

The Regents of the University of California

COMMITTEE ON GROUNDS AND BUILDINGS

May 14, 2014

The Committee on Grounds and Buildings met on the above date at the Sacramento Convention Center, 1400 J Street, Sacramento.

Members present: Regents De La Peña, Makarechian, Ruiz, Schultz, Sherman, and Zettel

In attendance: Interim Secretary and Chief of Staff Shaw, General Counsel Robinson, Vice President Lenz, Chancellors Block, Blumenthal, Dirks, Khosla, and Yang, Interim Chancellor Hawgood, and Recording Secretary McCarthy

The meeting convened at 3:05 p.m. with Committee Chair Makarechian presiding.

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

Upon motion duly made and seconded, the minutes of the meeting of March 19, 2014 were approved.

2. AMENDMENT OF THE BUDGET FOR CAPITAL IMPROVEMENTS AND THE CAPITAL IMPROVEMENT PROGRAM, INFILL APARTMENTS REPAIRS, SANTA CRUZ CAMPUS

The President of the University recommended that:

A. The 2013-14 Budget for Capital Improvements and the Capital Improvement Program be amended as follows:

From: Santa Cruz: Infill Apartments Repairs – Preliminary Plans, Working Drawings, and Construction – \$32,982,000 to be funded from Colleges, Housing and Educational Services (CHES) Auxiliary Reserves (\$7,982,000) and External Financing (\$25 million).

To: Santa Cruz: Infill Apartments Repairs – Preliminary Plans, Working Drawings, and Construction – \$43.44 million to be funded from CHES Auxiliary Reserves (\$18.44 million) and External Financing (\$25 million).

B. The revised scope of the Infill Apartments Repairs project shall be to repair construction defects, including scope triggered by the repairs, in 17 student apartment buildings (148 apartment units, with a current total of 742 beds) constructed as a result of the Infill Apartments project at Cowell, Stevenson, Porter, and Kresge Colleges and minor enhancements to the 17 buildings.

- C. The President be authorized to execute all documents necessary in connection with the above.

[Background material was provided to Regents in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Vice President Lenz stated that this item requested approval of a \$10.5 million budget augmentation to complete repairs of 17 buildings with 742 beds in 148 apartment units in the Santa Cruz Infill Apartments at Stevenson, Porter, and Kresge Colleges. The Regents approved the original budget of \$33 million in July 2013; since that time, phase one demolition work uncovered previously unknown additional damage to the buildings.

Regent Zettel asked whether, in hindsight, it might have been better to demolish the apartments and rebuild them from scratch, about the projected lifespan of the repaired apartments, and for a comparison of buildings’ technological infrastructure with that of new apartments. Campus Architect John Barnes responded that the campus had undertaken a major upgrade of its telecommunication infrastructure in a phased process. The standards of that upgrade would be incorporated into the Infill Apartments repairs. The lifespan of the apartments would be extended by the addition of enhanced weatherproofing systems including a fluid-applied membrane, a drainage mat, and improved window assemblies.

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

3. **AUTHORIZATION TO APPROVE TRANSFER OF FIVE ACRES FROM THE UC MONTEREY BAY EDUCATION, SCIENCE AND TECHNOLOGY CENTER MASTER PLAN (WEST CAMPUS) TO THE FORT ORD NATURAL RESERVE AND REMOVE THE REMAINING WEST CAMPUS FROM THE MASTER PLAN, SANTA CRUZ CAMPUS**

The President of the University recommended that:

- A. The President be authorized to approve an amendment to the UC Monterey Bay Education, Science and Technology (MBEST) Center Master Plan to modify the boundaries of the Fort Ord Natural Reserve (FONR) by removing five acres from FONR and include five acres of the West Campus of the MBEST Center Master Plan.
- B. The President be authorized to approve an amendment to the MBEST Center Master Plan to modify the boundaries of the MBEST Center by removing the remaining 51 acres of the West Campus from the Master Plan.
- C. The President be authorized, after consultation with the Office of General Counsel, to approve and execute all documents, amendments, and modifications thereto, as may be necessary or appropriate to effectuate the foregoing approvals

and meet the conditions of the Master Plan, provided that such approvals do not materially increase The Regents' obligations and/or decrease its authority.

