GB10

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of January 15, 2008

CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT, ADOPTION OF FINDINGS/OVERRIDING CONSIDERATIONS, AND APPROVAL OF DESIGN, UNIVERSITY HOUSE MEETING CENTER AND CHANCELLOR RESIDENCE, SAN DIEGO CAMPUS

EXECUTIVE SUMMARY

Campus:	San Diego
Project:	University House Meeting Center and Chancellor Residence
Proposed Action:	Certification of Environmental Impact Report; adoption of Mitigation Monitoring Program, Findings/Overriding Considerations; and approval of design
Previous Actions:	**July 2006:** The Regents approved an Amendment of the Budget for Capital Improvements at a total project cost of $7,852,000.
Executive Architect:	Wallace E. Cunningham, Incorporated, San Diego
Project Summary:	The San Diego campus proposes to demolish the 55-year-old University House (vacated due to significant facility and code deficiencies) and construct a new 10,800 gsf University House Meeting Center and Chancellor Residence on the existing site. The project would provide public space to host a variety of University academic, community-outreach, and development activities, as well as serve as the private living quarters for the Chancellor.
Issues:	▪ Twenty-nine Native American remains have been previously removed, by excavation or erosion, from the site and more are likely to be present. ▪ Residence has been recommended by the State Office of Historic Preservation for inclusion on the national register of Historic Places.

RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the "Proposed Project" as indicated in the attached Environmental Impact Report, the Committee on Grounds and Buildings:

(1) Certify the Environmental Impact Report;

(2) Adopt the Mitigation Monitoring Program, Findings and Statement of Overriding Considerations; and

(3) Approve the "Reduced Scope Alternative" design of the University House Meeting Center and Chancellor Residence, San Diego campus.

BACKGROUND

In July 2006, the Regents approved the inclusion of the University House Meeting Center and Chancellor Residence (Center and Residence), San Diego campus, into the 2006-2007 Budget for Capital Improvements and the 2006-2007 Capital Improvements Program for a total project cost of $7,852,000 at CCCI 4907. The project will be funded with a combination of gift funds ($6,402,000) and University Office of the President funds ($1,450,000). In December 2006, the appointment of Wallace E. Cunningham, Inc. as executive architect for this project was administratively approved within the Office of the President. During this timeframe, an Environmental Impact Report (EIR) was prepared that analyzed a proposed design that included a 10,800 gsf replacement structure with a new landscape/hardscape design for the balance of the site, as well as evaluated eight alternatives to this proposed design. In an effort to reduce the cost and environmental impacts by reducing the extent of ground disturbance and negative effects on cultural/archaeological resources associated with the "Proposed Project" identified in the EIR, the University is now proposing the "Reduced Scope Alternative" (RSA) for design approval.

In a separate but related issue, in August 2006, UCSD received a repatriation request from the Kumeyaay Cultural Repatriation Committee (KCRC). The KCRC has requested that the human remains and associated items that were removed from the University House site in 1976 and in earlier years be returned to the Kumeyaay tribes. Campus and UCOP staff are coordinating to ensure compliance with the University Policy and Procedures on Curation and Repatriation of Human Remains and Cultural Items and the Native American Graves Protection and Repatriation Act (NAGPRA). Actions taken to date on this repatriation request have included discussions among the campus faculty group that was convened to advise the cognizant university-wide work group, transfer of the remains from the Smithsonian Institution, and consultation with representatives of KCRC and other Native American tribes during the process of validating the inventory of materials that were transferred.

Project Site
The seven-acre site is located near the campus in the La Jolla Farms Subdivision, La Jolla, California. Three of the seven acres are located in a coastal canyon with the remainder located above the canyon on relatively level ground. Views from the site are dramatic, looking southwest across the coastal canyon towards La Jolla Cove and southeast across the coastal canyon towards the campus. The project site is consistent with the *Academic/Community* land use indicated in the 2004 UCSD Long Range Development Plan.

Project Design
The project design proposed for consideration by The Regents is identified as the "Reduced Scope Alternative" (RSA) in the project EIR. The RSA differs from the "Proposed Project" described in the EIR primarily in that it reduces the amount of ground disturbance, and therefore reduces the potential impacts on archeological resources, by limiting landscape and hardscape improvements. Under the RSA, the existing landscaping on the northern and eastern portions of the site would remain largely intact, and the existing driveways/access points to the site would stay in place. The size and footprint of the house would be the same as the project originally proposed. By limiting new landscaping to the areas immediately adjacent to the house and continuing to use existing driveways and parking areas, subsurface disturbance on four acres of the site is reduced by 106,318 sf as compared to the "Proposed Project" evaluated in the EIR (166,756 sf versus 60,438 sf). Since this is an archaeological site, adoption of the RSA facilitates avoidance or reduction of impacts to a portion of the site that would otherwise be affected under the "Proposed Project" described in the EIR.

