

The Regents of the University of California

**COMMITTEE ON GROUNDS AND BUILDINGS
COMMITTEE ON FINANCE**

July 16, 2003

The Committees on Grounds and Buildings and Finance met jointly on the above date at UCSF–Laurel Heights, San Francisco.

Members present: Representing the Committee on Grounds and Buildings: Regents Atkinson, Bustamante, Hopkinson, Johnson, Kozberg, Lozano, Marcus, Montoya, Moores, Murray, and Seigler; Advisory member Pitts
 Representing the Committee on Finance: Regents Atkinson, Connerly, Hopkinson, Lee, Lozano, Montoya, Moores, and Murray; Advisory member Pitts

In attendance: Regents Blum, Bodine, Davies, Lansing, Parsky, and Pattiz, Regents-designate Novack and Ornellas, Faculty Representative Binion, Secretary Trivette, General Counsel Holst, Treasurer Russ, Provost King, Senior Vice Presidents Darling and Mullinix, Vice Presidents Doby, Drake, and Gurtner, Chancellors Berdahl, Bishop, Carnesale, Cicerone, Córdoba, Dynes, Greenwood, Tomlinson-Keasey, Vanderhoef, and Yang, and Recording Secretary Bryan

The meeting convened at 12:20 p.m. with Committee on Grounds and Buildings Chair Marcus presiding.

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

Upon motion duly made and seconded, the minutes of the meeting of May 14, 2003 were approved.

2. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND AMENDMENT OF EXTERNAL FINANCING FOR STUDENT CENTER EXPANSION, PHASE 4, IRVINE CAMPUS

The President recommended that:

- (1) The Committee on Grounds and Buildings recommend that the 2003-04 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Irvine: Student Center Expansion, Phase 4 – preliminary plans, working drawings, construction, and equipment – \$61,500,000 total project cost to be funded from external financing.

To: Irvine: Student Center Expansion, Phase 4 – preliminary plans, working drawings, construction, and equipment – \$68,467,000 total project cost to be funded from external financing (\$65,281,000) and housing reserves (\$3,186,000).

- B. The Committee on Finance concur with the recommendation of the Committee on Grounds and Buildings as described above.
- C. The Committee on Finance recommend that financing be obtained not to exceed \$65,281,000 to finance the Student Center Expansion, Phase 4 project, subject to the following conditions:
 - (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) Repayment of the debt shall be from Student Center, Phase 4 Expansion Referendum student fees approved by student vote in April 2001 and by the President on October 8, 2002, registration fees, and net revenues of the Student Center, which shall generate net revenues sufficient to pay debt service and to meet all related financing requirements of the proposed funding.
 - (3) The general credit of The Regents shall not be pledged.
- D. The Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.
- E. The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

The Committees were informed that the augmentation to the Student Center Expansion, Phase 4 project is to construct 26,184 assignable square feet of additional space to accommodate student activity and administrative functions and to obtain external financing for a portion of the augmentation.

It was recalled that in November 2002, The Regents approved an amendment to the 2002-03 Budget for Capital Improvements and the 2002-05 Capital Improvement Program to include the Student Center Expansion, Phase 4 project for the Irvine campus. Schematic design of the project is under way. The total project cost of \$61,500,000 was approved to be funded from external financing, the source of

repayment being a student-approved increase of \$89 per quarter to the existing Student Center Fee, for a total of \$136.50 per quarter.

As previously approved, the project includes a combination of new construction (85,079 asf), renovation (27,426 asf), and selected demolition (17,651 asf) to provide space to expand food service operations, meeting and conference facilities, lounges and study areas, space for student organizations, and administrative space. This project is aimed at helping to meet the needs of a growing student body.

Scope and Budget Changes

The campus is proposing an increase of \$6,967,000 to build 26,184 asf of additional space to include 16,184 asf of student activity space and 10,000 asf for housing administration. The new space can be added in a cost effective manner by building an additional floor on a new wing of the building, slightly expanding the building footprint of another new wing of the building, and modifying the lower-level space. Because this project would effectively build out the existing Student Center site, it is important to maximize the size of the facility to meet as many long-term needs as possible and to attempt to consolidate student service activities in this important sector of the campus.