[Background material was provided to Regents in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Chancellor Blumenthal recalled that in 1997 the Regents approved portions of the Master Plan for the UC Monterey Bay Education, Science and Technology (MBEST) Center. When the federal government closed Fort Ord in the early 1990s, UC took advantage of the opportunity to acquire nearly 1,100 acres of land. UC Santa Cruz proposed using part of the land to create a University-related Research and Development (R&D) park, and part as the Ford Ord Natural Reserve, operated by the UC Natural Reserve System. The MBEST Center was envisioned by the local community as one of the primary means of offsetting job losses associated with the closure of Fort Ord. UC Santa Cruz did not intend to establish its own research program at MBEST because the site is nearly an hour's drive from the campus. Rather, MBEST was intended as a multidisciplinary research park attracting private sector firms with R&D initiatives related to the strengths of the many local institutions of higher education in the region. Slightly more than half of UC's land at Fort Ord will remain as habitat managed by the UC Natural Reserve System, part of a network of 18,500 acres at the former Fort Ord that will be managed as habitat in perpetuity. The four development parcels clustered together adjacent to the Marina Municipal Airport were included in the MBEST Center Master Plan. A business plan prepared with the 1997 Master Plan recommended that the parcels located a few miles to the southwest of the cluster of UC parcels be sold to generate revenue for constructing infrastructure within the MBEST Center.

While the 1997 Master Plan was sound and flexible, some modifications were needed in order for the MBEST Center to fulfill its role in the overall development of the former Fort Ord. Chancellor Blumenthal initiated a visioning process in 2011 to reevaluate the original scope of the MBEST Center. This process took into account the trajectory of the regional economy and the limits of the amount of University-related R&D that could be reasonably forecast for the region, and resulted in a recommendation to rescope the MBEST Center to a smaller footprint. The visioning process resulted in a recommendation that the UC-owned lands be made available for development not necessarily related to University research in order to generate employment. Based on these recommendations, UC Santa Cruz proposes to retain the Central North Campus as the MBEST Center; seeks entitlements to streamline development; and will engage with a consortium of higher education institutions in the region to identify university-related research initiatives with the potential to attract private sector R&D firms to locate at the MBEST Center. The Santa Cruz campus has identified the MBEST Center West Campus for non-UC development because it is adjacent to the Central North Campus and close to the City of Marina's proposed business park. Because the commercial real estate market is not likely to support ground leasing, UC Santa Cruz will take steps to sell the MBEST Center West campus.

Chancellor Blumenthal explained that this action item would give three delegations of authority to the President of the University to allow UC Santa Cruz to implement the recommendations resulting from the regional visioning process, but only after California Environmental Quality Act analysis on each action had been completed and approved by the President. The President would be given authority to realign parcels between the West Campus and the Fort Ord Natural Reserve, to remove the West Campus from the 1997 Master Plan for the MBEST Center, and execute any future actions for the ongoing management, administration, and operation of the MBEST Center consistent with the Master Plan. These delegations would allow the President to take action to better position UC Santa Cruz to adjust the size of the MBEST Center, to consolidate land in the Fort Ord Natural Reserve, and to facilitate the sale of non-utilized land.

Regent Zettel expressed appreciation for the campus' effort in modernizing and updating plans for the MBEST Center. She asked if significant campus resources had been invested in maintaining the natural reserve land. Executive Director of the MBEST Center Graham Bice said the campus invested approximately half a million dollars to obtain local entitlements. Maintenance of the natural reserve was being funded through an agreement with Fort Ord Reuse Authority and a small leasing operation covered some expenses of the property operations.