The RSA proposes a facility of 10,800 GSF. The public venue is 6,425 GSF and the private residence is 4,375 GSF including the private garage and guest residence. The public venue is a single-level and the private residence is two levels. The Center and Residence is a wood structure on a concrete cast-in-place foundation system and utilizes plywood shear panels to resist seismic forces. The primary exterior materials are glass, cement plaster, and decorative concrete block. Large overhangs protect the windows from direct sunlight as well as forming a partial cover for the outdoor patio areas. The Center and Residence is organized in four elongated rectangles that are joined together to provide indoor circulation through the entire structure. Each rectangle serves a separate function: private residence; public living room and informal gathering area; dining hall and presentation center; and, food service and administration. There is also a small guest facility at the far east end of the Center and Residence.

The Center and Residence design also incorporates remnants of the existing University House adobe walls. Some remain at their full height to form architectural elements in the landscape, and others are reduced in height to form perimeters and seat walls for court yards and the outdoor terraces. These walls are left as a reminder of the original house and are utilized as organizing elements in the landscape.

Sustainability elements include a system of natural ventilation that eliminates the need for mechanical cooling; recycling of construction waste; low water plant materials; Energy Star roof

compliance; maximized day lighting; and use of best practice commissioning procedures. This project will comply with the *University of California Policy on Sustainable Practices*.

The University of California, San Diego Design Review Board has reviewed and approved the design of the project in accordance with University policy. An independent cost estimate and seismic review are complete. The Office of Facilities Design and Construction will manage the project. Independent testing agencies will be utilized as necessary. A General Contractor, Jaynes Corporation Construction has been retained using the University of California CM-at-Risk construction delivery process. The Associate Vice Chancellor and Campus Architect, Facilities Design and Construction, will perform project oversight.

Environmental Impact Summary
Pursuant to state law and University procedures for implementation of the California Environmental Quality Act (CEQA), a tiered, focused project Environmental Impact Report (EIR) was prepared for the University House Meeting House and Chancellor Residence project (tiered from the 2004 LRDP EIR). The draft EIR was prepared and circulated to state and responsible agencies and to the public for a 45-day public review from June 19, 2007 and ending August 3, 2007. Four environmental issues were addressed in the EIR: biology, cultural resources, geology/soils, and hydrology/water quality. All potentially significant impacts in the areas of geology and hydrology issues were fully addressed via the design of the project. The archaeological and historical resource issues are discussed in more detail below.

The project site is a known archaeological site with a long history. Human remains have been discovered there over the years, i.e., twenty-nine burials have been unearthed since 1920 through erosion and earlier archaeological excavations. For this reason, three forms of preliminary site evaluation were performed in the early stages of project development in an effort to further understand the subsurface conditions and assist in development of an avoidance strategy: 1) Ground Penetrating Radar, 2) Geotechnical Test Monitoring, and 3) Canine Forensic Investigation. The non-invasive Ground Penetrating Radar investigation found numerous anomalies that could represent human remains. Although it is not clear what the anomalies represent, the proposed building footprint was arranged to avoid anomalies.

The Geotechnical Monitoring involved hand excavation with Native American monitors. Six trench pits and twenty-one boreholes were excavated. All but three of the sites contained evidence of cultural artifacts very close to the surface, and work in these areas was abandoned. The three completed geotechnical test sites were in areas of fill which had previously been disturbed.

The third form of preliminary testing was a Canine Forensic Investigation conducted in the presence of Native American monitors. The investigation identified three subsurface areas of concern. The campus' conclusion as a result of these early efforts was that the site is disturbed and that cultural materials may be spread widely as a result of past disturbance, making complete avoidance near to impossible. The EIR concludes that the impacts to archaeological resources resulting from the RSA would not be fully mitigated despite the placement of the building footprint to avoid anomalies and the application of mitigation measures.

With regard to historical resources, a qualified consultant prepared an inventory and evaluation report that determined that the house meets the eligibility requirements for listing in the California Register of Historic Places as the work of a master architect. Mitigation has been developed and included in the EIR to minimize these impacts; however the EIR concludes that the impacts resulting from demolition of the current structure would not be fully mitigated.

The La Jolla Historical Society prepared nominations to list the University House property on the National Register of Historic Places for its archaeological and historical merits. The State Office of Historic Preservation considered both listing proposals at its board meeting on November 9, 2007 meeting and recommended approval of both. The National Register Keeper has 60 to 90 days to make the final decision on the listings. The FEIR concluded that the "Proposed Project" would have a significant impact on the existing structure and the official designation does not change this conclusion.