Student Activity Space: A reassessment of the financial feasibility of the project, based on updated enrollment and revenue projections, indicates that the project budget could be increased by \$3,781,000 within the parameters of the approved fee, making it possible to better meet more of the long-term needs of the Student Center. These additional funds would be used to provide pre-function space for meeting and event rooms, create additional study/lounge space, and increase space for student organizations and student government.

Housing: Housing Administrative Services (HAS) is responsible for providing central support for on-campus undergraduate and graduate residents and for providing off-campus housing location services to students. The unit is located in a 5,323-asf, stand-alone building on the east side of campus as well as occupying approximately 800 asf in the Administration Building. Since the HAS building was completed in 1988, the campus has more than doubled the on-campus housing stock, requiring a commensurate increase in staff to support these housing units and their residents. HAS has outgrown the existing building, but site constraints prevent facility expansion. The campus is proposing to relocate HAS into 10,000 asf of new space in the Student Center, providing better access to students who use the office's services. The existing HAS building will be reassigned to provide space for operation and management staff of the Verano Place graduate/family housing complex which is located directly adjacent to the HAS building. Housing reserves totaling \$3,186,000 will be provided to fund this space.

Construction of the Student Center Expansion, Phase 4 is scheduled to begin in December 2003, with project completion scheduled for April 2006.

Financial Feasibility

The Student Center's external financing carries an estimated debt service of \$4,806,000 at 6.125 percent for 30 years. Repayment of the debt will be from student fees, registration fees, and Student Center income. In April 2001 students agreed to an increase of \$89 per quarter to the existing Student Center fee, raising the fee from \$47.50 to \$136.50 per quarter effective with project occupancy. Under the authority delegated to him, President Atkinson approved the fee increase on October 8, 2002. Based on the current enrollment plan, at \$136.50 per student per quarter, implementation of the Student Center Expansion fee results in projected annual revenue of \$11,255,000 in FY 2007-08, the first full year of principal and interest debt service. Additionally, the campus has committed registration fees in the amount of \$21.23 per student per year, which is anticipated to generate \$571,000 annually. Finally, the Student Center has committed revenue of \$887,000 annually. Both the registration fee funds and the Student Center revenue are committed for the life of the project loan (30 years). Projected annual revenue in 2007-08 is \$12,713,000.

Annual operating and maintenance expense is estimated to be \$3,178,000 (inclusive of the costs of the proposed project, and of all earlier phases of construction), leaving net revenue of \$9,535,000 available for debt service for this project and other debt pledged against the Student Center Fee. These revised operating revenues and enrollments enable the campus to incur additional debt while maintaining debt service coverage of 1.35.

CEQA Compliance

The project is consistent with the campus' 1989 Long Range Development Plan. A Negative Declaration has been prepared and will be presented to The Regents for consideration at the time of the project's design approval.

Upon motion duly made and seconded, the Committees approved the President's recommendation and voted to present it to the Board.

3. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING FOR FRANCISCO TORRES SEISMIC CORRECTIONS AND RENOVATION, SANTA BARBARA CAMPUS**

The President recommended that:

- A. The Committee on Grounds and Buildings recommend that the 2003-04 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Santa Barbara: Francisco Torres Seismic Corrections and Renovation – preliminary plans, working drawings, and construction – \$25,714,000 to be funded from external financing.

- B. The Committee on Finance concur with the recommendation as described above.
- C. The Committee on Finance recommend that financing be obtained not to exceed \$25,714,000 to finance the Francisco Torres Seismic Corrections and Renovation project, subject to the following conditions:
- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) As long as the debt is outstanding, University of California Housing System fees for the Santa Barbara campus shall be established at levels sufficient to meet all requirements of the University of California Housing System Revenue Bond Indenture and to provide excess net revenues sufficient to pay the debt service and to meet the related requirements of the proposed financing.
 - (3) The general credit of The Regents shall not be pledged.
- D. The Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.
- E. The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

The Committees were informed that the Santa Barbara campus proposes to seismically improve the Francisco Torres Residence Hall complex to abate hazardous materials and provide associated building upgrades.