Regent Zettel asked whether the project would generate income for the Santa Cruz campus. Chancellor Blumenthal said income would be generated both from the sale of peripheral lands unlikely to be used by the campus, and by collecting rent from tenants on the Central North Campus and other parts of MBEST. Regent Zettel asked if there was environmental cleanup from prior tenants necessary on the portion to be sold. Mr. Bice responded that the environmental cleanup had been completed in the past.

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

4. **ADOPTION OF THE LONG RANGE DEVELOPMENT PLAN PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ACCEPTANCE OF THE PHYSICAL DESIGN FRAMEWORK, RICHMOND BAY CAMPUS, BERKELEY CAMPUS**

A. The President of the University recommended that, upon review and consideration of the environmental consequences of the proposed Long Range Development Plan (LRDP) as evaluated in the Final Environmental Impact Report (FEIR), the Committee on Grounds and Buildings:

- (1) Certify the FEIR analyzing the 2014 LRDP for the Richmond Bay Campus.
- (2) Adopt the Mitigation Monitoring Program for the FEIR.
- (3) Adopt the Findings and Statement of Overriding Considerations.

- B. The President recommended that the Regents:
- (1) Change the name from Richmond Field Station and Regatta property to Richmond Bay Campus.
 - (2) Approve the 2014 Long Range Development Plan, Richmond Bay Campus.
 - (3) Accept the Physical Design Framework, Richmond Bay Campus.

[Background material was provided to Regents in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

[Regents were provided with a packet of correspondence received regarding this item, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Chancellor Dirks stated that establishment of the new Richmond Bay Campus (RBC) was a very exciting moment for the Berkeley campus, which has held this property, formerly known as the Richmond Field Station, for more than 50 years. The campus would present the RBC's Long Range Development Plan (LRDP) pursuant to the California Environmental Quality Act (CEQA) and request acceptance of the Physical Design Framework (PDF). The RBC is planned to be an interdisciplinary and potentially international research campus, focused on applied research that will be an engine of innovation in which UC Berkeley and the Lawrence Berkeley National Laboratory (LBNL) have shown their capacity to excel, but have been impeded by a lack of space. The City of Richmond has welcomed the development of the RBC and Chancellor Dirks expressed the campus' hope that the RBC would bring employment and many other opportunities to the community. The campus has demonstrated its commitment to work in partnership with the Richmond community to ensure that development will benefit Richmond and the larger East Bay community. The RBC is envisioned as an opportunity to bring the vitality of the Silicon Valley area to UC Berkeley, LBNL, and the East Bay.

LBNL Deputy Director Horst Simon affirmed that LBNL deeply values its more than 80-year partnership with UC Berkeley. LBNL sees the RBC as a great opportunity to develop transformative programs jointly with its UC Berkeley colleagues and to create new partnerships with industry and other UC campuses. He emphasized the uniqueness of this opportunity for an institution as established as UC to work from such a blank slate, and expressed hope that the opportunity will be used to build a new way of thinking about fundamental problems that society faces in topics such as energy and the environment. While LBNL will continue to rejuvenate its Berkeley hills site, its preferred site to grow is on the RBC with its natural beauty and welcoming Richmond community. Redeveloping the RBC as set forth in the LRDP will help secure its future.

Vice Chancellor of Real Estate Robert Lalanne stated that creation of a world-class research center at the RBC, on a spectacular site on San Francisco Bay in close proximity to UC Berkeley and San Francisco, offers a transformational opportunity for UC

Berkeley. The vision for the RBC is as a center for innovative, collaborative science for national and international academic, government, non-profit, and industry partners. Sustainability will be a very high priority, with the goal of creating a zero net energy campus. The campus will focus on applied innovation, translating ideas from laboratories into scalable products that generate economic growth, jobs, and opportunities. To reach these goals, it will be necessary to continue to attract top talent to UC Berkeley and LBNL. In 2013, UC Berkeley graduates received more first-round venture capital funding than did graduates from peer institutions. Firms started by UC Berkeley and LBNL affiliates have created more than 1.2 million jobs and \$239 billion total annual economic output. Centers of innovation have historically developed around top research institutions.