Public outreach has been an important part of the process. Due to the sensitive nature of the archaeological concerns of the site, the University consulted with the KCRC four times during the process, including the provision of a tour of the University House site. The University provided archaeological technical studies, inventories and other materials to the KCRC as the information became available. At least seven status letters were written by the University during the process to keep the group abreast of ongoing developments. Similar public outreach was conducted for the La Jolla Historical Society, including six outreach meetings and/or status letters.

By the conclusion of the public review period on the Draft EIR (DEIR), fifteen (15) comment letters were received from interested parties and eleven (11) people testified at the public hearing. Issues raised included the significance of the site to Native Americans and to the understanding of local archaeology and history, the historic significance of the residence, and the feasibility of alternatives that would reduce or avoid the significant impacts associated with the project. Two comment letters were received well after the close of public review (October 11, 2007 and December 4, 2007); these letters raise many of the same issues regarding historic significance and the effect of listing on the National Register that were discussed by others. All of these issues are addressed in the DEIR, and responses to comments are included in the FEIR. Based on the EIR analysis, the University concluded that adoption of the RSA could reduce impacts compared to the "Proposed Project." However, the adoption of the design for the RSA would still have significant unmitigated effects on the environment in the area of archaeological and historical resources, despite the application of mitigating measures agreed to by the University. A summary of the project impacts and mitigation requirements is included in the attached Findings and Statement of Overriding Considerations.

The California Environmental Quality Act requires the lead agency (UC) to identify an "Environmentally Superior Alternative" among the alternatives to a project. The alternative identified as the "Environmentally Superior Alternative" is the "Off-Site: North Point" alternative which would abandon the project site and build the project at the corner of North Point Drive/North Torrey Pines Road in the northern part of the campus. This campus site is

adjacent to both a heavily-trafficked public street (North Torrey Pines Road) and intensively active academic and recreational facilities. Consequently, the North Point Drive alternative would not fulfill project objectives pertaining to the goal of developing this facility in a residential setting for meetings with members of the general public and campus communities that would be most conducive to advancing the mission of the University. Given the inability of the Environmentally Superior Alternative to meet project objectives, the RSA is proposed.

Findings and Overriding Considerations

The attached Findings and Statement of Overriding Considerations discuss the project's impacts, associated mitigation measures, and other considerations to support adoption of the project. As set forth in the Findings, because the EIR concludes that the RSA would result in significant environmental effects, prior to approving the Project, The Regents must find that either:

1) Changes or alterations have been required in the Project that would avoid or substantially lessen the significant environmental effects identified in the EIR; or
2) Specific economic, legal, social, technological or other considerations make infeasible the mitigation measures and project alternatives evaluated identified in the EIR.

In accordance with CEQA, the alternatives evaluated in the EIR for consideration by The Regents include alternatives that meet most, but not necessarily all, of the project objectives.

(Attachments: EIR Summary Findings)

ATTACHMENT 1

PROJECT STATISTICS
UNIVERSITY HOUSE MEETING CENTER AND CHANCELLOR RESIDENCE
CAPITAL IMPROVEMENT BUDGET
SAN DIEGO CAMPUS
CCCI 4907

Cost Category	**Amount**			
	Meeting Center	***Chancellor Residence***	**Total**	**% of Total**
Site Clearance	$184,000	$128,000	$312,000	0.20%
Building	2,183,000	1,516,000	3,699,000	48.7%
Exterior Utilities	122,000	85,000	207,000	2.7%
Site Development	447,000	310,000	757,000	10.0%
A/E Fees [(a)]	377,000	261,000	638,000	8.4%
Campus Administration	187,000	129,000	316,000	4.2%
Surveys, Tests, Plans, Specs	46,000	32,000	78,000	1.0%
Special Items [(c)]	499,000	346,000	845,000	11.1%
Contingency	443,000	307,000	750,000	9.9%
Total	**$4,488,000**	**$3,114,000**	**$7,602,000**	**100%**
Group 2 & 3 Equipment [(d)]	250,000	0	250,000	
Project Total	**$ 4,738,000**	**$3,114,000**	**$7,852,000**	

Statistics	**Public**	**Private**	**Garage**	**TOTAL**
Gross Square Feet (GSF) [(e)]	6,425	3,775	600	10,800
Building Cost/GSF				$343

Comparable University Projects at CCCI 4907

No comparable UC project.

(a) Fees include executive architect and other professional design contract costs.
(b) Campus Administration includes project management and inspection.
(c) Special items include fees/costs in connection with the Detailed Project Program, the Environmental Impact Report/Long Range Development Plan, the Coastal Commission review, value engineering, construction review, drawing coordination review, the Division of State Architect permit, environmental mitigation, special audio visual design consultants, independent structural/seismic review, and interest during construction.
(d) For the public space furnishings only (not to exceed $250,000).
(e) Gross square feet (GSF) is the total area, including usable area, stairways, and space occupied by the structure itself. Assignable square feet (ASF) is the net usable area and is typically not calculated for residential construction.

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