help UCSF attain these overall goals.

Environmental Impact Summary

Pursuant to State law and University procedures for implementation of the California Environmental Quality Act, a Supplemental Environmental Impact Report was prepared for the LRDP Amendment #1 and Mission Bay Housing Program. The SEIR was prepared and circulated to responsible agencies and to the State Clearinghouse for a 45-day public review from November 2 to December 17, 2001. Comments received and responses to comments are included in the FEIR. The public hearing for the

project was held November 28, 2001. One comment was received at the public hearing regarding the coordination of The Regents' construction project with the light rail transit line construction project on adjacent Third Street.

UCSF is well aware of and supportive of the construction of the Third Street light rail project. Construction impacts are noted in the LRDP FEIR to be temporary significant unavoidable effects of development of the new campus site. The campus has an on-site construction coordinator to trouble shoot potential construction conflicts between multiple construction sites who regularly exchanges information with the Municipal Railway.

The SEIR identifies several potential environmental impacts of the project or of cumulative development. Significant impacts were found in five categories: air quality emissions from project-related vehicle operation; emissions from cumulative vehicle operation; project-related hazardous wind conditions for pedestrians; project-related exposure of residents to contaminated soil and groundwater conditions; and cumulative impact on schools. These impacts will be mitigated by incorporating the following measures into the project: the campus will (1) extend its Transportation Demand Management program to the Mission Bay site, (2) will conduct wind tunnel studies to recommend any changes in project design to reduce wind, (3) will remediate soil and groundwater conditions as needed, and (4) will transfer the 2.2 acre school site on Block 14 to the San Francisco Unified School District. Project-related and cumulative vehicle operation emissions would be significant and unavoidable environmental impacts even after incorporation of the mitigation measures. All other issues would be reduced to less-than-significant levels by implementing the identified mitigation measures.

The final EIR is accompanied by an amended Mitigation Monitoring Program to assure that all newly identified mitigation measures are implemented in addition to those adopted in the 1996 LRDP EIR.

Findings

The Findings discuss the project's impacts, mitigation measures, and conclusions regarding certification of the SEIR for this project in conformance with CEQA. The Findings also set forth overriding considerations for approval of the project in view of its unavoidable significant effects on the environment.

Upon motion duly made and seconded, the Committee approved the President's recommendation and voted to present it to the Board. Regent Davies abstained from discussing or voting on the item in order to avoid the appearance of a conflict of interest.

[The Mission Bay Housing Program Supplemental Environmental Impact Report, Findings, and Mitigation Monitoring Program were mailed to

all Regents in advance of the meeting, and copies are on file in the Office of the Secretary.]

The meeting adjourned at 12:55 p.m.

Attest:

Secretary

BACKGROUND

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In their entirety, the Northeast Quadrant Science and Safety projects consist of the following components:

Stanley Hall Replacement Building: replacing the seismically poor Stanley Hall, SHRB would house the new Department of Bioengineering and be a cornerstone of the campus Health Sciences Initiative, directed toward improving the understanding of disease and the processes to detect and treat disease. Existing Stanley Hall was built in 1952 and is 67,570 gsf (42,520 asf). The new SHRB would be 285,000 gsf (155,000 asf).

Davis Hall North Replacement Building: A key component of the new Center for Information Technology Research in the Interest of Society (CITRIS) projects, DHNRB would replace existing Old Davis Hall, built in 1931 and 38,000 gsf (22,820 asf) with a 145,000 gsf (85,855 asf) building of laboratories, seminar space, offices, and high-tech classrooms.

Lower Hearst Parking Structure (LHPS): This project would change the use of the fourth level of the Lower Hearst Parking Structure from six tennis courts and a skateboard facility, to parking to accommodate demand. A net increase of 139 spaces is anticipated at the site.

Soda Hall II: The second phase of a two-phased Computer Science/College of Engineering project north of Hearst Avenue, this project was previously analyzed in a 1990 EIR certified by The Regents in November 1990 (State Clearinghouse No. 912542). The design parameters for Soda Hall II have not changed, and feature a 35,000 gsf/20,000 asf building.

Cory Hall, Naval Architecture Building, Davis Hall South: These buildings would be retrofitted and renovated to permit program improvements that facilitate CITRIS and other new interdisciplinary research initiatives while improving the safety of campus facilities.

Utilities and Landscaping: Utilities would be upgraded and reconnected to existing lines on Campus. Upgrades and improvements would occur in conjunction with the projects, including electrical service, street lighting, and storm drainage and sewer systems. Landscaping plans and improvements would be an integral part of all projects.

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