Principal Planner Jennifer McDougall described the site of the RBC, which has nearly direct freeway access, unlike the main Berkeley campus. It is anticipated that the RBC will be a center for health and environmental sciences with a focus on medicine on a personal scale, and workforce development and training in science-related industries. The Richmond property is currently used for research in alternative means of transportation and it is planned that the RBC would become a center for research in energy systems and sustainability science.

Ms. McDougall stated that the City of Richmond was already working to capitalize on the promise of the Campus and is developing its South Shoreline Specific Plan. The RBC would be an anchor for a center of innovation in Richmond's South Shoreline and would serve as a community resource with education programs and outreach to schools. The LRDP supports this vision by proposing up to 5.4 million square feet of space that could be developed on the site, with two- and three-story buildings at the waterfront edge and taller buildings up to 100 feet closer to the 580 freeway. Buildings would include research laboratories, offices, conference space, an auditorium, and outdoor gathering spaces. The LRDP takes into account the history of the Richmond Field Station as a former heavy industrial manufacturing site. UC Berkeley has undertaken millions of dollars in cleanup at the site, under the oversight of the California Department of Toxic Substances Control (DTSC). Future development would be undertaken in conformance with the Removal Action Workplan, which could be approved by the DTSC once the LRDP is adopted. The plan also acknowledges sea level rise, suggesting options for improvements to protect future investments at the RBC. Sea level rise would primarily influence the site's marsh area and a small portion of its upland buildable area.

Ms. McDougall explained that UC Berkeley and LBNL codified plans for the site in the LRDP, which was subjected to analytic scrutiny in accordance with CEQA, and developed an Environmental Impact Report (EIR). The PDF would guide future development at a more detailed level. The LRDP's Land Use Plan specifies 15 acres of grassland and ten acres of marshland to be protected as natural open space. The area designated for development for research, education, and support totals 108 acres. Open spaces, plazas, and gardens are planned within the area designated for development. Given the RBC's commitment to sustainability, it is anticipated that a significant portion

of the site's eventual 10,000 employees would commute by shuttle, BART, bicycle, or bus.

The EIR found that in most areas the total development proposed under the LRDP would not significantly affect the environment, with exceptions in the areas of air quality, cultural resources, greenhouse gas emissions due largely to the scale of development proposed, and potential traffic impacts.

Ms. McDougall stressed that the people of the City of Richmond have been supportive and involved in planning efforts. Constructive discussions resulted in a "Joint Statement of Commitment to Strengthen Community Partnerships between UC Berkeley, UC Lawrence Berkeley National Laboratory, and the Richmond Community," (Joint Statement) committing the LBNL and RBC to engage with the community on workforce training and economic development outreach in Richmond. The Final EIR and the supplemental material distributed to the Regents include responses to a number of concerns raised by the public, all part of a continuing conversation between the RBC and the broader community. This material had been posted on the RBC website. The PDF uses the site's bayfront grassland scrub and forest as a design theme and emphasizes integrating development with the natural environment.

Regent Zettel observed that it was gratifying to see the high hopes for this project expressed by community members during the earlier public comment session. She said the RBC would present opportunities for educational outreach to the Richmond community and school district. Regent Zettel stated that development of new condominiums near UC San Diego had been accomplished without eliminating single-family affordable housing. She asked whether the RBC's location on San Francisco Bay would lead to any marine research.

Regent Sherman asked whether any residential units were planned at RBC. Ms. McDougall responded that current plans were for research and education facilities only. There is a good deal of housing in the City of Richmond in close proximity to the RBC. Regent Sherman asked whether part of the mitigation would be to provide some live-work space at the site in order to reduce commute traffic. Mr. Lalanne added that directly adjacent to the RBC was the City's South Shoreline area with many new housing development sites. There is the potential for some housing development by the RBC through amendments to its LRDP if it became necessary because the zoning in the area around the RBC was not occurring quickly enough. The RBC is viewed as a live-work-play sustainable environment. Zoning in the areas around the RBC would be closely monitored since it would be desirable to have employees live nearby. Regent Sherman commented that the RBC planners might consider the development of live-work housing in the Playa Vista area in Los Angeles as an example.