It was recalled that in July 2002, the Santa Barbara campus and the Real Estate Services Group entered into negotiations for the purchase of Francisco Torres, a 19.23-acre property, from the W9/ROY Real Estate Limited Liability Company for \$76,750,000. In November 2002, The Chairman of the Board and the President, under interim authority, authorized the acquisition of and external financing for Francisco Torres. Prior to the purchase, the campus conducted extensive due diligence investigations including seismic integrity, the building utilities infrastructure, hazardous materials survey, and life-safety systems. These investigations led to the discovery of structural inadequacies and the presence of asbestos and mold.

Located on the Storke Campus at Santa Barbara, Francisco Torres was constructed in 1966. It contains 1,325 beds in 672 student-housing suites in a 10-story South Tower and an 11-story North Tower. The Towers are located over a two-level common area housing administrative offices, a cafeteria, classrooms, and recreational space. Outdoor facilities include a 25-meter swimming pool and two tennis courts.

The seismic analysis completed in August 2002 determined that the tower walls are generally able to resist shear and flexure; however, one wall in each tower is overstressed in shear, which suggests significant shear cracking may occur in a strong earthquake. Short lap splices of the vertical wall reinforcement were also discovered and may lead to additional wall stress. Further, the concrete floor diaphragms are very lightly reinforced with minimal reinforcing bars for seismic chords and collectors. If not corrected, some number of the column structures in the building system may fail; however, this would likely not result in a general building collapse.

Asbestos Containing Materials (ACM) were found in the spray-on acoustic ceiling material in the rooms and corridors, in floor tile and mastic in student closets, and in the wall systems joint compound in the rooms and corridors, and it is assumed to be present in the Transite panels in the window wall system. Investigations determined that the ACM in the acoustic ceiling, tile and mastic, and wall joint compound would be friable if disturbed and should be contained or abated per CAL/OSHA standards. It is not anticipated that ACM associated with the panels would become friable during the renovation.

Laboratory results of mold samples, which were visibly observed in the majority of the 336 suite bathrooms, determined the presence of both molds and yeasts. Investigations identified excessive moisture measurements in the drywall systems in the bathrooms and student rooms. The source of moisture was determined to be a combination of leaking plumbing and inadequate exhaust ventilation in the bathroom systems.

Corrective measures are required to address sufficient exiting fire ratings for corridors, proper fire damping in duct systems, adequate clearances and appropriate paths of travel for disabled individuals, and the provision of accessible student suites.

Given the scope of corrective measures proposed, the majority of finishes in the bathrooms, bedrooms, and corridors will be demolished. An appropriate replacement of finishes is required.

Project Description

The Francisco Torres Seismic Corrections and Renovation will improve the seismic performance of Francisco Torres from fair to good. The project will also abate hazardous materials, correct mechanical systems deficiencies, and address fire and life safety and ADA code compliance issues.

Due to the critical nature and urgency to complete the seismic corrective work and the remediation of the mold and asbestos problems, the campus plans to schedule this work during a time period spanning the 2003-04 academic year. The nature of the corrections will likely require a phased shut down of the facility. The prudent approach is to accomplish all of the corrective and refurbishment projects during the phased shut down of the facility.

CEQA Compliance

In accordance with the California Environmental Quality Act and the University of California Procedures for the Implementation of CEQA, the project is categorically exempt per CEQA Guidelines.

Financial Feasibility

The total project cost will be funded from new external financing of \$22,560,000 and \$3,154,000 from proceeds of prior bond financing for the Francisco Torres project. Assuming 30 year financing of \$22,560,000 at 6.125 percent interest, the average annual debt service for the project will be \$1,661,000. Payment of the debt service will be from the Santa Barbara campus' share of University of California Housing System Net Revenues.

Student rents have been projected to increase by \$360 per student per year. The campus will mitigate the impact of this increase by spreading the project costs over six years. The campus has developed the rate increase strategy to meet the financial obligations associated with the housing program's capital development and seismic corrections through the academic year 2008-09. The planned rate increases encompass the ongoing operational increases, as well as debt associated with recently approved projects and projects anticipating Regental action within the 2008-09 planning horizon. These rate increases accommodate the capital program while spreading the overall rate increases over six years.