Committee Chair Makarechian commented that the RBC was one of the most exciting projects to come before the Committee during his tenure. He suggested that the name of the Richmond Bay Campus be changed to indicate that it is part of UC Berkeley, given the prestige associated with the Berkeley name.

Committee Chair Makarechian asked about a concern expressed by community members during the earlier public comment session regarding the availability of affordable housing near the RBC with its 10,000 planned employees. Private developers would predictably buy the surrounding land to build high-end housing that would increase rents and displace local residents. It would be important for the University to keep provision of affordable housing in mind. He suggested that the University buy land around the RBC at the present time before prices rise. Committee Chair Makarechian added that it would be important to hire local contractors and contribute to the local economy.

Chancellor Dirks said that the campus was considering ways to include the Berkeley name in the name of the RBC, since it was an extension of the Berkeley campus. Mr. Lalanne added that the campus had been exploring acquisition of land surrounding the RBC for a number of years. In addition, the RBC is so large that a small portion could be developed through a private-public partnership to provide affordable housing. Mr. Lalanne said the campus would incorporate proven successful best practices in local hiring and job training in the development of the campus.

Regent Ruiz stated that this was a tremendous opportunity to expand research and science in a visionary expansion of the Berkeley campus. He expressed appreciation for the positive comments of community members during the earlier public comment session and said the Joint Statement was a good foundation for developing a strong relationship with the community.

Committee Chair Makarechian proposed that section A(1). of the Recommendation be amended with the addition of the following underlined language:

A(1) Certify the FEIR including Supplement 1 analyzing the 2014 LRDP for the Richmond Bay Campus.

Upon motion duly made and seconded, the Committee approved the President’s recommendation as amended and voted to present the recommendation in B. above to the Board.

5. AMENDMENT OF THE LONG RANGE DEVELOPMENT PLAN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, SANTA BARBARA CAMPUS

The President of the University recommended that, based on review and consideration of the environmental consequences of the proposed Long Range Development Plan (LRDP) Amendment as reflected in the California Environmental Quality Act (CEQA) documentation, the Committee on Grounds and Buildings:

- A. Find that the UC Santa Barbara 2010 Long Range Development Plan (LRDP) Environmental Impact Report as amended by Addendum #2 is adequate to support the land use designation changes on the South Devereux, West Campus

Mesa, and Facilities Management/Public Safety sites, and the addition of the Ocean Meadows site to the LRDP.

- B. Adopt the CEQA Findings.
- C. Amend the UC Santa Barbara 2010 LRDP as follows.
 - (1) Redesignate 9.3 acres on the South Devereux site from “Housing” to “Academic and Support.”
 - (2) Redesignate 8.2 acres on the West Campus Mesa site from “Housing” to “Recreation” and 4.6 acres from “Recreation” to “Housing.”
 - (3) Redesignate 4.4 acres on the Facilities Management/Public Safety site from “Academic and Support” to “Housing,” and 0.9 acres from “Academic and Support” to “Open Space.”
 - (4) Add the 64-acre Ocean Meadows Golf Course site to the boundaries of the LRDP, designate the site “Open Space,” and authorize further amendments or modifications of the LRDP to ensure compliance with the terms and conditions of the University’s acceptance of the donation including new or revised LRDP policies to allow:
 - a. Conversion of an existing clubhouse into a visitor center and the renovation or removal of an existing storage shed, provided any future University occupancy is consistent with University policies and evaluated under CEQA.
 - b. Implementation of restoration obligations required by the donation.
 - c. Use of the site for passive recreation, coastal wetland and wildlife habitat, conservation, research, and public access.

[Background material was provided to Regents in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Vice President Lenz said that UCSB requested amendment of its 2010 Long Range Development Plan (LRDP). Chancellor Yang explained that UCSB was proposing several minor amendments to its LRDP, approved by the Regents in September 2010, in response to concerns of the California Coastal Commission (CCC). The proposed amendments would also add the Ocean Meadows Golf Course property purchased by the Trust for Public Land and donated to UCSB for restoration and long-term stewardship. He expressed his belief that the amendments would prove beneficial when the CCC acts on the campus’ LRDP in the summer.

UCSB Director of Campus Planning and Design Alissa Hummer displayed a map of the areas being proposed for land use redesignation. Because of the sensitivity of the environment around the South Devereux knoll, the CCC had requested that the campus remove the proposed “Housing” designation from that site and change it to “Academic and Support.”

During the three years that it has been under review by the CCC, the campus has had an archeological study performed on the West Campus Mesa site that confirmed existence of archeological finds concentrated in the site’s western portion. The campus is proposing to exchange the site’s “Recreation” and “Housing” designations. The “Recreation” designation would be more appropriate on the western portion because it would not require as much ground disturbance as residential development would. The northeast portion of the site would be designated “Housing.”

Since the Facilities Management Site is attached to the main UCSB campus, it would be a prime location for housing for undergraduate students. The northern portion of that site had originally been set aside for academic and support uses, but the campus would like to use the entire site for housing.

Finally, Ms. Hummer stated that the Regents had accepted the donation of 64 acres on the western side of UCSB’s holdings, the Ocean Meadows Golf Course, which the CCC has asked the campus to include within the boundaries of its LRDP.

Regent Zettel congratulated Chancellor Yang and his team for their patience in working through this project with the community and the CCC. Committee Chair Makarechian agreed.

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

6. AMENDMENT OF THE LONG RANGE DEVELOPMENT PLAN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, LOS ANGELES CAMPUS

The President of the University recommended that, based on review and consideration of the environmental consequences of the proposed Long Range Development Plan (LRDP) Amendment as reflected in the California Environmental Quality Act (CEQA) documentation, the Committee on Grounds and Buildings:

- A. Determine that the environmental consequences of proposed LRDP Amendment #4 are adequately analyzed in the certified 2002 LRDP Environmental Impact Report (EIR), as updated and modified in the certified 2008 Northwest Housing Infill Project and LRDP Amendment EIR, the 2012 UCLA Conference Center Project EIR and Addendum #1 thereto.
- B. Adopt the CEQA Findings.

- C. Approve Amendment #4 to the UCLA 2002 LRDP to transfer 130,000 gross square feet from the Northwest zone to the Central zone.

[Background material was provided to Regents in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Committee Chair Makarechian stated that this item requested amendment of UCLA’s Long Range Development Plan (LRDP). Vice President Lenz added that the amendment would transfer approximately 130,000 gross square feet from the northwest zone to the central zone to allow the campus to accomplish some additional development in the central zone. Vice Chancellor Steve Olsen observed that this minor amendment to the LRDP would give the campus additional flexibility for the development of future projects in the central zone.

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

7. APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, ENGINEERING VI – PHASE 2 PROJECT, LOS ANGELES CAMPUS

Upon review and consideration of the environmental consequences of the proposed Engineering VI – Phase 2 Project, the President of the University recommended that the Committee on Grounds and Buildings:

- A. Adopt the Mitigated Negative Declaration based on an Initial Study tiered from the 2002 Long Range Development Plan (LRDP) Environmental Impact Report (EIR), as Amended Final EIR under the California Environmental Quality Act (CEQA).
- B. Adopt the Mitigation Monitoring and Reporting Program and CEQA Findings.
- C. Approve the design of the Engineering VI – Phase 2 Project, for the Los Angeles campus.

[Background material was provided to Regents in advance of the meeting, and a copy is on file in the Office of the Secretary and Chief of Staff.]

Vice President Lenz stated that this item requested design approval of Engineering VI – Phase 2.

Regent Ruiz asked what Leadership in Energy and Environmental Design (LEED) rating would be sought for this project. Campus Architect Jeff Averill responded that the project would seek a LEED Gold rating.

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

The meeting adjourned at 4:00 p.m.

Attest:

Interim Secretary and Chief of Staff