Upon motion duly made and seconded, the Committees approved the President's recommendation and voted to present it to the Board.

4. **AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM AND APPROVAL OF EXTERNAL FINANCING FOR CAMPUS PARKING STRUCTURE 3, SANTA BARBARA CAMPUS**

The President recommended that:

- A. The Committee on Grounds and Buildings recommend that the 2003-04 Budget for Capital Improvements and the Capital Improvement Program be amended to include the following project:

Santa Barbara: Campus Parking Structure 3 – preliminary plans, working drawings, construction, and equipment - \$20,250,000 to be funded from external financing (\$16,750,000) and parking reserves (\$3,500,000).

- B. The Committee on Finance concur with the recommendation as described above.
- C. The Committee on Finance recommend that the President be authorized to obtain financing not to exceed \$16,750,000 for the Campus Parking Structure 3 project, subject to the following conditions:
- (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) As long as the debt is outstanding, parking fees at the Santa Barbara campus will generate sufficient net revenues to pay debt service and to meet the related requirements of debt financing.
 - (3) The general credit of The Regents shall not be pledged.
- D. The Officers of The Regents be authorized to provide certification to the lender that interest paid by The Regents is excluded from gross income for purposes of federal income taxation under existing law.
- E. The Officers of The Regents be authorized to execute all documents necessary in connection with the above.

The Committees were informed that the Santa Barbara campus proposes to construct Campus Parking Structure 3, a 355,000-gross-square-foot, 1,086-space structure with an adjacent 70-space surface parking lot for a total cost of \$20,250,000.

It was recalled that the 1990 UCSB Long Range Development Plan identifies most of the existing campus surface parking lots as potential building sites. Continuing

development of capital projects between 2002 and 2007 includes the construction of eight academic buildings, three building additions, and two housing complexes. The proposed sites for several of these new buildings are on the existing surface lots, which could amount to a reduction of the current parking supply from 6,404 spaces to 5,039 spaces by 2005-06, adding to the existing parking shortage on the campus. This project will mitigate future parking shortages.

The 607-space Campus Parking Structure 2 was approved by The Regents in September 2002. CPS2 will be built in conjunction with the California Nanosystems Institute and is anticipated to open in fall 2005. In combination with CPS3, parking spaces lost due to campus construction would be restored.

Two future buildings, the Education and Social Sciences Building and the Student Resource Building, planned for the current site of surface parking lots on the west side and central areas of campus, will remove 882 spaces by fall 2005. This loss will exacerbate an existing parking shortfall. With the additional demand created by increases in student enrollment and associated faculty and staff growth, the shortfall requires a remedy.

When the CPS2 project comes on-line in fall 2005 campus inventory will increase by 607 spaces. Without the CPS3 project, however, the campus would have a shortfall of over 1,000 spaces by 2010-11. The proposed CPS3 project, together with the expansion of surface lot 3, however, will reduce this deficit. The remaining shortfall of 72 spaces will be compensated for with policy changes for resident student parking.

Project Description

The conceptual parking structure will be a six-level rectangle with two-way circulation flow. Elevators and stairways will be located in the northeast and southeast corners of the structure, with a third stairway in the southwest corner.

The project site, Parking Lot 22, is bounded on the west by Ocean Road, with the Events Center to the east and the future Student Resource Building to the south (currently Parking Lot 23). CPS3 will have direct access off Ocean Road. A dedicated left turn lane from southbound Ocean Road will displace approximately 40 parking spaces. No other changes to Ocean Road are planned at this time.

The CPS3 project could be coordinated with the construction of the UCSB Extended Learning Services (ELS) administrative building, a 20,000-gsf project to be submitted for approval at a later date. In combination with the proposed CPS3, ELS and associated work would displace 274 spaces. Accordingly, the 1,156 parking space CPS3 project, after adjustment for a total of 274 displaced spaces, would result in a net gain to the campus inventory of 882 spaces.

Construction of CPS3 is scheduled to begin in June 2004 with occupancy in January 2006.

CEQA Classification

In accordance with the California Environmental Quality Act of 1970 and University of California procedures for implementation of CEQA, an Environmental Impact Report will be prepared to analyze the potential environmental impacts of this project. The EIR will be submitted to The Regents for review and consideration at the time of project design consideration. The campus will amend its 1990 Long Range Development Plan to accommodate the height of the proposed structure.

Financial Feasibility

Based on external financing of \$16,750,000 at 6.125 percent interest for 30 years, the annual debt service is \$1,233,000. With estimated net revenue of \$3,781,000 in FY 2007-08, this project meets the requirements of external financing. The debt will be repaid from parking permit revenues.

The cost of parking permits, currently at a monthly rate of \$35, is the same for faculty, staff, and students. Campus parking permit rates will generate sufficient funds to cover operating, maintenance, and debt service expenses.

The annual and quarterly permit rates are approved and expected to increase by \$8 per month beginning in FY 2005-06. The daily rate of \$7 is projected to increase by \$1 in 2006-07 and by an additional \$1 in 2007-08. The \$2 night and weekend rate will be implemented in fall 2003 and is projected to increase to \$3 in 2006-07. Campus parking permit rates will generate sufficient funds to cover operating, maintenance, and debt service expenses.

By 2003-04, Parking Services is forecast to have a reserve balance of about \$5.1 million, \$3.5 million of which will be used to reduce the amount of permanent borrowing, thus reducing the rate increase needed to generate the necessary funds to cover operating, maintenance, and debt service expenses.

Upon motion duly made and seconded, the Committees approved the President's recommendation and voted to present it to the Board.

5. **ADOPTION OF MITIGATED NEGATIVE DECLARATION AND APPROVAL OF LEASE, MATHEMATICAL SCIENCES RESEARCH INSTITUTE, BERKELEY CAMPUS**

The President recommended that upon review and consideration of the environmental consequences of the proposed project as indicated in the Tiered Initial Study and Negative Declaration, the Committees recommend that The Regents:

- A. Adopt the Tiered Initial Study and Negative Declaration.
- B. Approve and incorporate into the project all project elements and relevant mitigation measures identified in the project's Negative Declaration.
- C. Adopt the Findings in their entirety.
- D. Authorize the Secretary to execute a lease between The Regents as landlord and the Mathematical Sciences Research Institute (MSRI) as tenant. Pursuant to the lease, the University will construct an addition of 14,000 gross square feet and will renovate the existing building at 17 Gauss Way, Berkeley. The addition and the renovated existing building will comprise the leased premises. The lease will supersede the current MSRI lease, which will terminate upon commencement of the lease. The lease shall have the following provisions:
 - (1) The term of the lease shall be 25 years, commencing on the date of substantial completion of the addition.
 - (2) MSRI will pay all costs of design and construction for the addition and renovations in the existing building, estimated at \$7.5 million.
 - (3) MSRI will pay no rent for its lease of the premises.
 - (4) The University will design and construct the addition and the renovations to the existing building in accordance with established University procedures for capital projects. The University will own and operate the premises subject to the obligations of MSRI under the lease.
 - (5) MSRI will pay for all utilities and will provide all necessary maintenance and repair for the premises, except for exterior maintenance of the roof, structural elements, exterior windows, and siding.
 - (6) The University will continue to make parking adjacent to the site available for MSRI's staff and visitors.
- E. Direct that amendments or ancillary documents to the lease may be approved and executed in accordance with the authority granted under then-current Standing Orders and Delegations of Authority.

[The Tiered 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.]

It was recalled that the Mathematical Sciences Research Institute, an independent nonprofit corporation, was established in 1982 following a national competition and was initially located at 2223 Fulton, a University-owned building at the southwestern corner of the Berkeley campus. MSRI's primary function is to further mathematical research through broadly based programs in the mathematical sciences and closely related activities. In 1985, MSRI moved to its present hill area site at 17 Gauss Way, off Centennial Drive, south of Silver Laboratory, and east of the campus. It occupies a three-story building totaling 25,853 gross square feet that was built by the University and has been leased exclusively to the Institute.

MSRI is primarily funded by the National Science Foundation and receives additional support from other government agencies, private foundations, and other sponsors. While it remains an independent entity, it has been hosted by the University of California, Berkeley since its founding. Under its current lease, MSRI is responsible for maintenance, repair, and renovation inside the building, and the University is responsible for the building's foundation and exterior. MSRI pays for janitorial service, exterior landscaping, and utilities.

Construction and Lease of Premises

Since its establishment, MSRI has grown in influence and stature. More than 1,000 mathematical scientists now visit MSRI each year, many for substantial periods. The Institute's existing facilities do not provide sufficient space for its programs and public activities. In particular, MSRI has identified the need for additional meeting space, a larger library, and improved office, interaction, and storage areas. To address these needs, it is proposed to expand the building with an addition of approximately 14,000 gsf and to renovate approximately 3,500 gsf of MSRI's existing space. The project will provide a lecture hall with permanent seating of approximately 125 seats and a capacity for up to 175 seats in total; additional conference and meeting rooms; expanded shelving capacity to double the size of the library; a commons room; a professional kitchen; improved computer facilities; enlarged restrooms that comply with current standards for disabled access; and storage and other support space.

The improved and expanded space will address the MSRI's space and program needs for the next 25 years. These improvements will not increase the number of member offices in the original design nor increase the frequency of conferences and programs currently offered by the Institute.

The University has no alternative plan to use this land, and hosting MSRI is considered the highest use of this site in view of the cross-fertilization and synergy permitted by such a location. Its programmatic features provide an incalculable intellectual benefit for the students and faculty of the Berkeley campus as well as the staff at LBNL and justify the campus investment in this facility in providing the building site to MSRI rent-free for its occupancy.

The cost of maintenance for which the University is responsible is estimated at \$12,500 per year and, over the course of the 25-year lease, it is possible that a roof replacement could be required, at an approximate cost of \$1 million. Given the recent refurbishment of the exterior of the building, no major repairs or replacements are anticipated during the term of the Lease.

Project Approvals

In accordance with delegated authority, the Senior Vice President–Business and Finance will amend the 1990 Long Range Development Plan to increase the allowable gross square footage of development at the project site to accommodate an additional 5,000 gsf over the 9,000 gsf allocated under the campus LRDP and will approve the project design.

Environmental Impact Summary

Pursuant to State law and University procedures for implementation of the California Environmental Quality Act, a Draft Tiered Initial Study was prepared for the proposed Mathematical Sciences Research Institute.

The Initial Study for the project is tiered to the Berkeley campus 1990 Long Range Development Plan Environmental Impact Report. Owing to the close proximity of the Silver Laboratory addition, the MSRI Expansion Project Initial Study referenced the 1995 Silver Laboratory Expansion Project Negative Declaration/Initial Study for the analysis of potential MSRI program impacts. The Regents adopted the Silver Laboratory Expansion Project Negative Declaration/Initial Study in September of 1995. The Northeast Quadrant Science and Safety (NEQSS) Projects' Final EIR, certified by The Regents in January 2002, is also referenced for the analysis of potential cumulative program impacts.

The Initial Study indicates that the proposed project will result in no new significant impacts other than those previously identified in the 1990 LRDP EIR. No mitigation measures other than those previously identified in the 1990 LRDP EIR are required for the project, a conclusion reflected in the Negative Declaration. Mitigation measures for the project will be monitored under the campus LRDP EIR Mitigation Monitoring Program.

The tiered Initial Study/Negative Declaration were submitted to the State Clearinghouse in the Office of Planning and Research and circulated for a 30-day public review period. No comments were received.

Findings

The Findings discuss the project's impacts, mitigation measures, and conclusions regarding adoption of the Negative Declaration for the project in conformance with CEQA.

Upon motion duly made and seconded, the Committees approved the President's recommendation and voted to present it to the Board.

The meeting adjourned at 12:25 p.m.

Attest:

Secretary